



THE JEFFERSON



8 UNITS | +/- 88% Rental Upside Potential | \$1,640,000
3044 Edgehill Dr. Los Angeles, CA 90018



±88% rental upside potential



Attractive cost per unit and cost per sf



Very spacious 1-bedroom + 1-bath units with two separate entrances



Individually metered for gas & electric and in-unit hot water heaters



Newer roof and copper plumbing



Excellent value-added investment opportunity



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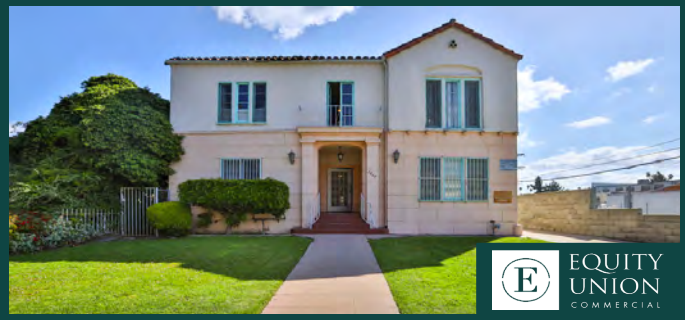
LUCRUM





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3044 Edgehill Dr. Los Angeles, CA 90018

8 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$1,640,000	
Down Payment: 100%	\$1,640,000	
Number of Units:	8	
Cost per Legal Unit:	\$205,000	
Current GRM:	13.99	7.44
Current CAP:	4.13%	10.23%
Year Built:	1929	
Approx. Building SF:	7,574	
Cost per Building SF:	\$216.53	
Approx. Lot SF:	8,005	
Zoning:	LARD1.5	
Parking:	7	

ALL CASH
Loan:
Interest:
Interest Type:
Term (Yrs.):
Amortization (Yrs.):
Other Terms:

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$117,252	\$220,320
Less Vacancy Reserve:	(\$3,518) 3.00% *	(\$6,610) 3.00% *
Gross Operating Income:	\$113,734	\$213,710
Less Expenses:	(\$45,958) 39.20% *	(\$45,958) 20.86% *
Net Operating Income:	\$67,776	\$167,752
Less Debt Service:		
Pre-Tax Cash Flow:	\$67,776 4.13% **	\$167,752 10.23% **

HIGHLIGHTS
Property
* Massive 1-Bedroom units
* Individual hot water heaters
* Newer roof & copper plumbing
* Section 8 approved strong rent
* +/- 88% rental upside potential
Location
* Prime Jefferson Park location
* Central Los Angeles location
* Near public transit & fwys

SCHEDULED INCOME	CURRENT	MARKET
No. of Units	8	8
Beds / Baths	1+1	1+1
Approx. Sq.Ft.	-	-
Monthly Avg. Rent / Unit	\$1,221	\$2,295
Monthly Income	\$9,771	\$18,360
Monthly Scheduled Rent:	\$9,771	\$18,360
Laundry Income:		
Parking Income:		
RUBS Income:		
Monthly SGI:	\$9,771	\$18,360
Annual SGI:	\$117,252	\$220,320
Utilities Paid by Tenant:	Electricity & Gas	

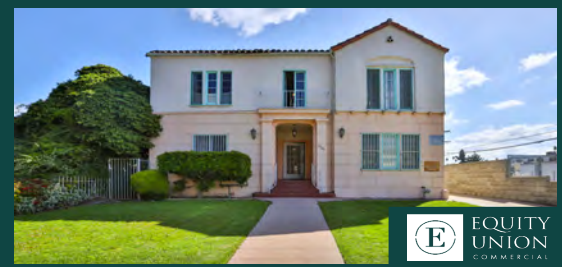
ESTIMATED ANNUAL EXPENSES	
Tax Year	2024
Tax Rate	1.25% \$20,500
Insurance (New)	\$8,142
Maint. / Repairs	\$4,762
Utilities	\$4,691
Misc. / Reserves	\$2,000
Off-Site Mgmt.	\$5,863
Total Expenses:	\$45,958
Per Gross Sq. Ft.:	\$6.07
Expenses Per Unit:	\$5,744.78

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PROPERTY ADDRESS 3044 Edgehill Dr				CITY Los Angeles		STATE CA	ZIP CODE 90018
TOTAL # OF UNITS 8		# OF VACANT UNITS 0		# OF FURNISHED UNITS 0			# OF SECTION 8 UNITS Unknown

APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
1		1	1	\$887.35				
2		1	1	\$1,450.00			Y	
3		1	1	\$1,470.00			Y	
4		1	1	\$2,295.00				
5		1	1	\$770.58				
6		1	1	\$1,359.00			Y	
7		1	1	\$732.02				
8		1	1	\$807.01				
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MONTHLY RENTAL INCOME:	\$9,770.96
MONTHLY LAUNDRY INCOME:	\$0.00
MONTHLY GARAGE INCOME:	\$0.00
MONTHLY OTHER INCOME:	\$0.00
TOTAL GROSS MONTHLY INCOME:	\$9,770.96

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

<input type="checkbox"/>	Electricity	<input type="checkbox"/>	Gas
<input checked="" type="checkbox"/>	Garbage	<input type="checkbox"/>	Heat
<input type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	Water

Is the property subject to rent control?

YES NO

If YES, what is the current allowable increase per annum?

What has been your average monthly occupancy rate over the preceding 12 Months?

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