



WEST VISTA LUXURY HOMES



Two Turnkey Vacant Homes | West Adams, L.A. | \$1,780,000

5462-64 Carlin St. Los Angeles, CA 90016



100% vacant and move-in or lease ready



Fully renovated and expanded custom 3+2 front home



Newly built custom 2+2 rear townhome



Private patios, BBQ areas for both homes & side yard for front home



Gated entry and security camera system



On lot parking gated parking



Solar compatible front home



Spacious floorplans with plenty of closet, cabinet and storage space



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5462-64 Carlin St. Los Angeles, CA 90016

2 Units

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

HIGHLIGHTS	
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 Culver City District	
* Culver City adjacent	
* Central Los Angeles location	

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 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
Monthly Scheduled Rent:				\$8,890	\$8,890	
Laundry Income:						
Other Income:						
Monthly SGI:				\$8,890	\$8,890	
Annual SGI:				\$106,680	\$106,680	
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2023	
Tax Rate	1.25%	\$22,250
Insurance (New)		\$1,220
Total Expenses:		
Per Gross Sq. Ft.:		\$9.62
Expenses Per Unit:		\$11,735.00

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