

1047 N. San Gabriel Ave.

Azusa

91702

APN

8608-014-022

This mid-century triplex, located on a 75' x 140' corner lot with alley access, presents a unique opportunity for both owner-users and investors. All three units are currently vacant, offering immediate rental income potential or flexible living arrangements. The exterior has been recently painted, and the property includes a newer block wall fence, an automatic sprinkler system, and a 10-year-old roof. Mature landscaping features avocado and fruit trees. Each with stucco siding, front and back porches, and two separate entrances. There are two one-bedroom, one-bath units and one two-bedroom, one-bath unit. Each one-bedroom unit includes:* Laundry closets* Newer floor coverings* Tiled kitchen countertops* Large kitchen sinks* Hallway and kitchen storage* Individual window air conditioning units. The two-bedroom unit features:* Separate laundry room with built-in storage and utility sink* Newer flooring in the kitchen and laundry area* Tiled countertops* Spacious layout* Central air/heat. All unit bathrooms have shower-over-tub configurations, and kitchens are equipped with new stove/oven, microwave. Also included clothes washers / dryers and large sinks. The property also boasts a large interior courtyard and a detached four-car garage at the rear with alley access, which has potential for ADU conversion (buyer to verify). Additionally, there are three off-street parking spaces. This property offers significant potential for value-add improvements, portfolio expansion, or development.

Units		3		List Price		\$ 1,400,000.00	
Summary							
Price	\$ 1,400,000.00	Year Built		1948		# Garages	4
Number of Units		3		Approx. Lot Size:		10,453	
Cost Per Unit		\$ 466,666.67		Approx. Bldg. Size:		2463	
Current GRM:				Cost Per sq.ft		\$ 568.41	
Market GRM		15.87		Water Mtrs		1	
Current CAP:				Gas Meters		3	
Market CAP		3.94%		Electric Mtrs		3	
Proposed Financing							
First Loan							
Terms:							
Payment- P & I		Monthly					
Expenes		Monthly					
Total							
Annualized Operating Data							
		Current Rents		Market Rents			
Scheduled Gross Income:		\$ -		\$ 88,200.00			
Expenses: ESTIMATED				\$ 33,000.00			
Net Operatating Income:				\$ 55,200.00			
Scheduled Income						Annual Expenses	
Units Info		Bdrms/Ba	Appx. Sq. Ft.	Current Rents	Market Rents	Estimated	
				Monthly	Monthly		
1047		2 br / 1 ba	1192		\$ 2,950.00	Taxes	\$ 17,500.00
210		1 br/ 1ba	678		\$ 2,200.00	Insurance	\$ 2,000.00
220		1 br/1ba	678		\$ 2,200.00	Utilities	
						water	\$ 3,600.00
						Main & Rep.	
						On-Site	
						Trash removal	\$ 3,900.00
						gardener	\$ 6,000.00

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