

Prime Coastal Multifamily Redevelopment

14724 Inglewood Ave, CA 90260



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LIDO

OFFERING MEMORANDUM

PURCHASE PRICE

Upon Inquiry
(Discount for JV Partners)

UNITS

50

RENT PER SQF

\$5.86

AVERAGE CONCESSIONS

None

AVERAGE RENT

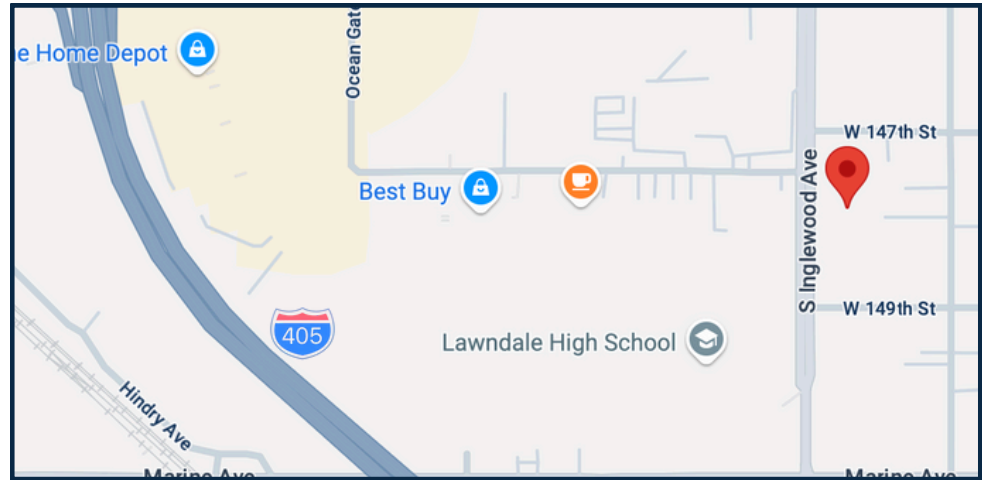
\$2,360

NET OPERATING INCOME

\$ 1,000,720

IN PLACE CAP RATE 6.15%

14724 Inglewood Avenue, Lawndale CA



Rent Roll

Unit Type	Units	Rent/Unit
Studio	44	\$2,306
Unit Type	Units	Rent/Unit
1 Bedroom	5	\$2,350
Unit Type	Units	Rent/Unit
2 Bedroom	1	\$4,250
Total	\$117,584	

About CBK Investments

CBK Investments is a multi-generational family owned syndicate that has specialized in multi-family assets in the South Bay region of Los Angeles County, CA, since the 1980's.

With our 40-years of experience we have seen the market through many different cycles and have carved out a niche that is unlike any other portfolio managers in our region.

We have specialized in asset management, real estate syndication, construction management, property management, private financing, and real estate consulting work.

We have purchased, sold, and syndicated hundreds of buildings and are currently repositioning over 250-units in our Southern California region alone.

Property Highlights

- \$2.6 Million in Capital Upgrades made to building in last 5 years
- Great Value Add Upside still remains
- Financing already secured at Competitive rate
- Seismically retrofitted
- Terrific Location across the street from Urth Cafe

Property Highlights

Lido

- Discounted JV Price available upon request
- 44 Interior units have been remodeled
- Parking for Every Unit
- Secured Building with recently installed
- gate Stellar Location
- Has produced stabilized rents for last 3 years

Lawndale Photos



Property Overview

Price	Upon Inquiry
JV Opportunity	Upon Inquiry
Rentable Sq Ft	19,760
Units	50
Year Built	1959/2023
Buildings	1
ProForma Gross Rents	\$1,410,000
Parking Spaces	52



J&V Preferred Equity Program

Details Upon Inquiry

- Short term programs offered with robust return, with ability to use capital depreciation to offset gains
- Backed by Personal Guaranty secured by our vast real estate portfolio – Option to convert Preferred Equity into Common Shares After Year 1
- Open to other JV scenarios upon discussion

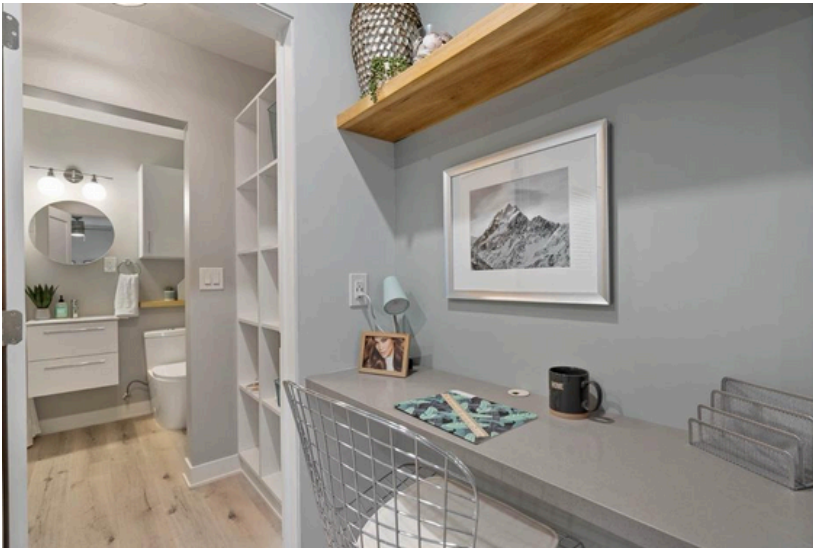
Please reach out to Bruce Boisvert at (310) 766-2343 for more

Forward Looking Statement

This presentation contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995, which reflect the current judgment of the Company on certain issues.

