

262 Los Robles Ave. Project Real Estate Alchemy

262 Los Robles Ave
Pasadena, California 91101



This is a 3 story Multi Family, Grade A 93 unit, In Pasadena, California 91101.

This Investment sold a few years back for a \$27,000,000+, plus. This investment yield a projection of over \$165,000.00 monthly in rents. With Our creativity and knowledge in General Contracting we know we can t give this unit a UPSCALE EXECUTIVE look for minimal cost

Exclusively Presented By:

Saul Lujan

LUJAN-WAKEMAN, LLC

628 FRANCIS ST.

EL PASO,

915-247-8784

projectrealestatealchemy@gmail.com



PROJECT SUMMARY

262 N Los Robles - Project Real Estate Alchemy

PROJECT SUMMARY - FLIP

PURCHASE/REHAB ASSUMPTIONS

Purchase Price	12,000,000.00
Rehab Cost	1,000,000.00
Total Closing (not inc. Sale) and Holding Costs	260,000.00
Total Financing Costs	-
Projected Cost of Sale	-
Total Project Cost	13,260,000.00
Total Amount Financed	-
Total Cash Committed	13,260,000.00

RESULTS

Projected Resale Price	28,000,000.00
Total Project Cost Basis	13,260,000.00
Flip Profit	14,740,000.00
ROI	111.16%
Annualized ROI	333.48%

PROJECT SUMMARY - HOLD/RENT

PURCHASE/REHAB ASSUMPTIONS

Purchase Price	12,000,000.00
Rehab Cost	1,000,000.00
Total Closing (not inc. Refi) and Holding Costs	260,000.00
Total Financing Costs	-
Total Project Cost	13,260,000.00
Total Amount Financed	-
Total Cash Committed	13,260,000.00

NEW LOAN ASSUMPTIONS

Projected After-Repair Appraisal	28,000,000.00
New Loan Amount	23,800,000.00
Closing Costs on New Loan	714,000.00

RESULTS

Cash-Out at Refi	23,086,000.00
Profit at Refi	9,826,000.00
ROI on Downpayment/Cash Invested (Annualized)	222.31%
Original Investment Tied up in Deal after Refi	-
Equity Left in the Deal after Refi	4,200,000.00
Monthly Cashflow (Pretax)	(53,651.15)
Cash-on-Cash Return (Annual)	infinite

Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total	-

BUYER MARKETING SHEET (FLIP)

262 Los Robles Ave. Project Real Estate Alchemy

Property Address: **262 Los Robles Ave**
 Property City, State, ZIP: **Pasadena, California 91101**
 Bedrooms: Baths: Sq.Feet: **41712** Built: **1949**
Notes:

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Project Description: This is a 3 story Multi Family, Grade A 93 unit, In Pasadena, California 91101. This Investment sold a few years back for a \$27,000,000+, plus. This investment yield a projection of over \$165,000.00 monthly in rents. With Our creativity and knowledge in General Contract

Additional Notes: we know we can t give this unit a UPSCALE EXECUTIVE look for minimal cost of around \$ 5,000 per unit. Some of the upgrade would be Bamboo wooden floors, with Polyurethane water resisted black stain colored, Keeping the High-end look we would install granite counter tops and in the bathrooms vanities.

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	28,000,000.00	
Purchase Price (Offer Price)	12,000,000.00	42.86%
Rehab Costs	1,000,000.00	3.57%
Total Closing and Holding Costs	260,000.00	0.93%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	0.00	null
Total Project Cost Basis	13,260,000.00	47.36%
Total Amount Financed	0.00	
Total Cash Committed	13,260,000.00	

PROJECTED RESULTS

Projected Resale Price	28,000,000.00
Total Project Cost Basis	13,260,000.00
Flip Profit	14,740,000.
ROI	111.16%
Annualized ROI	333.48%

Timeline Assumptions

Time to Complete Rehab	2 Months
Time to Complete Sale	2 Months
Total Time	4 Months



BUYER MARKETING SHEET (HOLD)

