Crestview Residences

12 Units | Desirable Unit Mix | ±44.9% Rental Upside | $3,275,000

2015 & 2021 Chariton St. Los Angeles, CA 90034

- **Two-Building Investment:** 12 units across two buildings on separate APNs
- **Desirable Unit Mix:** Ten 3-bed/2-bath units and two studios
- **Immediate Leasing Opportunity:** One vacant 3-bed/2-bath unit
- **Significant Rental Upside** ±44.9% potential rental upside
- **Garden-Style Setting:** Secured entry, lush landscaping, fountain, & gated parking
- **Completed Seismic Retrofit:** Soft-story retrofit completed; gas shut-off valves installed

LUCRUM

EQUITY UNION COMMERCIAL

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.

LUCRUM

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

SUMMARY		CURRENT	MARKET
Purchase Price:		**$3,275,000**	
Down Payment:	36%	$1,188,825	
Number of Units:		12	
Cost per Legal Unit:		**$272,917**	
Current GRM:		**10.04**	**6.96**
Current CAP:		**6.02%**	**10.29%**
Year Built:		1961	
Approx. Building SF:		12,680	
Cost per Building SF:		**$258.28**	
Approx. Lot SF:		12,557	
Zoning:		LARD1.5	
Gated Parking:		9	

PROPOSED FINANCING	
Loan:	$2,086,175
Interest:	6.32%
Interest Type:	3 Yrs Fixed I.O.
Term (Yrs.):	30
Amortization (Yrs.):	30
Pre-Pay	1% Yr-1

Loan Quote Provided By:
Convoy Capital - Tyler Bradford

ANNUAL OPERATING DATA	CURRENT			MARKET		
Scheduled Gross Income:	**$326,188**			**$470,512**		
Less Vacancy Reserve:	($9,786)	3.00%	*	($14,115)	3.00%	*
Gross Operating Income:	**$316,402**			**$456,397**		
Less Expenses:	($119,304)	36.58%	*	($119,304)	25.36%	*
Net Operating Income:	**$197,098**			**$337,092**		
Less Debt Service:	($131,846)			($131,846)		
Pre-Tax Cash Flow:	**$65,252**	**5.49%**	**	**$205,246**	**17.26%**	**

* 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

No. of Units	Beds / Baths	Approx. Sq.Ft.	CURRENT Monthly Avg. Rent / Unit	CURRENT Monthly Income	MARKET Monthly Rent / Unit	MARKET Monthly Income
2	S+1	-	$1,523	$3,045	$1,695	$3,390
10	3+2		$2,340	$23,398	$3,495	$34,950
Monthly Scheduled Rent:				**$26,443**		**$38,340**
Laundry Income:				$102		$102
Parking Income:				$100		$150
RUBS Income:				$335		$365
Pet Income:				$100		$150
Other Income:				$102		$102
Monthly SGI:				**$27,182**		**$39,209**
Annual SGI:				**$326,188**		**$470,512**

Utilities Paid by Tenant: Electricity & Gas

ESTIMATED ANNUAL EXPENSES

Tax Year	2026	
Tax Rate	1.20%	$39,300
Insurance (New)		$15,216
Maint. / Repairs		$11,925
Utilities		$25,479
Landscaping		$2,820
Rubbish		$5,699
Misc		$3,000
Off-Site Mgmt.		$15,866
Total Expenses:		**$119,304**
Per Gross Sq. Ft.:		**$9.41**
Expenses Per Unit:		**$9,942.04**

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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				
4		3	2		$3,495.00	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:	$26,442.98
MONTHLY LAUNDRY INCOME:	$102.00
MONTHLY PARKING INCOME:	$100.00
MONTHLY RUBS INCOME:	$335.00
MONTHLY PET INCOME:	$100.00
MONTHLY OTHER INCOME:	$102.28
TOTAL GROSS MONTHLY INCOME:	$27,182.26

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%

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