



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

SUMMARY	CURRENT	MARKET
<b>Purchase Price:</b>	<b>\$1,495,000</b>	
Down Payment: 40%	\$598,000	
Number of Units:	5	
<b>Cost per Legal Unit:</b>	<b>\$299,000</b>	
<b>Current GRM:</b>	<b>15.59</b>	<b>12.65</b>
<b>Current CAP:</b>	<b>4.07%</b>	<b>5.52%</b>
Year Built:	1953	
Approx. Building SF:	4,300	
<b>Cost per Building SF:</b>	<b>\$347.67</b>	
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
<b>Scheduled Gross Income:</b>	<b>\$95,880</b>	<b>\$118,140</b>
Less Vacancy Reserve:	(\$2,876) 3.00% *	(\$3,544) 3.00% *
<b>Gross Operating Income:</b>	<b>\$93,004</b>	<b>\$114,596</b>
Less Expenses:	(\$32,138) 33.52% *	(\$32,138) 27.20% *
<b>Net Operating Income:</b>	<b>\$60,866</b>	<b>\$82,458</b>
Less Debt Service:	(\$48,335)	(\$48,335)
<b>Pre-Tax Cash Flow:</b>	<b>\$12,531</b> 2.10% **	<b>\$34,123</b> 5.71% **
Plus Principal Reduction:	\$17,215	\$17,215
<b>Total Return Before Taxes:</b>	<b>\$29,746</b> 4.97% **	<b>\$51,338</b> 8.58% **

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

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

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly 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
<b>Monthly Scheduled Rent:</b>				<b>\$7,930</b>	<b>\$9,785</b>	
Laundry Income:				\$60	\$60	
Other Income:						
<b>Monthly SGI:</b>				<b>\$7,990</b>	<b>\$9,845</b>	
<b>Annual SGI:</b>				<b>\$95,880</b>	<b>\$118,140</b>	
<b>Utilities Paid by Tenant:</b>			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2020	
Tax Rate	1.25%	\$18,688
Insurance (New)	\$2,150	
Maint. / Repairs	\$3,000	
Utilities	\$5,550	
Rubbish	\$1,500	
Misc. / Reserves	\$1,250	
<b>Total Expenses:</b>	<b>\$32,138</b>	
<b>Per Gross Sq. Ft.:</b>	<b>\$7.47</b>	
<b>Expenses Per Unit:</b>	<b>\$6,427.50</b>	

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