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Property Address: **262 Los Robles Ave**
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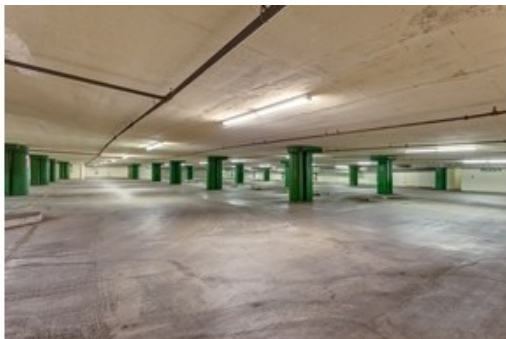
Project Description:

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	28,000,000.00	
Purchase Price (Offer Price)	12,000,000.00	43%
Rehab Costs	1,000,000.00	4%
Total Closing (not inc. Refi) and Holding Costs	260,000.00	1%
Total Financing Costs	-	0%
Total Project Cost Basis	13,260,000.00	47%
Total Amount Financed	-	
Total Cash Committed	13,260,000.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	186,000.00	Projected New Loan Amount (for Refi)	23,800,000.00
Projected Monthly Expenses	55,130.00	Cash-Out at Refi (net of closing costs)	23,086,000.00
Projected Monthly Net Operating Income	130,870.00	Profit at Refi	9,826,000.00
		Cash Left in the Deal after Refi	-
Cap Rate Based on Cost Basis	11.8%	Equity Left in the Deal after Refi	4,200,000.00
Cap Rate Based on ARV	5.6%	Monthly Cash Flow (before-tax)	(53,651.15)
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	infinite
Assumed Time to Complete Refi	2 Months	DCR of New Loan	0.71
Total Time between Acquisition and Refi	4 Months	<i>Assuming 7% Rate and 20 Year Amortization</i>	



STABILIZED INCOME AND EXPENSES (HOLD)

262 Los Robles Ave Pasadena, California 91101				Saul Lujan LUJAN-WAKEMAN, LLC 915-247-8784		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	93	2br	1,400	2,000	2,232,000	100.0%
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
Total	93		130,200			
Gross Schedule Income VACANCY LOSS Other Income Gross Operating Income (Effective Gross Inc)			0.0%	186,000	2,232,000	100%
				0	0	
				0	0	
				186,000	2,232,000	

OPERATING EXPENSES		Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	13.0%	3,120	24,180	290,160	43.9%	13.0%
Advertising						
Insurance Hazard		271	2,100	25,200	3.8%	1.1%
Janitorial		129	1,000	12,000	1.8%	0.5%
Landscape Maintenance		929	7,200	86,400	13.1%	3.9%
Legal		32	250	3,000	0.5%	0.1%
Miscellaneous						
Referrals or commissions						
Repairs and Maintenance						
Reserves						
Taxes - Property		2,065	16,000	192,000	29.0%	8.6%
other						
electric		155	1,200	14,400	2.2%	0.6%
Gas		129	1,000	12,000	1.8%	0.5%
Utilities:						
Water/Sewer		129	1,000	12,000	1.8%	0.5%
Electricity		155	1,200	14,400	2.2%	0.6%
Gas						
Fuel Oil						
Other Utilities						

Total Operating expenses	7,114	55,130	661,560	100%	30%
Net Operating Income	16,886	130,870	1,570,440	70%	

CASH FLOW SUMMARY (FLIP)

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Pasadena, California 91101**

Saul Lujan

**LUJAN-WAKEMAN, LLC
915-247-8784**

Month	0	1	2	3	4	5	6	7	8
Purchase	(12,000,000)								
Purchase Closing Costs	(240,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(5,000)	(5,000)	(5,000)	(5,000)				
Rehab Draws/Expenses	(1,000,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(13,240,000)	(5,000)	(5,000)	(5,000)	(5,000)				
Cumulative Cost Basis	(13,240,000)	(13,245,000)	(13,250,000)	(13,255,000)	(13,260,000)				
Sale Price					28,000,000				
Selling Costs					(0)				
Flip Profit to Investor (Pre-Tax)					14,740,000				
Total Cash Committed					13,260,000				
Return on Cash Investment (annualized)					333.48%				

