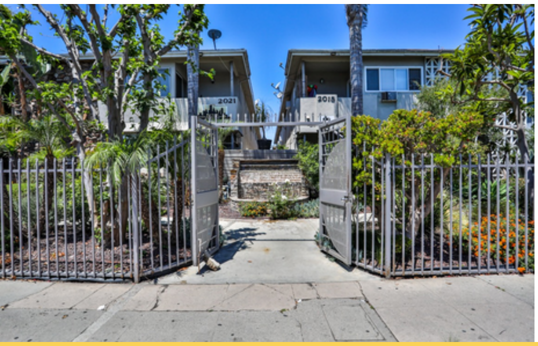
Crestview Residences



12 Units | Strong Large-Unit Mix | ±53% Rental Upside | $3,375,000

2015 & 2021 Chariton St. Los Angeles, CA 90034

- Two adjacent six-unit buildings situated on two separate APNs
- Approximately 12,680 total building square feet across both properties
- Rare large-unit mix featuring ten 3-bedroom, 2-bath units and two studio, 1-bath units
- Pride-of-ownership asset with strong curb appeal and a well-maintained physical presentation
- Secured intercom entry, mature landscaping, and central water feature
- Completed soft-story seismic retrofit, reducing future capital exposure

LUCRUM

EQUITY UNION COMMERCIAL

LUCRUM

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

Mathew Freedman
Partner
Tel. 310.275.3800
matt@lucrumre.com

2015 & 2021 Chariton St. Los Angeles, CA 90034 **12 Units**

SUMMARY		CURRENT	MARKET
Purchase Price:		**$3,375,000**	
Down Payment:	35%	$1,181,250	
Number of Units:		12	
Cost per Legal Unit:		**$281,250**	
Current GRM:		**10.29**	**6.74**
Current CAP:		**5.80%**	**10.78%**
Year Built:		1961	
Approx. Building SF:		12,680	
Cost per Building SF:		**$266.17**	
Approx. Lot SF:		12,557	
Zoning:		LARD1.5	
Gated Parking:		9	

PROPOSED FINANCING	
Loan:	$2,193,750
Interest:	6.00%
Interest Type:	3 Yrs Fixed I.O.
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT			MARKET		
Scheduled Gross Income:	**$327,988**			**$501,112**		
Less Vacancy Reserve:	($9,840)	3.00%	*	($15,033)	3.00%	*
Gross Operating Income:	**$318,148**			**$486,079**		
Less Expenses:	($122,344)	37.30%	*	($122,344)	24.41%	*
Net Operating Income:	**$195,804**			**$363,735**		
Less Debt Service:	($131,625)			($131,625)		
Pre-Tax Cash Flow:	**$64,179**	**5.43%**	**	**$232,110**	**19.65%**	**

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

HIGHLIGHTS

Property

* Rare 3-bedroom unit mix
* 2 six-unit buildings | 2 APNs
* Secured entry & gated parking
* Select units w/ patios/balconies

Location

* Desirable Beverlywood vicinity
* Shops, dining & entertainment
* Near Beverlywood & Culver City
* Easy I-10 & I-405 Access

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		$2,365	$23,653	$3,750	$37,500
Monthly Scheduled Rent:				**$26,698**		**$40,890**
Laundry Income:				$102		$102
Parking Income:				$100		$150
RUBS Income:				$230		$365
Pet Income:				$100		$150
Other Income:				$102		$102
Monthly SGI:				**$27,332**		**$41,759**
Annual SGI:				**$327,988**		**$501,112**
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2026	
Tax Rate	1.25%	$42,188
Insurance (New)		$15,216
Maint. / Repairs		$11,925
Utilities		$25,479
Landscaping		$2,820
Rubbish		$5,699
Misc		$3,000
Off-Site Mgmt.		$16,018
Total Expenses:		**$122,344**
Per Gross Sq. Ft.:		**$9.65**
Expenses Per Unit:		**$10,195.35**

LUCRUM

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

Mathew Freedman
Partner
Tel. 310.275.3800
matt@lucrumre.com

PROPERTY ADDRESS	CITY	STATE	ZIP CODE
2015 & 2021 Chariton St	Los Angeles	CA	90034

TOTAL # OF UNITS	# OF VACANT UNITS	# OF FURNISHED UNITS	# OF SECTION 8 UNITS
12	1	0	Unknown

APT #	TENANT'S NAME	BEDS/BATHS		SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
1		3	2		$2,975.26				
2		3	2		$1,563.54				
3		S	1		$1,520.00	Eviction			
4		3	2		$3,750.00	Vacant			
5		3	2		$2,925.00				
6		3	2		$2,779.55				
7		3	2		$1,570.85				
8		3	2		$1,869.52				
9		S	1		$1,525.00				
10		3	2		$1,577.98				
11		3	2		$2,206.59				
12		3	2		$2,434.69				

MONTHLY RENTAL INCOME:	$26,697.98
MONTHLY LAUNDRY INCOME:	$102.00
MONTHLY PARKING INCOME:	$100.00
MONTHLY RUBS INCOME:	$230.00
MONTHLY PET INCOME:	$100.00
MONTHLY OTHER INCOME:	$102.28
TOTAL GROSS MONTHLY INCOME:	$27,332.26

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

	Electricity		Gas
X	Garbage		Heat
	Cable	X	Water

Is the property subject to rent control? YES [X] NO [ ]

If YES, what is the current allowable increase per annum? 90% OF CPI

What has been your average monthly occupancy rate over the preceding 12 Months? 98%