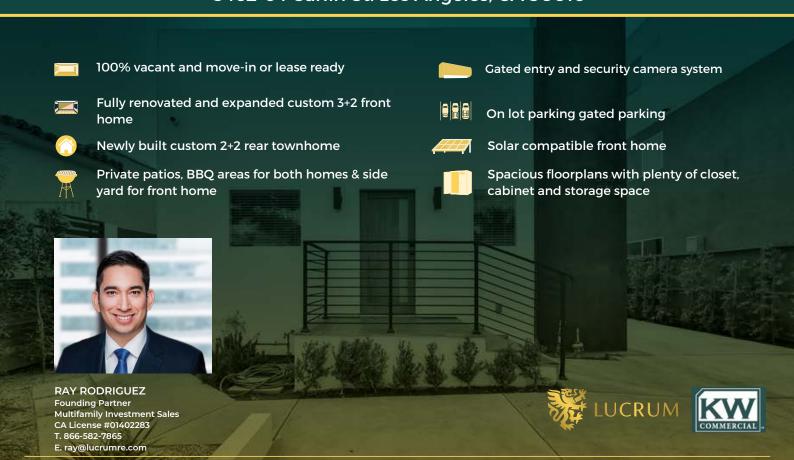








Two Turnkey Vacant Homes | West Adams, L.A. | \$1,780,000 5462-64 Carlin St. Los Angeles, CA 90016





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5462-64 Carlin St. Los Angeles, CA 90016

SUMMARY	CURRENT	MARKET
Purchase Price:	\$1,780,000	
Down Payment: 25%	\$445,000	
Number of Units:	2	
Cost per Legal Unit:	\$890,000	
Current GRM:	16.69	16.69
Current CAP:	4.49%	4.49%
Year Built:	1923 & 2023	
Approx. Building SF:	2,440	
Cost per Building SF:	\$729.51	
Approx. Lot SF:	4,811	
Zoning:	LARD1.5	
Parking:	3	

PROPOSED FINANCI	NG				
Loan:	\$1,335,000				
Interest:	6.50%				
Interest Type:	Fixed				
Term (Yrs.):	30				
Amortization (Yrs.):	30				
Other Terms:	N/A				

ANNUAL OPERATING DATA	CURRENT			MARKET			
Scheduled Gross Income:	\$106,680			\$106,680			
Less Vacancy Reserve:	(\$3,200)	3.00%	*	(\$3,200)	3.00%	*	
Gross Operating Income:	\$103,480	•		\$103,480			
Less Expenses:	(\$23,470)	22.00%	*	(\$23,470)	22.00%	*	
Net Operating Income:	\$80,010	•		\$80,010			
Less Debt Service:	(\$101,257)			(\$101,257)			
Pre-Tax Cash Flow:	(\$21,248)	-4.77%	**	(\$21,248)	-4.77%	**	
Plus Principal Reduction:	\$14,922			\$14,922			
Total Return Before Taxes:	(\$6,326)	-1.42%	**	(\$6,326)	-1.42%	**	
* As a percentage of Scheduled	**As a	percer	ntage of Down F	Payment.			

Property
* 100% vacant & turnkey
* Fully renovated front house
* Brand new 2+2 townhouse
* In unit washer & dryer
Location
* Prime West Adams location
* Walk to new Cumlus District
* Culver City adjacent
* Central Los Angeles location

HIGHLIGHTS

SCHEDULED INCOME			CURRI	ENT	MAR	MARKET		
No.	Beds /	Approx.	Monthly Avg. Monthly		Monthly	Monthly		
of Units	Baths	Sq.Ft.	Rent / Unit Income Rent / U		Rent / Unit	Income		
1	3+2 HM	1,340	\$4,895	\$4,895	\$4,895	\$4,895		
1	2+2 TH	1,100	\$3,995 \$3,995		\$3,995	\$3,995		
		d Rent:		\$8,890 \$8,890		\$8,890 \$8,890		
Annual SGI:			\$106,680			\$106,680		
Ailliadi				+100,000		7200,000		
Utilities	s Paid by Te	enant:	Electricity & G	as				

ESTIMATED	ANNUAL	. EXPENSES			
Tax Year	2023				
Tax Rate	1.25%	\$22,250			
Insurance (N	lew)	\$1,220			
Total Expens	ses:	\$23,470			
Per Gross So	ղ. Ft.:	\$9.62			
Expenses Pe	r Unit:	\$11,735.00			
-		-			

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PROPERTY ADDRESS			CITY STATE ZIP COL			ZIP CODE				
5462-64 Carlin St.				Los Angeles CA			90016			
TOTAL	# OF UNITS	# OF	VACAN	TUNITS		# OF FURNISHED UNITS			# OF SECTION 8 UNITS	
2		2				0			0	
APT#	TENANT'S NAME	BEDS/	BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS		SEC8 Y/N	CONCESSIONS
5462	Vacant Pro-Forma Rent	3	2	1,340	\$4,895.00	Front Home				
5464	Vacant Pro-Forma Rent	2	2	1,100	\$3,995.00	Rear Townhome				
MONT	HLY RENTAL INCOME:	1			\$8,890.00		·			
	HLY LAUNDRY INCOME:				\$0.00					
	HLY GARAGE INCOME:				\$0.00					
	THLY OTHER INCOME:				\$0.00					
	GROSS MONTHLY INCOME:				\$8,890.00					
					, ,					
ALL CO	DLUMNS & SECTIONS MUST BE CO	OMPLE	ΓED							
	utilities are included in rent?					Is the property subject to rent control?	YES	NO		
	Electricity		Gas			-				
	Garbage		Heat			If YES, what is the current allowable incre	ease per annum?			
	Cable	Х	Water				•			1
	What has been your average monthly occupancy rate over									
						the preceding 12 Months?				
						-				
This info	ormation is secured from sources	we belie	eve to be	e reliable, but	we make no repre	esentations or warranties, expressed or im	nplied, as to its accur	acy. All refe	erences are a	pproximate. Buyer must
						affiliated with Keller Williams Realty. Cal				