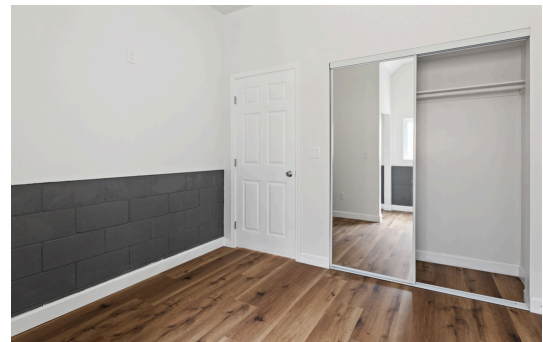




The Montecito



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



Priced to sell at an attractive 6.63% cap rate



Strong income & positive cash flow



100% 3+2 Units | 50% non-rent control



Attractive financing option



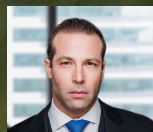
Two townhome ADUs built in 2024



2 new units equipped with solar panels



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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 | |

| 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 | |

| ANNUAL OPERATING DATA | CURRENT | 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% * | (\$33,480) 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. | | |

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

| 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 | 918 | \$1,970 | \$1,970 | \$3,000 | \$3,000 |
| 1 | 3+2 | 918 | \$2,950 | \$2,950 | \$3,000 | \$3,000 |
| 1 | 3+2 TH | 1,200 | \$3,750 | \$3,750 | \$3,825 | \$3,825 |
| 1 | 3+2 TH | 1,200 | \$3,800 | \$3,800 | \$3,825 | \$3,825 |
| Monthly Scheduled Rent: | | | | \$12,470 | \$13,650 | |
| Water Reimbursement: | | | | | | |
| Other Income: | | | | \$375 | \$375 | |
| Monthly SGI: | | | | \$12,845 | \$14,025 | |
| Annual SGI: | | | | \$154,140 | \$168,300 | |
| Utilities Paid by Tenant: | | Electricity & Gas | | | | |

| 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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