CASH FLOW SUMMARY (HOLD)

262 Los Robles Ave. Project Real Estate Alchemy 262 Los Robles Ave Pasadena, California 91101						Saul Lujan LUJAN-WAKEMAN, LLC 915-247-8784			
Month	0	1	2	3	4	5	6	7	8
Purchase	(12,000,000)								
Closing Costs	(240,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(5,000)	(5,000)	(5,000)	(5,000)				
Rehab Draws/Expenses	(1,000,000)								
Interest (Paid or Accrued)		0	0	0	0				
Total Cash Spent in Period	(13,240,000)	(5,000)	(5,000)	(5,000)	(5,000)				
Cumulative Financed	0	0	0	0	0				
Cumulative Cost Basis	(13,240,000)	(13,245,000)	(13,250,000)	(13,255,000)	(13,260,000)				
Refinance: New Loan Amount					23,800,000				
Closing Costs on New Loan					(714,000)				
PayOff Existing Loan					0				
Cash Out at Refi					23,086,000				
Profit to Investor at Refi					9,826,000				
Return on Cash Investment					222.31%				
Cash Tied up in Deal					0				
Equity Left in Deal					4,200,000				

SHORT-TERM LENDER FUNDING REQUEST (FLIP)

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PURCHASE/LOAN ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	28,000,000.0	
Purchase Price	12,000,000.0	42.86%
Rehab Costs	1,000,000.00	3.57%
Closing/Holding Costs	0	-
Total Funds Needed:	-	-
Points/Interest (Deferred)	-	-
Total Loan Amount	-	-

Timeline Assumptions:

Time to Complete Rehab	2 Months
Time to Complete Sale	2 Months
Total Time:	4 Months

Points Offered to Lender **4.00%**
Interest Rate Offered to Lender **10.00%**

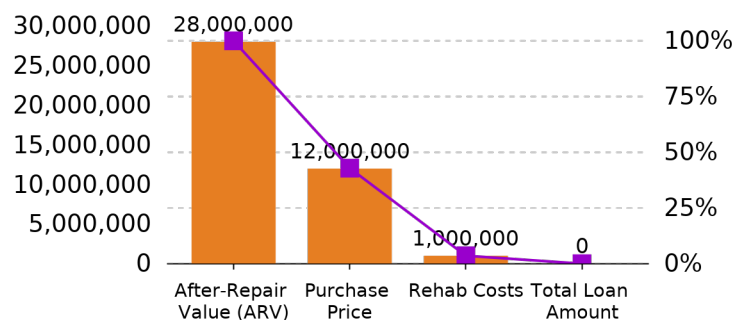
Project Description:

Additional Notes:

PROJECTED FINANCIAL RESULTS FOR LENDER:

Total Interest Income	-
Points, Fees	-
Total Income to Lender	-
Cash-on-Cash Return (annualized)	-
Internal Rate of Return (annualized)	-

Loan to Value Breakdown



SHORT-TERM LENDER FUNDING REQUEST (HOLD)

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PURCHASE/LOAN ASSUMPTIONS		% of ARV	Timeline Assumptions:	
After-Repair Value (ARV)	28,000,000.0			
Purchase Price	12,000,000.0	43%	Time to Complete Rehab	2 Months
Rehab Costs	1,000,000.00	4%	Time to Lease Up	2 Months
Closing/Holding Costs	-	-	Total Time	4 Months
Total Funds Needed:	-	-		
Points/Interest (Deferred)	-	-		
Total Loan Amount *	-	-		
Points Offered to Lender		4.0%		
Interest Rate Offered to Lender		10.0%		

Project Description:

Additional Notes:

PROJECTED FINANCIAL RESULTS FOR LENDER:

Total Interest Income	-
Points, Fees	-
Total Income to Lender	-
Cash-on-Cash Return (annualized)	-
Internal Rate of Return (annualized)	-

Loan to Value Breakdown

