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5507-09 S. Manhattan Pl. Los Angeles, CA 90062

2 Units

SUMMARY	CURRENT	MARKET
Suggested List Price:	\$650,000	
Down Payment: 20%	\$130,000	
Number of Units:	2	
Cost per Legal Unit:	\$325,000	
Current GRM:	12.63	11.31
Current CAP:	5.29%	6.19%
Year Built:	1923 / 1928	
Approx. Building SF:	1,836	
Cost per Building SF:	\$354.03	
Approx. Lot SF:	6,055	
Zoning:	LAR2	
Parking:	Unaccessible Parking Lot	

PROPOSED FINANCING	
Loan:	\$520,000
Interest:	3.88%
Interest Type:	Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	Non-Owner User
<i>Loan quote provided by: First Commercial Capital, Inc. Based upon current market rates and terms which can change without notice.</i>	

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$51,480	\$57,480
Less Vacancy Reserve:	(\$1,544) 3.00% *	(\$1,724) 3.00% *
Gross Operating Income:	\$49,936	\$55,756
Less Expenses:	(\$15,537) 30.18% *	(\$15,537) 27.03% *
Net Operating Income:	\$34,399	\$40,219
Less Debt Service:	(\$29,343)	(\$29,343)
Pre-Tax Cash Flow:	\$5,056 3.89% **	\$10,876 8.37% **
Plus Principal Reduction:	\$9,358	\$9,358
Total Return Before Taxes:	\$14,414 11.09% **	\$20,234 15.56% **

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

HIGHLIGHTS
Property
* In unit laundry room w/ hookups
* Solid rental upside potential
* Individual hot water heaters
* One unit will be delivered vacant
* Potential for 2 ADUs
* Private yards & gated parking
Location
* Near retail & public transit
* Minutes to Banc of CA Stadium

SCHEDULED INCOME		CURRENT	MARKET			
No. of Units	Beds/ Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
1	3+2	918	\$1,895	\$1,895	\$2,395	\$2,395
1	3+2	918	\$2,395	\$2,395	\$2,395	\$2,395
Monthly Scheduled Rent:			\$4,290		\$4,790	
Laundry Income:						
Other Income:						
Monthly SGI:			\$4,290		\$4,790	
Annual SGI:			\$51,480		\$57,480	
Utilities Paid by Tenant:		None				

ESTIMATED ANNUAL EXPENSES		
Tax Year	2021	
Tax Rate	1.25%	\$8,125
Insurance (New)		\$918
Maint. / Repairs		\$1,200
Utilities		\$2,220
Misc. / Reserves		\$500
Off-Site Mgmt.		\$2,574
Total Expenses:		\$15,537
Per Gross Sq. Ft.:		\$8.46
Expenses Per Unit:		\$7,768.50

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