Those statements appear in a number of places in this presentation, including under the presentation of the industry and the Company's potential, and may include statements regarding, among other matters, the industry and the Company's growth opportunities and other factors affecting the Company's financial condition or results of operations. Because such statements apply to future events, they are subject to risks and uncertainties that could cause the actual results to differ materially from those anticipated in this presentation.

Words such as "anticipates," "expects," "intends," "plans," "believes," "seeks," and "estimates," and variations of these words and similar expressions, are intended to identify forward-looking statements. These statements are not guarantees of future performance and are subject to risks, assumptions, uncertainties and other facts, some of which are beyond the Company's control and difficult to predict, and could cause actual results to differ materially from those expressed or forecasted in the forward-looking statements and projections.



Financial Overview

All numbers below are projections, and should not be construed as any guarantee of financial performance. All figures and estimates are consistent with all jurisdictional guidelines for rentals, and projections are informed by the prior management of this property.

5 Year Projection

	Year 1	Year 2	Year 3	Year 4	Year 5
Rental Income	\$ 1,410,000.00	\$ 1,452,300.00	\$ 1,495,869.00	\$ 1,540,745.07	\$ 1,586,967.42
Laundry + Other Revenue	\$ 4,123.00	\$ 4,246.69	\$ 4,374.09	\$ 4,505.31	\$ 4,640.47
Vacancy	\$ (70,500.00)	\$ (72,615.00)	\$ (74,793.45)	\$ (77,037.25)	\$ (79,348.37)
Income Total	\$ 1,343,623.00	\$ 1,383,931.69	\$ 1,425,449.64	\$ 1,468,213.13	\$ 1,512,259.52
Property Taxes	\$ 128,000.00	\$ 129,280.00	\$ 130,572.80	\$ 131,878.53	\$ 133,197.31
Insurance	\$ 31,190.00	\$ 32,125.70	\$ 33,089.47	\$ 34,082.16	\$ 35,104.62
Utilities	\$ 57,071.00	\$ 58,783.13	\$ 60,546.62	\$ 62,363.02	\$ 64,233.91
Trash	\$ 11,520.00	\$ 11,865.60	\$ 12,221.57	\$ 12,588.22	\$ 12,965.86
Repairs & Maintenance	\$ 18,596.00	\$ 19,153.88	\$ 19,728.50	\$ 20,320.35	\$ 20,929.96
Cleaning	\$ 13,395.00	\$ 13,796.85	\$ 14,210.76	\$ 14,637.08	\$ 15,076.19
MGMT On-Site	\$ 22,000.00	\$ 22,660.00	\$ 23,339.80	\$ 24,039.99	\$ 24,761.19
MGMT Off-Site	\$ 21,302.00	\$ 21,941.06	\$ 22,599.29	\$ 23,277.27	\$ 23,975.59
Advertising	\$ 19,329.00	\$ 19,908.87	\$ 20,506.14	\$ 21,121.32	\$ 21,754.96
Admin	\$ 12,000.00	\$ 12,360.00	\$ 12,730.80	\$ 13,112.72	\$ 13,506.11
Other Expenses	\$ 8,500.00	\$ 8,755.00	\$ 9,017.65	\$ 9,288.18	\$ 9,566.82
Gross Expenses	\$ 342,903.00	\$ 350,630.09	\$ 358,563.39	\$ 366,708.84	\$ 375,072.53
NOI	\$ 1,000,720.00	\$ 1,033,301.60	\$ 1,066,886.25	\$ 1,101,504.29	\$ 1,137,186.99

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Purchase Price	In Place Gross Rents	In Place Annual Expenses	Expense to Income Ratio
Upon Inquiry	1,410,000	\$401,000	27.8 %

Capex Details

Capex Previously Applied	\$2,650,000
Future Capex Remaining (Roof, Carports)	\$400,000

Financing (In-place)

Loan Amount	\$11,889,000
Performance Based Earn Out	\$2,111,000
Portion owned by Primary Owner	87%
Interest Rate	6.34 %
LTV	Sub 65%

Rehab Overview

Amount spent to date	\$2,650,000
Dates Funded	2020-2025
Interior Units Complete	44%
Electrical Work Completed	\$391,000
Plumbing Work Completed	\$180,888



Bruce Boisvert

President

JJNC Equity & CBKProperty
Management Investments

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