

4 Units | 6.63% Cap Rate | 100% 3+2 Units | 50% NRC | \$1,750,000 5507-09 S. Manhattan Pl. Los Angeles, CA 90062



Strong income & positive

Attractive financing option

EQUITY Union

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or other information concerning the condition or features of property provided by seller or obtained In appropriate professionals



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5507-09 S. Manhattan Pl. Los Angeles, CA 90062

4 Units

SUMMARY	CURRENT	MARKET
Suggested List Price:	\$1,750,000	
Down Payment: 30%	\$525,000	
Number of Units:	4	
Cost per Legal Unit:	\$437,500	
Current GRM:	11.35	10.40
Current CAP:	6.63%	7.42%
Year Built:	1923 & 2024	
Approx. Building SF:	4,236	
Cost per Building SF:	\$413.13	
Approx. Lot SF:	6,055	
Zoning:	LAR2	
Parking:	Street	

ANNUAL OPERATING DATA	IUAL OPERATING DATA CURF			MARKET		
Scheduled Gross Income:	\$154,140		\$168,300			
Less Vacancy Reserve:	(\$4,624)	3.00% *	(\$5,049)	3.00% *		
Gross Operating Income:	\$149,516		\$163,251			
Less Expenses:	(\$33,480)	21.72% *	(\$33 <i>,</i> 480)	19.89% *		
Net Operating Income:	\$116,036		\$129,771			
Less Debt Service:	(\$92,914)		(\$92,914)			
Pre-Tax Cash Flow:	\$23,122	4.40% *	* \$36,857	7.02% **		
Plus Principal Reduction:	\$13,692		\$13,692			
Total Return Before Taxes:	\$36,814	7.01% *	* \$50,549	9.63% **		
* As a percentage of Scheduled	Gross Income.	**As a percentage of Down Payment.				

SCHEDULED INCOME			CURR	ENT	MAR	MARKET		
No.	Beds /	Approx.	Monthly Avg. Monthly		Monthly	Monthly		
of Units	Baths	Sq.Ft.	Rent / Unit	Income	Rent / Unit	Income		
1	3+2	918	\$1,970	\$1,970	\$3,000	\$3,000		
1	3+2	918	\$2,950	\$2 <i>,</i> 950	\$3,000	\$3,000		
1	3+2 TH	1,200	\$3 <i>,</i> 750	\$3,750	\$3 <i>,</i> 825	\$3,825		
1	3+2 TH	1,200	\$3 <i>,</i> 800	\$3,800 \$3,800		\$3,825		
	<b>y Schedule</b> Reimburser			\$12,470		\$13,650		
Other Ir	ncome:		\$375			\$375		
Monthly SGI:			\$12,845			\$14,025		
Annual	SGI:		\$154,140			\$168,300		
Utilities Paid by Tenant: Electricity & Gas								

PROPOSED FINANCING							
Loan:	\$1,225,000						
Interest:	6.50%						
Interest Type:	Fixed						
Term (Yrs.):	30						
Amortization (Yrs.):	30						
Contact Us For More Details Regarding							
Attractive Private Lender Financing Option							

HIGHLIGHTS

## Property

- \* 100% 3+2 units | 50% non-rent control
- \* Two townhome ADUs built in 2024

\* Stong income & positive cash flow

- \* Attractive private financing option
- \* 2 new units equipped w/ solar panels Location
- \* Beautiful tree lined residential street
- \* Minutes to USC, SOFI & DTLA
- \* Convenient access to 110 & 10 Frwys

ESTIMATED ANNUAL	EXPENSES
Tax Year 2024	
Tax Rate 1.22%	\$21,350
Insurance (New)	\$2,350
Maint. / Repairs	\$2,400
Utilities	\$6,480
Misc. / Reserves	\$900
Total Expenses:	\$33,480
Per Gross Sq. Ft.:	\$7.90
Expenses Per Unit:	\$8,370.00

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PROPERTY ADDRESS			CITY STATE			ZIP CODE				
5507-5509 S. Manhattan Pl.			Los Angeles CA			90062				
TOTAL # OF UNITS # OF VACANT UNITS				# OF FURNISHED UNITS			# OF SECTION 8 UNITS			
4		0				0			0	
APT #	TENANT'S NAME	BEDS	/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	5	SEC8 Y/N	CONCESSIONS
5507		3	2	918	\$1,970.00	Landlord pays all utilities			N	
5509		3	2	918	\$2,950.00	\$125 for water				
5507 1/2		3	2	1,200	\$3,750.00	2024 TH   + \$125 for water			N	-
5509 1/2		3	2	1,200	\$3,800.00	2024 TH   + \$125 for water			N	
-										
-										
-										
MONTHL	Y RENTAL INCOME:				\$12,470.00					
MONTHL	Y LAUNDRY INCOME:				\$0.00	]				
MONTHL	Y GARAGE INCOME:				\$0.00					
MONTHL	YOTHER INCOME: Utilities	/ Water			\$375.00					
TOTAL GE	ROSS MONTHLY INCOME:				\$12,845.00	]				
	JMNS & SECTIONS MUST B	E COMP	PLETED							50%
	lities are included in rent? Electricity		Gas			Is the property subject to rent control?	YES	X NU	X	50% non-rent control
	Garbage		Heat			If YES, what is the current allowable incre	ase ner annum?			1
	Cable		Water			in res, what is the current allowable mere				1
						What has been your average monthly oc	cupancy rate over			
				the preceding 12 Months?				1		
						presentations or warranties, expressed of		curacy. All	references ar	e approximate. Buyer must
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