



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

Mathew Freedman
 Partner
 Tel. 818.657.6522
 matt@lucrumre.com



1106-1108 S. Cochran Ave. Los Angeles, CA 90019

4 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$2,000,000	
Down Payment: 50%	\$1,000,000	
Number of Units:	4	
Cost per Legal Unit:	\$500,000	
Current GRM:	21.90	16.06
Current CAP:	3.20%	4.86%
Year Built:	1936	
Approx. Building SF:	4,542	
Cost per Building SF:	\$440.33	
Approx. Lot SF:	6,898	
Zoning:	LAR3	
Parking:	4 Enclosed Garages	

PROPOSED FINANCING	
Loan:	\$1,000,000
Interest:	3.45%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$91,332	\$124,560
	*	*
Gross Operating Income:	\$91,332	\$124,560
Less Expenses:	(\$27,271) 29.86% *	(\$27,271) 21.89% *
Net Operating Income:	\$64,061	\$97,289
Less Debt Service:	(\$53,551)	(\$53,551)
Pre-Tax Cash Flow:	\$10,510 1.05% **	\$43,738 4.37% **
Plus Principal Reduction:	\$19,355	\$19,355
Total Return Before Taxes:	\$29,865 2.99% **	\$63,093 6.31% **
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.		

HIGHLIGHTS
Property
* In unit W&D & water heaters
* 2 units currently vacant
* Private Garages for each unit
* Select units with fireplaces
Location
* Located in prime Miracle Mile
* Close to shopping & ent.
* Just south of Olympic Blvd.
* Beautiful curb appeal

SCHEDULED INCOME			CURRENT	MARKET		
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
1	2+1	-	\$1,021	\$1,021	\$2,995	\$2,995
1	1+1	-	\$1,400	\$1,400	\$2,195	\$2,195
1	2+1	Vacant	\$2,995	\$2,995	\$2,995	\$2,995
1	1+1	Vacant	\$2,195	\$2,195	\$2,195	\$2,195
Monthly Scheduled Rent:			\$7,611		\$10,380	
Laundry Income:						
Other Income:						
Monthly SGI:			\$7,611		\$10,380	
Annual SGI:			\$91,332		\$124,560	
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2019	
Tax Rate	1.25%	\$25,000
Insurance (New)	\$2,271	
Total Expenses:	\$27,271	
Per Gross Sq. Ft.:	\$6.00	
Expenses Per Unit:	\$6,817.75	

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