



Raymond A. Rodriguez
 Founding Partner
 Tel. 866.582.7865
 ray@lucrumre.com

Jean-Paul Vines
 Partner
 Tel. 310.245.1309
 jpvines@lucrumre.com



1575 Manning Avenue, Los Angeles, CA 90024

3 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$2,850,000	
Down Payment: 100%	\$2,850,000	
Number of Units:	3	
Cost per Legal Unit:	\$950,000	
Current GRM:	21.32	21.32
Current CAP:	3.23%	3.23%
Year Built:	1947	
Approx. Building SF:	4,138	
Cost per Building SF:	\$688.74	
Approx. Lot SF:	6,500	
Zoning:	LAR3	
Parking:	Two (2) car garages + 4 parking spaces	

ALL CASH
Loan:
Interest:
Interest Type:
Term (Yrs.):
Amortization (Yrs.):
Other Terms:

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$133,680	\$133,680
Less Vacancy Reserve:	(\$4,010) 3.00% *	(\$4,010) 3.00% *
Gross Operating Income:	\$129,670	\$129,670
Less Expenses:	(\$37,694) 28.20% *	(\$37,694) 28.20% *
Net Operating Income:	\$91,976	\$91,976
Less Debt Service:		
Pre-Tax Cash Flow:	\$91,976 3.23% **	\$91,976 3.23% **

* As a percentage of Scheduled Gross Income. ** As a percentage of Down Payment.

HIGHLIGHTS
Property
* All units delivered vacant
* Fully remodeled interiors
* All units delivered furnished
* Garage parking & open spaces
Location
* Prime Westwood location
* Adjacent to B. Hills & West L.A.
* Beautiful tree lined street
* Excellent rental market

SCHEDULED INCOME	CURRENT	MARKET
No. of Units	Beds / Baths	Approx. Sq.Ft.
2	3+2	-
1	2+1	-
	Monthly Avg. Rent / Unit	Monthly Income
	\$3,995	\$7,990
	\$3,150	\$3,150
Monthly Scheduled Rent:	\$11,140	\$11,140
Other Income:		
Monthly SGI:	\$11,140	\$11,140
Annual SGI:	\$133,680	\$133,680

ESTIMATED ANNUAL EXPENSES	
Tax Year	2021
Tax Rate	1.25% \$35,625
Insurance (New)	\$2,069
Total Expenses:	\$37,694
Per Gross Sq. Ft.:	\$9.11
Expenses Per Unit:	\$12,564.67

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PROPERTY ADDRESS 1575 Manning Avenue	CITY Los Angeles	STATE CA	ZIP CODE 90024
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TOTAL # OF UNITS 3	# OF VACANT UNITS 2	# OF FURNISHED UNITS 0	# OF SECTION 8 UNITS 0
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APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	NOTES	SEC8 Y/N	CONCESSIONS
1575		2	1	\$3,150.00	Vacant		N	
1577		3	2	\$3,995.00	Vacant		N	
1579		3	2	\$3,995.00	Vacant		N	

MONTHLY RENTAL INCOME:	\$11,140.00
MONTHLY LAUNDRY INCOME:	\$0.00
MONTHLY GARAGE INCOME:	\$0.00
MONTHLY OTHER INCOME:	\$0.00
TOTAL GROSS MONTHLY INCOME:	\$11,140.00

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?
 Electricity
 Garbage
 Cable

Gas
 Heat
 Water

Is the property subject to rent control? YES NO

If YES, what is the current allowable increase per annum? _____

What has been your average monthly occupancy rate over the preceding 12 Months? _____

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