



Raymond A. Rodriguez  
 Founding Partner  
 Tel. 818.657.6513  
 ray@lucrumre.com



2744 Lanfranco St. Los Angeles, CA 90033

6 Units

SUMMARY	CURRENT	MARKET
<b>Purchase Price:</b>	<b>\$1,150,000</b>	
Down Payment: 50%	\$575,000	
Number of Units:	6	
<b>Cost per Legal Unit:</b>	<b>\$191,667</b>	
<b>Current GRM:</b>	<b>14.03</b>	<b>8.10</b>
<b>Current CAP:</b>	<b>4.13%</b>	<b>9.20%</b>
Year Built:	1908	
Approx. Building SF:	3,816	
<b>Cost per Building SF:</b>	<b>\$301.36</b>	
Approx. Lot SF:	11,105	
Zoning:	LARD1.5	
Parking:	12	

PROPOSED FINANCING	
Loan:	\$575,000
Interest:	3.75%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
<b>Scheduled Gross Income:</b>	<b>\$81,965</b>	<b>\$142,020</b>
Less Vacancy Reserve:	(\$2,459) 3.00% *	(\$4,261) 3.00% *
<b>Gross Operating Income:</b>	<b>\$79,506</b>	<b>\$137,759</b>
Less Expenses:	(\$31,982) 39.02% *	(\$31,982) 22.52% *
<b>Net Operating Income:</b>	<b>\$47,524</b>	<b>\$105,777</b>
Less Debt Service:	(\$31,955)	(\$31,955)
<b>Pre-Tax Cash Flow:</b>	<b>\$15,569</b> 2.71% **	<b>\$73,822</b> 12.84% **
Plus Principal Reduction:	\$10,573	\$10,573
<b>Total Return Before Taxes:</b>	<b>\$26,142</b> 4.55% **	<b>\$84,395</b> 14.68% **
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.		

HIGHLIGHTS
<b>Property</b>
* Bungalow style duplexes
* Washer / dryer in select units
* Individual hot water heaters
* Significant rental upside
<b>Location</b>
* Dense rental market
* Central L.A. location
* Minutes to Downtown L.A.
* Rapidly gentrifying location

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
2	1+1	-	\$909	\$1,817	\$1,650	\$3,300
3	2+1	-	\$978	\$2,935	\$2,095	\$6,285
1	2+2+TH		\$2,078	\$2,078	\$2,250	\$2,250
<b>Monthly Scheduled Rent:</b>				<b>\$6,830</b>	<b>\$11,835</b>	
Laundry Income:						
Other Income:						
<b>Monthly SGI:</b>				<b>\$6,830</b>	<b>\$11,835</b>	
<b>Annual SGI:</b>				<b>\$81,965</b>	<b>\$142,020</b>	
<b>Utilities Paid by Tenant:</b>			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2019	
Tax Rate	1.25%	\$14,375
Insurance (New)	\$1,908	
Maint. / Repairs	\$3,600	
Utilities	\$6,660	
Misc. / Reserves	\$1,500	
Off-Site Mgmt.	\$3,939	
<b>Total Expenses:</b>	<b>\$31,982</b>	
<b>Per Gross Sq. Ft.:</b>	<b>\$8.38</b>	
<b>Expenses Per Unit:</b>	<b>\$5,330.33</b>	

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group affiliated with Keller Williams Realty, Calabasas and KW Commercial, CA Lic. #01876265



Raymond A. Rodriguez  
 Founding Partner  
 Tel. 818.657.6513  
 ray@lucrumre.com



PROPERTY ADDRESS						CITY		STATE		ZIP CODE	
2744 Lanfranco St.						Los Angeles		CA		90033	
TOTAL # OF UNITS			# OF VACANT UNITS			# OF FURNISHED UNITS			# OF SECTION 8 UNITS		
6											
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS		SEC8 Y/N	CONCESSIONS		
2744		1   1		\$908.67							
2746		2   1		\$1,051.78							
2746	one / fourth	2   1		\$858.70							
2746	one / half	2   1		\$1,024.19							
2748		1   1		\$908.35							
2748	three / fourth	2   2		\$2,078.41	Townhome						

MONTHLY RENTAL INCOME:	\$6,830.10
MONTHLY LAUNDRY INCOME:	\$0.00
MONTHLY GARAGE INCOME:	\$0.00
MONTHLY OTHER INCOME:	\$0.00
<b>TOTAL GROSS MONTHLY INCOME:</b>	<b>\$6,830.10</b>

**ALL COLUMNS & SECTIONS MUST BE COMPLETED**

What utilities are included in rent? <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Garbage <input type="checkbox"/> Heat <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Water	Is the property subject to rent control?    YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>  If YES, what is the current allowable increase per annum? <input type="text" value="4%"/>  What has been your average monthly occupancy rate over the preceding 12 Months? <input type="text" value="100%"/>
---	---

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group affiliated with Keller Williams Realty, Calabasas and KW Commercial, CA Lic. #01876265