



Edgehill Row Bungalows



12 Units | 6.36% In-Place Cap | 7.75% Pro Forma Cap | \$2,595,000

2867 Edgehill Dr. Los Angeles, CA 90018



Compelling day-one cash flow and attractive value metrics



Pro-forma cap rate of approximately $\pm 7.75\%$ at proven rents, offering material upside



Attractive financing options for investors seeking leverage & competitive rates



All units are equipped with individual hot water heaters (7 units feature new tankless systems)



7 of 12 units renovated



Units are separately metered for electricity. 11 of 12 units are sub-metered for gas



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





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



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12 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$2,595,000	
Down Payment: 35%	\$908,250	
Number of Units:	12	
Cost per Legal Unit:	\$216,250	
Current GRM:	10.34	9.01
Current CAP:	6.36%	7.75%
Year Built:	1923	
Approx. Building SF:	6,120	
Cost per Building SF:	\$424.02	
Approx. Lot SF:	13,808	
Zoning:	LAR3	
Parking:	Street	

PROPOSED FINANCING	
Loan:	\$1,686,750
Interest:	5.75%
Interest Type:	3 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$250,905	\$287,952
Less Vacancy Reserve:	(\$7,527) 3.00% *	(\$8,639) 3.00% *
Gross Operating Income:	\$243,377	\$279,313
Less Expenses:	(\$78,242) 31.18% *	(\$78,242) 27.17% *
Net Operating Income:	\$165,135	\$201,071
Less Debt Service:	(\$118,121)	(\$118,121)
Pre-Tax Cash Flow:	\$47,014 5.18% **	\$82,950 9.13% **
Plus Principal Reduction:	\$21,699	\$21,699
Total Return Before Taxes:	\$68,713 7.57% **	\$104,649 11.52% **
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.		

HIGHLIGHTS
Property
* Individual hot water heaters
* Rubbish cost included in DWP
* Attractive loan options
* Strong cash-on-cash return
Location
* Prime Jefferson Park submarket
* Near USC & Downtown L.A.
* Proximity to Metro Rail E Line
* Thriving rental market

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
12	1+1	-	\$1,738	\$20,853	\$1,995	\$23,940
Monthly Scheduled Rent:				\$20,853	\$23,940	
Laundry Income:				\$56	\$56	
RUBS Income: Pending						
Monthly SGI:				\$20,909	\$23,996	
Annual SGI:				\$250,905	\$287,952	
Utilities Paid by Tenant: Gas & Electric						

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	\$32,438
Insurance (New)	\$8,453	
Maint. / Repairs	\$9,000	
Utilities	\$10,440	
Landscaping	\$2,400	
Misc. / Reserves	\$3,000	
Off-Site Mgmt.	\$12,512	
Total Expenses:	\$78,242	
Per Gross Sq. Ft.:	\$12.78	
Expenses Per Unit:	\$6,520.21	

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