

Raymond A. Rodriguez Founding Partner Tel. 866.582.7865 ray@lucrumre.com Mathew Freedman Partner Tel. 818.657.6522 matt@lucrumre.com



PROPOSED FINANCING

\$520,000

3.88%

Fixed

30

30 Non-Owner

User

\$15,537

\$8.46

\$7,768.50

First

Loan:

Interest:

Interest Type:

Amortization (Yrs.):

Other Terms:

Loan quote provided by:

Commercial Capital, Inc. Based upon current market rates and terms which

Term (Yrs.):

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	

ANNUAL OPERATING DATA	CURI	RENT		MAR	KET		
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.							

SCHEDU		ЛE	CURR	ENT	MAR	MARKET			
No.	Beds /	Approx.	Monthly Avg.	Monthly	Monthly	Monthly			
ofUnits	Baths	Sq.Ft.	Rent / Unit	Income	Rent / Unit	Income			
1	3+2	918	\$1,895	\$1,895	\$2,395	\$2 <i>,</i> 395			
1	3+2	918	\$2,395	\$2,395	\$2,395	\$2,395			
	y Schedule Income:	d Rent:		\$4,290		\$4,790			
Monthl				\$4,290		\$4,790			
Annual	-			\$51,480		\$57,480			
Utilities	Paid by Te	nant:	None						

HIGHLIGH	TS			
Property				
* In unit laundry room w/hookups				
* Solid rental upside potential				
* Individua	al hot water	heaters		
* One unit	will be deliv	vered vacan		
* Potentia	for 2 ADUs			
* Private ya	ards & gated	lparking		
Location				
* Near retail & public transit				
* Near reta	n & public t	lansit		
	to Banc of C			
* Minutes	to Banc of C	A Stadium		
* Minutes	to Banc of C	A Stadium		
* Minutes ESTIMATE Tax Year	to Banc of C D ANNUAL E 2021	A Stadium XPENSES		
* Minutes f ESTIMATED Tax Year Tax Rate	to Banc of C D ANNUAL E 2021 1.25%	A Stadium XPENSES \$8,125		
* Minutes i ESTIMATE Tax Year Tax Rate Insurance	to Banc of C D ANNUAL E 2021 1.25% (New)	A Stadium XPENSES \$8,125 \$918		
* Minutes f ESTIMATE Tax Year Tax Rate Insurance Maint. / Re	to Banc of C D ANNUAL E 2021 1.25% (New)	A Stadium XPENSES \$8,125 \$918 \$1,200		
* Minutes (ESTIMATED Tax Year Tax Rate Insurance (Maint. / Re Utilities	to Banc of Ca DANNUAL E 2021 1.25% (New) epairs	A Stadium XPENSES \$8,125 \$918 \$1,200 \$2,220		
* Minutes f ESTIMATE Tax Year Tax Rate Insurance Maint. / Re	to Banc of Ca DANNUAL E 2021 1.25% (New) epairs	A Stadium XPENSES \$8,125 \$918 \$1,200		
* Minutes (ESTIMATED Tax Year Tax Rate Insurance (Maint. / Re Utilities	to Banc of Ca DANNUAL E 2021 1.25% (New) epairs	A Stadium XPENSES \$8,125 \$918 \$1,200 \$2,220		

Total Expenses:

Per Gross Sq. Ft.:

Expenses Per Unit:

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PROPE	RTY ADDRESS					CITY	In File State	STATE	ZIP CODE	COMMERCIAL	
5507-09 S. Manhattan Place						Los Angeles CA				90062	
TOTAL # OF UNITS # OF VACANT UNITS				# OF FURNISHED UNITS	Gri	# OF SECTION 8 UNITS					
2		1		••••••		0		0			
– APT #	TENANT'S NAME		'BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS		SEC8 Y/N	CONCESSIONS	
5507		3	2	30.11.	\$1,895.00	NOTES	52100110		0200 1/11	CONCESSIONS	
5509		3	2		\$2,395.00	Vacant Romodollad					
5509		5	2		\$2,595.00	Vacant Remodelled					
	HLY RENTAL INCOME:				\$4,290.00						
					\$0.00						
	THLY GARAGE INCOME:				\$0.00 \$0.00						
	GROSS MONTHLY INCOME:				\$0.00 \$4,290.00						
TOTAL	. GROOD WICHTELT INCOME.				,∠JU.UU	I					
	DLUMNS & SECTIONS MUST BE CON		1								
-	utilities are included in rent?		-			Is the property subject to rent control?	YES	X NO			
	Electricity	х	Gas								
	Garbage		Heat			If YES, what is the current allowable increase	se per annum?				
	Cable	х	Water					ļ			
					What has been your average monthly occup	oancy rate over					
						the preceding 12 Months? 94					
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