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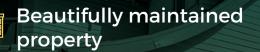
*41 UNITS | RUBS in Place as Units Turn | \$6,300,000

1901 & 1913 W. 3rd St. Los Angeles, CA 90057

- Major electrical and unit upgrades



Individually metered for gas and electric

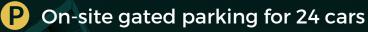


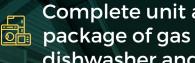


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MATT FREEDMAN Partner Commercial Real Estate Sale CA License #01487954 T. 818-755-5551 E. matt@lucrumre.com





Complete unit appliance package of gas range, fridge dishwasher and microwave

2 2 separate laundry rooms







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41 Units



1901-13 W. 3rd St. Los Angeles, CA 90057

SUMMARY		CURRENT	MARKET
Purchase Price:		\$6,300,000	
Down Payment:	32%	\$2,000,000	
Number of Units:		41	
Cost per Legal Unit:		\$153,659	
Current GRM:		9.75	8.18
Current CAP:		6.04%	7.96%
Year Built:		1923 & 1942	
Approx. Building SF:		21,692	
Cost per Building SF:		\$290.43	
Approx. Lot SF:		20,283	
Zoning:		LAC2	
Gated Parking:		24	

ANNUAL OPERATING DATA	CUR	MARKET				
Scheduled Gross Income:	\$646,199			\$770 <i>,</i> 496		
Less Vacancy Reserve:	(\$19,386)	3.00%	*	(\$23,115)	3.00%	*
Gross Operating Income:	\$626,813			\$747,381		
Less Expenses:	(\$246,195)	38.10%	*	(\$246,195)	31.95%	*
Net Operating Income:	\$380,618			\$501,186		
Less Debt Service:	(\$263,590)			(\$263,590)		
Pre-Tax Cash Flow:	\$117,028	5.85%	**	\$237,596	11.88%	**

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

SCHEDUL	ED INCOME		CURR	ENT	MARKET		
No.	Beds /	Approx.	Monthly Avg.	Monthly	Monthly	Monthly	
ofUnits	Baths	Sq.Ft.	Rent / Unit	Income	Rent / Unit	Income	
34	Single	-	\$1,190	\$40,460	\$1,395	\$47,430	
7	1+1		\$1,630 \$11,408		\$1,895	\$13,265	
Monthly	Scheduled R	ant.		\$51,868		\$60,695	
Laundry		ent.		\$500		\$820	
,				\$427		\$1,200	
Parking Income: RUBS Income:			\$897			\$1,335	
Pet Incor				\$158		\$158	
Monthly	SGI:			\$53,850		\$64,208	
Annual S				\$646,199		\$770,496	
Utilities	Paid by Tena	nt:	Electricity & Ga	as			

PROPOSED FINAN	CING
Loan:	\$4,300,000
Rate:	6.13%
Interest Only:	5 Years Fixed
Term (Yrs.):	5

Interest Only Loan Quote Provided By: First Commercial Capital, Gil Figueroa

HIGHLIGHTS

- * Beautifully maintained property
- * Updated units & electrical
- * Dense infill, signalized corner
- * RUBS in place as units turn

Location

- * High demand rental market
- * Central to shopping & pub trans.
- * Blocks from the Metro Station
- * 96 Walk Score: Walkers Paradise

ESTIMATED ANNUAL EXPENSES								
Tax Year	2024							
Tax Rate	1.25%	\$78,750						
Insurance	(New)	\$18,477						
Maint. / Re	. ,	\$27,675						
Utilities	•	\$41,000						
Rubbish		\$11,916						
Misc		\$10,250						
On-Site Mg	gmt.	\$27,156						
Off-Site Mg	gmt.	\$30,971						
Total Expe	nses:	\$246,195						
Per Gross	Sq. Ft.:	\$11.35						
Expenses F	Per Unit:	\$6,004.76						

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PROPERTY ADDRESS				COMMERCIAE CITY STATE ZIP CODE						
1901 & 1913 W. 3rd Street				Los Angeles CA			90057			
TOTAL # OF UNITS # OF VACANT UNITS 41 4				# OF FURNISHED UNITS			# OF SECTION 8 UNITS			
APT #	TENANT'S NAME	BEDS/	BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS		SEC8 Y/N	CONCESSIONS
1		1	1		\$1,895.00	Manager				
2		1	1		\$1,850.00					
3		S	1		\$1,395.00	Vacant				
4		1	1		\$1,950.00					
5		S	1		\$1,395.00	Vacant				
6		1	1		\$1,107.55					
1913 1/2		1	1		\$1,825.00					
100		1	1		\$1,185.78					
101		1	1		\$1,595.00					
102 103		S S	1		\$996.36					
103		S	1		\$1,097.25 \$1,295.00					
104		s	1		\$905.42					
105		S	1		\$1,395.00	Vacant				
107		S	1		\$1,128.75					
108		S	1		\$1,295.00					
109		S	1		\$1,295.00					
110		S	1		\$1,245.00					
111		S	1		\$1,295.00					
112		S	1		\$923.36					
114		S	1		\$1,295.00					
115		S	1		\$894.18					
116		S	1		\$845.53					
201		S	1		\$917.28					
202		S	1		\$1,097.25					
203		S	1		\$1,225.00					
204		S	1		\$1,254.75					
205		S	1		\$1,225.75					
206		S	1		\$1,395.00	Vacant				
207		S S	1		\$1,286.25					
208 209		s	1		\$1,097.25 \$1,181.25					
203		S	1		\$1,181.23					
210		s	1		\$1,160.78					
212		S	1		\$1,181.25					
214		S	1		\$1,240.16					
215		S	1		\$1,245.00					
216		S	1		\$1,295.00					
217		S	1		\$1,325.00					
218		S	1		\$967.11					
219		S	1		\$1,395.00	Vacant				
MONTHLY	RENTAL INCOME:				\$51,868.26					
	MONTHLY LAUNDRY INCOME: \$500.00				Lucrum Real Estate Group					
MONTHLY PARKING INCOME: \$427.00				KW Commercial & Keller Williams Realty - Calabasas						
MONTHLY RUBS INCOME: Water \$897.00 MONTHLY OTHER INCOME: \$158.00				-	www.lucrumre	e.com				
TOTAL GROSS MONTHLY INCOME: \$53,850.26										
ALL COLUMNS & SECTIONS MUST BE COMPLETED What utilities are included in rent?										
	Electricity		Gas				113			
	Garbage		Heat			If YES, what is the current allowable increa	se per annum?			
	Cable	х	Water					, i		
RUBS Progra	am In Place					What has been your average monthly occup	bancy rate over			
	the preceding 12 Months? 98									

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