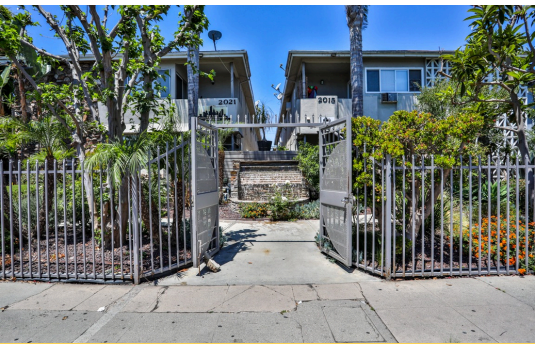




# Crestview Residences



**12 Units | Strong Large-Unit Mix | ±58% Rental Upside | \$3,600,000  
2015 & 2021 Chariton St. Los Angeles, CA 90034**



Two adjacent six-unit buildings situated on two separate APNs



Pride-of-ownership asset with strong curb appeal and a well-maintained physical presentation



Approximately 12,680 total building square feet across both properties



Secured intercom entry, mature landscaping, and central water feature



Rare large-unit mix featuring ten 3-bedroom, 2-bath units and two studio, 1-bath units



Completed soft-story seismic retrofit, reducing future capital exposure



Information deemed reliable but not guaranteed. Buyer to independently verify all information and assumes all risk for any inaccuracies. Lucrum is a real estate group licensed with Equity Union Commercial, CA DRE Lic. #01811831.



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2015 & 2021 Chariton St. Los Angeles, CA 90034

12 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$3,600,000	
Down Payment: 48%	\$1,728,000	
Number of Units:	12	
Cost per Legal Unit:	\$300,000	
Current GRM:	11.20	7.18
Current CAP:	5.16%	10.00%
Year Built:	1961	
Approx. Building SF:	12,680	
Cost per Building SF:	\$283.91	
Approx. Lot SF:	12,557	
Zoning:	LARD1.5	
Gated Parking:	9	

PROPOSED FINANCING	
Loan:	\$1,872,000
Interest:	5.88%
Interest Type:	3 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$321,343	\$501,112
Less Vacancy Reserve:	(\$9,640) 3.00% *	(\$15,033) 3.00% *
Gross Operating Income:	\$311,703	\$486,079
Less Expenses:	(\$126,049) 39.23% *	(\$126,049) 25.15% *
Net Operating Income:	\$185,654	\$360,030
Less Debt Service:	(\$132,883)	(\$132,883)
Pre-Tax Cash Flow:	\$52,771 3.05% **	\$227,147 13.15% **
Plus Principal Reduction:	\$23,530	\$23,530
Total Return Before Taxes:	\$76,301 4.42% **	\$250,677 14.51% **

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

HIGHLIGHTS	
<b>Property</b>	<ul style="list-style-type: none"> <li>* Rare Unit-Mix Consisting of 3-Bed</li> <li>* Two 6-Unit Building With Separate</li> <li>* Secured Entry &amp; Gated Parking</li> <li>* Select Units Offer Private Patios &amp;</li> </ul>
<b>Location</b>	<ul style="list-style-type: none"> <li>* Desirable Crestview Neighborhood</li> <li>* Minutes to Shopping &amp; Entertainment</li> <li>* Blocks to Palms, Beverlywood and</li> <li>* Ease of Access to The 10 &amp; 405 Fre</li> </ul>

SCHEDULED INCOME			CURRENT	MARKET		
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
2	S+1	-	\$1,523	\$3,045	\$1,695	\$3,390
10	3+2		\$2,286	\$22,864	\$3,750	\$37,500
<b>Monthly Scheduled Rent:</b>			<b>\$25,909</b>	<b>\$40,890</b>		
Laundry Income:			\$102	\$102		
Parking Income:			\$150	\$150		
RUBS Income:			\$365	\$365		
Pet Income:			\$150	\$150		
Other Income:			\$102	\$102		
<b>Monthly SGI:</b>			<b>\$26,779</b>	<b>\$41,759</b>		
<b>Annual SGI:</b>			<b>\$321,343</b>	<b>\$501,112</b>		
<b>Utilities Paid by Tenant:</b>			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2026	
Tax Rate	1.25%	\$45,000
Insurance (New)		\$16,484
Maint. / Repairs		\$11,925
Utilities		\$25,576
Landscaping		\$2,820
Rubbish		\$5,699
Misc		\$3,000
Off-Site Mgmt.		\$15,545
<b>Total Expenses:</b>	<b>\$126,049</b>	
<b>Per Gross Sq. Ft.:</b>	<b>\$9.94</b>	
<b>Expenses Per Unit:</b>	<b>\$10,504.08</b>	

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