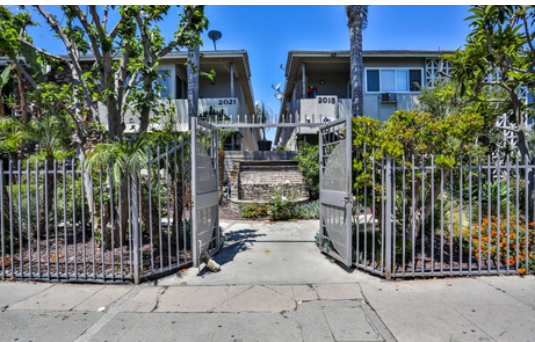




12 Units | Strong Large-Unit Mix | $\pm 53\%$ Rental Upside | \$3,375,000
2015 & 2021 Chariton St. Los Angeles, CA 90034



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





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.
2	S+1	-
10	3+2	
	Monthly Avg. Rent / Unit	Monthly Income
	\$1,523	\$3,045
	\$2,365	\$23,653
		Monthly Rent / Unit
		\$1,695
		\$3,390
		\$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%
Insurance (New)
Maint. / Repairs
Utilities
Landscaping
Rubbish
Misc
Off-Site Mgmt.
Total Expenses:
Per Gross Sq. Ft.:
Expenses Per Unit:

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ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

Electricity

X

Garbage

Cable

Gas

Heat

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%

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