

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

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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	CURF	RENT		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	**As a percentage of Down Payment.							

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

HIGHLIGHTS

SCHEDU	JLED INCO	ME	CURR	ENT	MAR	MARKET		
No.	No. Beds / Approx.		Monthly Avg.	Monthly	Monthly	Monthly		
of Units	ts Baths Sq.Ft.		Rent / Unit Income		Rent / Unit	Income		
1	L 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+1 Vacant		\$2,195 \$2,195		\$2,195	\$2,195		
Monthly Scheduled Rent: Laundry Income: Other Income:				\$7,611		\$10,380		
Monthl	•		\$7,611			\$10,380		
Annual	SGI:			\$91,332		\$124,560		
Utilities Paid by Tenant:			Electricity & G	as				

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



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PROPERTY ADDRESS					CITY STATE			ZIP CODE		
1106-08 S. Cochran Ave.				Los Angeles CA			90019			
TOTAL	L # OF UNITS	# OF	VACAN	T UNITS		# OF FURNISHED UNITS			# OF SECTION 8 UNITS	
4		2				0			Unknown	
APT#	TENANT'S NAME	BEDS	BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS		SEC8 Y/N	CONCESSIONS
1106	Occupied	2	1		\$1,021.00	Fireplace	\$700.00			
1108	Occupied	1	1		\$1,400.00		\$1,400.00			
1106.5	Vacant	2	1		\$2,995.00	Fireplace / 2nd Floor Unit				
1108.5	Vacant	1	1		\$2,195.00	2nd Floor Unit				
						+				
	 									
										
		-								
	<u> </u>									
MONT	THLY RENTAL INCOME:	1			\$7,611.00	1			l .	<u> </u>
						1				
	ΓHLY LAUNDRY INCOME: ΓHLY GARAGE INCOME:				\$0.00 \$0.00	1				
-	THLY OTHER INCOME:				\$0.00	-				
-	L GROSS MONTHLY INCOME:				\$7,611.00	-				
TOTAL	. GROSS WORTHER INCOME.				\$7,011.00	1				
ALL CO	OLUMNS & SECTIONS MUST BE C	OMPLE	TFD							
	utilities are included in rent?	<u> </u>	<u></u>			Is the property subject to rent control?	YES	X NO		
	Electricity		Gas			is the property subject to remedention	. 25	и по		
				If YES, what is the current allowable incre	ase per annum?					
	Cable	Х	Water			in res, what is the current allowable mere	use per unitarii.			
			1			What has been your average monthly occ	cupancy rate over			
						the preceding 12 Months?]
						preseams 12 months:				I
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