

Raymond A. Rodriguez Founding Partner Tel. 818.657.6513 ray@lucrumre.com Scotty Weisstein Partner Tel. 818.657.6514 scotty@lucrumre.com



5721 Tilden Ave. Sherman Oaks, CA 91401

5	Units	
•	U 11163	

SUMMARY	CURRENT	MARKET
Purchase Price:	\$1,495,000	
Down Payment: 40%	\$598,000	
Number of Units:	5	
Cost per Legal Unit:	\$299,000	
Current GRM:	15.59	12.65
Current CAP:	4.07%	5.52%
Year Built:	1953	
Approx. Building SF:	4,300	
Cost per Building SF:	\$347.67	
Approx. Lot SF:	6,749	
Zoning:	LARD1.5	
Parking:	5 Carport	

PROPOSED FINANCING							
Loan:	\$897,000						
Interest:	3.50%						
Interest Type:	5 Years Fixed						
Term (Yrs.):	30						
Amortization (Yrs.):	30						
Other Terms:	N/A						

ANNUAL OPERATING DATA	CURRENT			MARKET			
Scheduled Gross Income:	\$95,880			\$118,140			
Less Vacancy Reserve:	(\$2,876)	(\$2,876) 3.00%		(\$3,544)	3.00%	*	
Gross Operating Income:	\$93,004	_'		\$114,596			
Less Expenses:	(\$32,138)	33.52%	*	(\$32,138)	27.20%	*	
Net Operating Income:	\$60,866	-		\$82,458	_		
Less Debt Service:	(\$48,335)	_		(\$48,335)	_		
Pre-Tax Cash Flow:	\$12,531	2.10%	**	\$34,123	5.71%	**	
Plus Principal Reduction:	\$17,215	_		\$17,215	_		
Total Return Before Taxes:	\$29,746	4.97%	**	\$51,338	8.58%	**	
* As a percentage of Scheduled	**As a percentage of Down Payment.						

	Property
	* Great unit mix Copper repipe
	* Individual hot water heaters
	* Spacious units w/ rental upside
	* No soft story retrofit required
	Location
ı	* Located in prime Sherman Oaks
	* Quiet tree lined residential st.
	* Close to 405, 101, 170 Fwys

* 77 walk score!

HIGHLIGHTS

SCHEDL	JLED INCO	ME	CURRI	ENT	MAR	MARKET		
No.	Beds / Approx.		Monthly Avg.	Monthly Avg. Monthly		Monthly		
of Units	Units Baths Sq.Ft.		Rent / Unit Income		Rent / Unit	Income		
2	1+1	650	\$1,314	\$2,628	\$1,750	\$3,500		
3	2+1	950	\$1,767	\$5,302	\$2,095	\$6,285		
Laundry	y Schedule Income:	ed Rent:		\$7,930 \$60		\$9,785 \$60		
Other Ir								
Monthl	y SGI:		\$7,990			\$9,845		
Annual	SGI:			\$95,880		\$118,140		
Utilities	Paid by T	enant:	Electricity & G	as				

ESTIMATE	D ANNUAL	. EXPENSES		
Tax Year	2020			
Tax Rate	1.25%	\$18,688		
Insurance	(New)	\$2,150		
Maint. / Re	epairs	\$3,000		
Utilities		\$5,550		
Rubbish		\$1,500		
Misc. / Res	serves	\$1,250		
Total Expe	nses:	\$32,138		
Per Gross		\$7.47		
Expenses I	•	\$6,427.50		

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PROPERTY ADDRESS					CITY STATE			ZIP CODE		
5721 Tilden Ave.				Sherman Oaks CA			91401			
TOTAL # OF UNITS # OF VACANT UNITS				# OF FURNISHED UNITS			# OF SECTION 8 UNITS			
5										
APT#	TENANT'S NAME	BEDS/	BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS		SEC8 Y/N	CONCESSIONS
1	5721	2	1		\$1,737.00					
2	5723A	1	1		\$1,600.00					
3	5723B	2	1		\$1,825.00					
4	5723C	1	1		\$1,028.00					
5	5723D	2	1		\$1,740.00					
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	THLY RENTAL INCOME:				\$7,930.00					
	THLY LAUNDRY INCOME:				\$60.00					
	THLY GARAGE INCOME:				\$0.00 \$0.00					
-	THLY OTHER INCOME: L GROSS MONTHLY INCOME:				\$7,990.00					
TOTAL	. GROSS WONTHET INCOME.				\$7,990.00	l				
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			, , , , , , , , , , , , , , , , , , ,				
					If YES, what is the current allowable incre	ease per annum?]	
Cable X Water									1	
						What has been your average monthly occupancy rate over				
				the preceding 12 Months?						
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						esentations or warranties, expressed or im				
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