



8 Units | ±85% Rental Upside Potential | \$1,575,000

3044 Edgehill Dr. Los Angeles, CA 90018



±85% rental upside potential



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



Attractive cost per unit and cost per sf



Newer roof and copper plumbing



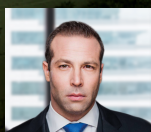
Very spacious 1-bedroom + 1-bath units with two separate entrances



7 covered onsite parking spaces



RAY RODRIGUEZ
Founding Partner
Multifamily Investment Sales
CA License #01402283
T. 866-582-7865
E. ray@lucrumre.com



MATT FREEDMAN
Partner
Commercial Real Estate Sales
CA License #01487954
T. 818-585-6888
E. matt@lucrumre.com



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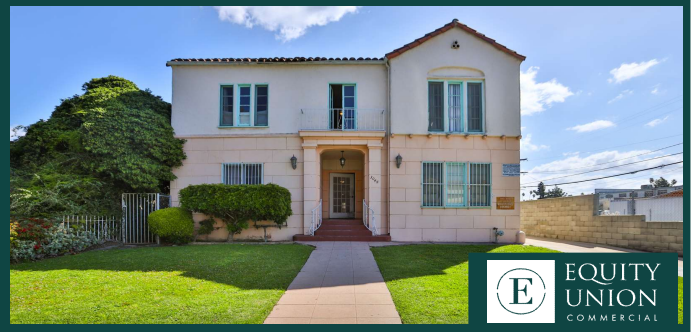


This is not meant as a solicitation if your property is currently listed with another broker. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.



Raymond A. Rodriguez
 Founding Partner
 Tel. 866.582.7865
 ray@lucrumre.com

Mathew Freedman
 Partner
 Tel. 818.755.5551
 matt@lucrumre.com



3044 Edgehill Dr. Los Angeles, CA 90018

8 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$1,575,000	
Down Payment: 57%	\$897,750	
Number of Units:	8	
Cost per Legal Unit:	\$196,875	
Current GRM:	13.26	7.15
Current CAP:	4.29%	10.54%
Year Built:	1929	
Approx. Building SF:	7,574	
Cost per Building SF:	\$207.95	
Approx. Lot SF:	8,005	
Zoning:	LARD1.5	
Parking:	7	

ALL CASH	
Loan:	\$677,250
Interest:	6.00%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$118,786	\$220,320
Less Vacancy Reserve:	(\$3,564) 3.00% *	(\$6,610) 3.00% *
Gross Operating Income:	\$115,222	\$213,710
Less Expenses:	(\$47,648) 40.11% *	(\$47,648) 21.63% *
Net Operating Income:	\$67,575	\$166,063
Less Debt Service:	(\$48,725)	(\$48,725)
Pre-Tax Cash Flow:	\$18,849 2.10% **	\$117,337 13.07% **
Plus Principal Reduction:	\$8,317	\$8,317
Total Return Before Taxes:	\$27,166 3.03% **	\$125,654 14.00% **

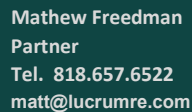
* As a percentage of Scheduled Gross Income. ** As a percentage of Down Payment.

HIGHLIGHTS
Property
* Massive 1-Bedroom units
* Individual hot water heaters
* Newer roof & copper plumbing
* Section 8 approved strong rent
* +/- 86% rental upside potential
Location
* Prime Jefferson Park location
* Central Los Angeles location
* Near public transit & fwys

SCHEDULED INCOME	CURRENT	MARKET
No. of Units	Beds / Baths	Approx. Sq.Ft.
8	1+1	-
	Monthly Avg. Rent / Unit	Monthly Income
	\$1,237	\$9,899
	Monthly Rent / Unit	Monthly Income
	\$2,295	\$18,360
Monthly Scheduled Rent:	\$9,899	\$18,360
Laundry Income:		
Parking Income:		
RUBS Income:		
Monthly SGI:	\$9,899	\$18,360
Annual SGI:	\$118,786	\$220,320
Utilities Paid by Tenant:	Electricity & Gas	

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	\$19,688
Insurance (New)		\$10,709
Maint. / Repairs		\$6,000
Utilities		\$3,312
Misc. / Reserves		\$2,000
Off-Site Mgmt.		\$5,939
Total Expenses:		\$47,648
Per Gross Sq. Ft.:		\$6.29
Expenses Per Unit:		\$5,955.97

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MONTHLY RENTAL INCOME:	\$9,898.83
MONTHLY LAUNDRY INCOME:	\$0.00
MONTHLY GARAGE INCOME:	\$0.00
MONTHLY OTHER INCOME:	\$0.00
TOTAL GROSS MONTHLY INCOME:	\$9,898.83

What utilities are included in rent?

Is the property subject to rent control?

YES ☒ NO ☐

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

11

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

114

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