

Raymond A. Rodriguez Founding Partner Tel. 866.582.7865 ray@lucrumre.com Scotty Weisstein Partner Tel. 818.657.6514 scotty@lucrumre.com

20 Units



HIGHLIGHTS

Utilities

Misc. / Reserves

Off-Site Mgmt.

On-Site Mgmt.

Total Expenses:

Per Gross Sq. Ft.:

Expenses Per Unit:

1517 W 4th St. Los Angeles, CA 90017

SUMMARY CURRENT MARKET **Purchase Price:** \$2,595,000 40% \$1,038,000 Down Payment: Number of Units: 20 \$129,750 Cost per Legal Unit: 6.82 **Current GRM:** 10.00 **Current CAP:** 5.41% 9.94% 1923 Year Built: 12,008 Approx. Building SF: Cost per Building SF: \$216.11 8,091 Approx. Lot SF: Zoning: LAR4 Parking: Street

PROPOSED FINANCING								
Loan:	\$1,557,000							
Interest:	5.75%							
Interest Type:	5 Years Fixed							
Term (Yrs.):	30							
Amortization (Yrs.):	30							
Other Terms:	N/A							

ANNUAL OPERATING DATA	CURRENT			MARKET			
Scheduled Gross Income:	\$259,418			\$380,580			
Less Vacancy Reserve:	(\$7,783)	3.00%	*	(\$11,417)	3.00%	*	
Gross Operating Income:	\$251,635			\$369,163			
Less Expenses:	(\$111,313)	42.91%	*	(\$111,313)	29.25%	*	
Net Operating Income:	\$140,322			\$257,849			
Less Debt Service:	(\$109,035)			(\$109,035)			
Pre-Tax Cash Flow:	\$31,287	3.01%	**	\$148,815	14.34%	**	
Plus Principal Reduction:	\$20,030			\$20,030			
Total Return Before Taxes:	\$51,317	4.94%	**	\$168,844	16.27%	**	
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.							

SCHEDL	JLED INCO	ME	CURR	ENT	MAR	MARKET			
No.	Beds /	Approx.	Monthly Avg.	Monthly	Monthly	Monthly			
of Units	Baths	Sq.Ft.	Rent / Unit	Income	Rent / Unit	Income			
16	Studios	-	\$1,006 \$16,103		\$1,495	\$23,920			
4	1+1	-	\$1,325	\$5,301	\$1,895	\$7,580			
Laundry	y Schedule v Income:	d Rent:		\$21,403 \$215		\$31,500 \$215			
Other Ir				¢24.640		624 745			
Monthl	-		\$21,618			\$31,715			
Annual	SGI:			\$259,418		\$380,580			
Utilities	Paid by Te	enant:	Electricity & G	as					

Property * ~47% rental upside potential * Charming building & street * Spacious studios & 1 bedrooms * Attractive cost per unit & sf Location * Robust Westlake rental market * 91 Walk & 91 Transit Score! * Central LA location near DTLA * Strong rental demand location ESTIMATED ANNUAL EXPENSES Tax Year 2024 Tax Rate 1.25% \$32,438 Insurance (New) \$9,606 Maint. / Repairs \$13,000

\$26,814

\$5,000

\$7,055

\$17,400

\$111,313

\$9.27

\$5,565.66

I his information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All
references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. The Lucrum Team is licensed with Equity Union, CA Lic.
#01811831



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

Scotty Weisstein Partner Tel. 818.657.6514 scotty@lucrumre.com



PRO	PERTY ADDRESS					СІТҮ		STATE	ZIP CODE	COMMERCIAL
1517 W 4th St Los Angeles, CA 90017					CA	90017				
TOTAL # OF UNITS # OF VACANT UNITS			# OF FURNISHED UNITS				ION 8 UNITS			
20		1								
APT #	TENANT'S NAME	-	/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	;	SEC8 Y/N	CONCESSIONS
101		1	1		\$1,063.67	<u> </u>				
102		1	1		\$1,150.79					
103		0	1		\$1,346.80					
104		0	1		\$1,400.00	Vacant				
105		0	1		\$827.33					
106		0	1		\$679.13					
107		0	1		\$679.13					
108		0	1		\$1,450.80					
109		0	1		\$679.13					
110		0	1		\$1,450.00	MGR				
201		1	1		\$1,191.17					
202		1	1		\$1,895.00					
203		0	1		\$895.64					
204		0	1		\$1,248.00					
205		0	1		\$679.13					
206		0	1		\$679.13					
207		0	1		\$1,248.00					
208		0	1		\$679.13					
209		0	1		\$1,258.00					
210		0	1	-	\$903.92					
		-	-	-	<i>\$300.02</i>					
				-						
				-						
				-						
MON	ITHLY RENTAL INCOME:				\$21,403.90	1				
	ITHLY LAUNDRY INCOME:				\$215.00	-				
-	ITHLY GARAGE INCOME:				\$0.00					
MON	ITHLY OTHER INCOME:				\$0.00					
TOTA	AL GROSS MONTHLY INCOME:				\$21,618.90	1				
	COLUMNS & SECTIONS MUST BE	COMPL	ETED					_		
	t utilities are included in rent?		Ī.			Is the property subject to rent control?	YES	X NO		
	Electricity		Gas			If VES, what is the surrent allowable in the				
	Garbage Cable	х	Heat Water			If YES, what is the current allowable increa	ase her gillinilli.			
What has been your average monthly occupancy rate over										
the preceding 12 Months?										
This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must										
verify all information and bears all risk for any inaccuracies. The Lucrum Team is licensed with Equity Union, CA Lic. #01811831										