

Pricing	Price	\$/Unit	\$/SF	GRM	CAP	Market GRM	Market CAP
<b>List Price</b>	<b>\$2,475,000</b>	\$495,000	\$567.01	15.34	4.09%	15.11	4.18%

Financing	Down Payment	Loan to Value	Amort Years	Interest	Payments
<b>List Price</b>	\$2,475,000	100%	\$0	0%	N/A

Units	Type	Estimated Unit SF	Avg Current Rent	Current Rent/SF	Total Rent	Estimated Market Rent	Total Market Rent
3	1/1	730	\$2,490	\$3.41	\$7,470	\$2,550	\$7,650
2	2/1	980	\$2,963	\$3.02	\$5,925	\$2,975	\$5,950
<b>Scheduled Monthly Rent</b>					<b>\$13,395</b>		<b>\$13,600</b>
Laundry					\$50		\$50
Total Monthly Scheduled Income					\$13,445		\$13,650
<b>Scheduled Gross Income</b>					<b>\$161,340</b>		<b>\$163,800</b>
Less Vacancy					3%	\$4,840	\$4,914
<b>Gross Operating Income</b>					<b>\$156,500</b>		<b>\$158,886</b>

Expenses		Current	Market
Real Estate Taxes	1.159166%	\$28,689	\$28,689
Direct Assessments	Actual	\$2,300	\$2,300
Gardener	2024	\$2,160	\$2,160
Insurance	2024	\$5,228	\$5,228
Water/Sewer	2024	\$1,101	\$1,101
Electric	2024	\$706	\$706
Gas	2024	\$380	\$380
Trash	2024	\$1,903	\$1,903
Maintenance & Repairs	Estimate @ 7% SGI	\$11,294	\$11,466
Reserves	\$250 /unit/year	\$1,250	\$1,250
Business License	2024	\$309	\$309
<b>Total</b>	<b>% of SGI</b>	<b>Total</b>	<b>Total</b>
<b>List Price</b>	34%	\$55,320	\$55,492

Return	Current NOI	Mkt NOI	Less Debt	Cash Flow	Mkt Cash Flow	Cash/Cash	Mkt Cash/Cash
<b>List Price</b>	\$101,180	\$103,394	N/A	\$101,180	\$103,394	4.09%	4.18%

1744 Huntington Dr



Summary

Units: 5  
 Year Built: 1940  
 Gross SF: 4,365  
 Land SF: 9,017  
 Parcel #: 5320-021-004  
 Const.: Woodframe/Stucco  
 Metering: Individual Gas, Electric & Hot Water  
 Parking: 5 garage spaces  
 Zoning: SPR31

Agent





**KEVIN LUTZ**  
 Director  
 626-429-0685  
 DRE #00925595  
  
**KEVIN W. HURLEY**  
 Director  
 626-484-1897  
 DRE #01237798

Unit #	Type	Estimated Unit SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Occupied	Comments
1744 H	1/1	730	\$2,495	\$3.42	\$2,550	\$3.49	Yes	Updated interior.
1746 H	1/1	730	\$2,550	\$3.49	\$2,550	\$3.49	Yes	Updated interior.
1748 H	2/1	980	\$2,950	\$3.01	\$2,975	\$3.04	Yes	Updated interior. Central A/C & heat.
1750 H	2/1	980	\$2,975	\$3.04	\$2,975	\$3.04	Yes	Updated interior. Balcony Central A/C & Heat
1825 M	1/1	730	\$2,425	\$3.32	\$2,550	\$3.49	Yes	Interior not updated.

Total Monthly Rent	\$13,395	\$13,600
Laundry	\$50	\$50
Total Monthly Income	\$13,445	\$13,650
Scheduled Gross Income	\$161,340	\$163,800

Units	Type	Estimated Unit SF	Avg Current Rent	Current Rent/SF	Estimated Market Rent	Market Rent/SF	Total Units	Occupied Units	Occupancy %
3	1/1	730	\$2,490	\$3.41	\$2,550	\$3.49	5	5	100%
2	2/1	980	\$2,963	\$3.02	\$2,975	\$3.04			

1744 HUNTINGTON DR - SALES COMPARABLES

	Address & Total Units	Unit Mix	Built	Sale Date	Price	Price/Unit	Price/SF	CAP	GRM
1	 1728 Grevelia St South Pasadena, Ca 91030 Total Units 8	6 - 1/1 2 - 2/1	1951	09/19/24	\$3,825,000	\$478,125	\$555.96	4.27%	15.24
2	 1411 Fair Oaks Ave South Pasadena, Ca 91030 Total Units 5	4 - 1/1 1 - 2/1	1921	09/04/24	\$2,300,000	\$460,000	\$593.70	2.97%	19.70
3	 633 Park Ave South Pasadena, Ca 91030 Total Units 5	4 - 1/1 1 - 2/1	1941	06/07/24	\$1,895,000	\$379,000	\$498.03	4.57%	14.24
<b>all/Averages</b>					<b>\$2,673,333</b>	<b>\$439,042</b>	<b>\$549.23</b>	<b>3.94%</b>	<b>16.39</b>
S	 <b>Chateau Apartments</b> 1744 Huntington Dr South Pasadena, Ca 91030 <b>Total Units 5</b>	3 - 1/1 2 - 2/1	1940	List Price	\$2,475,000	\$495,000	\$567.01	4.09%	15.34