



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:	6	

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.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
2	3+2	-	\$3,995	\$7,990	\$3,995	\$7,990
1	2+1	-	\$3,150	\$3,150	\$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	

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group affiliated with Keller Williams Realtv. Calabasas and KW Commercial. CA Lic. #01876265

