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2737-43-49 San Marino St. Los Angeles CA 90006

85 Units

SUMMARY	CURRENT	MARKET
<b>Purchase Price:</b>	<b>\$14,995,000</b>	
Down Payment: 48%	\$7,197,600	
Number of Units:	85	
<b>Cost per Legal Unit:</b>	<b>\$176,412</b>	
<b>Current GRM:</b>	<b>13.52</b>	<b>10.90</b>
<b>Current CAP:</b>	<b>4.14%</b>	<b>5.85%</b>
Year Built:	1924/25-1926-1928/33	
Approx. Building SF:	45,099	
<b>Cost per Building SF:</b>	<b>\$332.49</b>	
Approx. Lot SF:	20,250	
Zoning:	LAR4	
Parking:	Street	

PROPOSED FINANCING	
Loan:	\$7,797,400
Interest:	3.20%
Interest Type:	7 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
<b>Scheduled Gross Income:</b>	<b>\$1,109,400</b>	<b>\$1,375,140</b>
Less Vacancy Reserve:	(\$33,282) 3.00% *	(\$41,254) 3.00% *
<b>Gross Operating Income:</b>	<b>\$1,076,118</b>	<b>\$1,333,886</b>
Less Expenses:	(\$455,931) 41.10% *	(\$455,931) 33.16% *
<b>Net Operating Income:</b>	<b>\$620,188</b>	<b>\$877,955</b>
Less Debt Service:	(\$404,654)	(\$404,654)
<b>Pre-Tax Cash Flow:</b>	<b>\$215,533</b> 2.99% **	<b>\$473,301</b> 6.58% **
Plus Principal Reduction:	\$157,433	\$157,433
<b>Total Return Before Taxes:</b>	<b>\$372,966</b> 5.18% **	<b>\$630,734</b> 8.76% **

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

HIGHLIGHTS	
<b>Property</b>	
* 3 building, 85 unit portfolio	
* Rental upside potential	
* Possible future redevelopment	
* LAR4 Zoning in TOC Tier 3	
<b>Location</b>	
* Dense rental market	
* Near shopping & public transit	
* Minutes to Downtown LA	
* Walkers paradise score of 92	

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
71	Studio	-	\$1,068	\$75,798	\$1,295	\$91,945
10	1+1	-	\$1,181	\$11,810	\$1,495	\$14,950
4	1+1.5	-	\$1,087	\$4,349	\$1,550	\$6,200
<b>Monthly Scheduled Rent:</b>				<b>\$91,958</b>		<b>\$113,095</b>
Laundry Income:				\$492		\$1,500
Other Income:						
<b>Monthly SGI:</b>				<b>\$92,450</b>		<b>\$114,595</b>
<b>Annual SGI:</b>				<b>\$1,109,400</b>		<b>\$1,375,140</b>
<b>Utilities Paid by Tenant:</b>			Electric (Excluding Building 2749)			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2021	
Tax Rate	1.25%	\$187,438
Insurance (New)	\$18,268	
Maint. / Repairs	\$46,750	
Utilities	\$103,145	
Rubbish	\$12,885	
Misc. / Reserves	\$19,125	
Off-Site Mgmt.	\$55,470	
On-Site Mgmt.	\$12,850	
<b>Total Expenses:</b>	<b>\$455,931</b>	
<b>Per Gross Sq. Ft.:</b>	<b>\$10.11</b>	
<b>Expenses Per Unit:</b>	<b>\$5,363.89</b>	

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PROPERTY ADDRESS					CITY	STATE	ZIP CODE	
2737, 2743 & 2749 San Marino Street					Los Angeles	CA	90006	
TOTAL # OF UNITS		# OF VACANT UNITS			# OF FURNISHED UNITS			# OF SECTION 8 UNITS
85		2						
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
<b>20 Units - 2737 San Marino Street</b>								
1		S	1	\$967.32				
2		S	1	\$832.10				
3		S	1	\$1,199.00				
4		S	1	\$1,199.00				
5		S	1	\$995.57				
6		S	1	\$1,150.00				
7		S	1	\$1,250.00				
8		S	1	\$1,199.00				
9		S	1	\$1,299.00				
10		S	1	\$1,199.00				
11		S	1	\$1,134.55				
12		S	1	\$1,250.00				
13		S	1	\$967.32				
14		S	1	\$1,250.00				
15		S	1	\$1,199.00				
16		S	1	\$1,199.00				
17		S	1	\$599.50				
18		S	1	\$1,250.00				
19		S	1	\$1,135.68				
20		S	1	\$1,099.00				
<b>33 Units - 2743 San Marino Street</b>								
21		S	1	\$1,199.00				
22		S	1	\$934.96				
23		S	1	\$980.82				
24		S	1	\$980.90				
25		1	1	\$1,350.00				
26		S	1	\$1,199.00				
27		S	1	\$1,209.43				
28		S	1	\$1,200.00				
29		S	1	\$1,175.00				
30		S	1	\$1,250.00				
31		S	1	\$1,199.00				
32		S	1	\$890.38				
33		S	1	\$950.00				
34		1	1	\$1,450.00				
35		S	1	\$1,199.00				
36		S	1	\$1,207.50				
37		S	1	\$1,150.00				
38		S	1	\$1,150.00				
39		S	1	\$1,150.00				
40		S	1	\$1,199.00				
41		S	1	\$1,150.00				
42		S	1	\$1,250.00				
43		S	1	\$1,299.00				
44		S	1	\$899.00				

45		1	1	\$1,350.00			
46		S	1	\$1,202.61			
47		S	1	\$980.82			
48		S	1	\$1,255.80			
49		S	1	\$1,250.00			
50		S	1	\$1,250.00			
51		S	1	\$1,250.00			
52		S	1	\$1,250.00			
53		S	1	\$1,014.64			
<b>32 Units - 2749 San Marino Street</b>							
54		S	1	\$1,249.00			
55		S	1	\$708.65			
56		1	1.50	\$966.33			
57		S	1	\$815.14			
58		S	1	\$485.76			
59		1	1	\$573.35			
60		S	1	\$872.27			
61		S	1	\$815.14			
62		1	1	\$749.88			
63		S	1	\$1,253.61			
64		1	1.50	\$933.86			
65		S	1	\$1,207.50			
66		S	1	\$1,295.00	Vacant		
67		1	1	\$1,076.17			
68		S	1	\$666.11			
69		S	1	\$815.14			
70		1	1	\$1,399.00			
71		S	1	\$872.27			
72		1	1.50	\$1,050.08			
73		S	1	\$872.27			
74		S	1	\$520.01			
75		1	1	\$1,399.00			
76		S	1	\$872.27			
77		S	1	\$815.14			
78		1	1	\$1,495.00	Vacant		
79		S	1	\$1,084.85			
80		1	1.50	\$1,399.00			
81		S	1	\$815.14			
82		S	1	\$999.00			
83		1	1	\$967.62			
84		S	1	\$1,299.00			
85		S	1	\$815.14			

MONTHLY RENTAL INCOME:	\$91,957.60
MONTHLY LAUNDRY INCOME:	\$492.00
MONTHLY STORAGE / PARKING INCOME:	\$0.00
MONTHLY OTHER INCOME:	\$0.00
TOTAL GROSS MONTHLY INCOME:	\$92,449.60

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**ALL COLUMNS & SECTIONS MUST BE COMPLETED**

What utilities are included in rent?

<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Gas
<input checked="" type="checkbox"/>	Garbage	<input type="checkbox"/>	Heat
<input type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	Water

\* Building 2749 master metered for electric.

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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