

# Real Estate Investment Analysis



House and ADU  
805 S 10th st  
Montebello CA 90540

Report Prepared By



Century 21 Masters, Bre #01849354  
140 S. Grand #F  
Glendora, Ca 91741



AI Jafarkani, BRE# 00943597  
626-335-6000  
al@markandal.com

## Property Summary Year 1

805 S 10th st  
Montebello CA 90540  
House and ADU



### **Operating Statement**

<b>Operating Statement</b>	
Gross Scheduled Income	\$96,000
- Vacancy Loss	\$0
= Gross Effective Income	\$96,000
+ Other Income	\$0
= Gross Operating Income	\$96,000
- Total Operating Expenses	\$17,748
= Net Operating Income (NOI)	\$78,252

### **Financial Statistics**

Occupancy Percent	100.0%
Vacancy Percent	
Monthly Income Per Unit	\$4,000
Monthly Income Per Sq Ft	\$3
Annual Expenses Per Unit	\$8,874
Annual Expenses per Sq Ft	\$6
Gross Rent Multiplier	13.53
Cap Rate	6.02%

### **Property Data**

Purchase Price	\$1,299,000	Year Built
Number of Units	2	Land Area
Number Occupied	2	Buildings
Number Vacant		Stories
Price Per Unit	\$649,500	Electric Meters
Rentable Sq Ft	2,930	Gas Meters
Price Per Sq Ft	\$443	Parking Spaces
Taxes	\$15,588	Roof
Insurance	\$1,200	Zoning

### **Amenities and Features**

Welcome to a fully remodeled property offering modern living, exceptional comfort, and a beautifully designed permitted ADU, perfect for multi-generational living or rental income. The main residence has been completely upgraded from top to bottom. The main house is designed to potentially accommodate a JADU. Enjoy peace of mind with all-new electrical wiring and panel, fully repiped plumbing, and a brand-new roof. Thoughtfully designed for year-round comfort, the home features five new ductless mini-split systems providing individual hot/cold control for all bedrooms, the living room, and the dining/kitchen area. Step inside to an inviting interior showcasing new high-grade vinyl planks, new recessed lighting, fresh interior and exterior paint, and all-new dual-pane windows with custom mini-blinds. The living room offers a cozy fireplace, creating a warm focal point for gatherings. The beautifully remodeled kitchen includes a new sink, stove/oven, range hood, quartz countertops, and premium cabinetry. The home features 4 bedrooms and 3 bathrooms, including two primary suite and private bath. All bathrooms include elegant tile flooring. Additional conveniences include a water-leak detector, new side vinyl fencing for enhanced privacy, and a designated outdoor laundry area. Brand new ADU with 1200 sqft includes 3 bedrooms, 2 baths, its own individual water/electric meters, central A/C, dual-pane windows, recessed lighting, energy-efficient insulation, quartz kitchen with island, electric appliances, dishwasher, custom cabinets, water-leak detector, private vinyl fencing, and washer/dryer hookups. This property is truly turnkey with comprehensive upgrades and two fully modernized living spaces. A rare opportunity in Montebello—don't miss it! Buyer to verify all information and satisfy themselves.

### **Prepared By**

Al Jafarkani, BRE# 00943597, 626-335-6000, al@markandal.com

Century 21 Masters, Bre #01849354, 140 S. Grand #F, Glendora, Ca 91741

Buyers are urged to do their own due diligence and satisfy themselves as to all aspects of the property including but not limited to condition, financial, etc. This report has been prepared based on information furnished by sources deemed reliable, however no representation or warranty, either express or implied, is made to its accuracy. All dollar values have rounded to the nearest dollar.

## Rent Roll at Month 1

805 S 10th st  
Montebello CA 90540  
House and ADU



### Rent Roll Summary

Possible Rent	\$8,000	Total Units	2
- Vacancy Rent	\$0	Vacant	0.0%
= Occupied Rent	\$96,000	Occupied	100.0%

Row	Unit #	Unit Type	# of Type	Beds	Baths	Sq Ft	Rent/Unit	Rent/SqFt
1		House (potential)	1	4	3.00	1,730	\$4,800	\$3
2		ADU	1	3	2.00	1,200	\$3,200	\$3

### Prepared By

Al Jafarkani, BRE# 00943597, 626-335-6000, al@markandal.com

Century 21 Masters, Bre #01849354, 140 S. Grand #F, Glendora, Ca 91741

Buyers are urged to do their own due diligence and satisfy themselves as to all aspects of the property including but not limited to condition, financial, etc. This report has been prepared based on information furnished by sources deemed reliable, however no representation or warranty, either express or implied, is made to its accuracy. All dollar values have rounded to the nearest dollar.

# Annual Property Report, Year 1

805 S 10th st  
Montebello CA 90540  
House and ADU



## **Price**

Purchase Price	\$1,299,000
Appreciated Price (EOY 1)	\$1,350,960

## **Financing**

Mortgage	\$1,299,000
Points	0.0
Interest Rate	%
Amortized Over	0.0 years
Term (Due Date)	0.0 years

## **Income**

Gross Scheduled Income	\$96,000
= Effective Rental Income	\$96,000
= Annual Gross Operating Income	\$96,000
= Monthly Gross Operating Income	\$8,000

## **Expenses**

Taxes	\$15,588
+ Insurance	\$1,200
+ Gardner	\$960
= Annual Operating Expenses	\$17,748
= Monthly Operating Expenses	\$1,479

## **Net Operating Income**

Annual Gross Operating Income	\$96,000
- Annual Operating Expenses	\$17,748
= Annual Net Operating Income	\$78,252
= Monthly Net Operating Income	\$6,521

## **Cash Flow**

Net Operating Income	\$78,252
= Annual Cash Flow Before Tax	\$78,252
= Monthly Cash Flow Before Tax	\$6,521
- Tax Liability (Savings) @ 28 %	\$21,911
= Annual Cash Flow After Tax	\$56,341
= Monthly Cash Flow After Tax	\$4,695

## **Common Indicators**

Cap Rate	6.02%
----------	-------

## **Prepared By**

Al Jafarkani, BRE# 00943597, 626-335-6000, al@markandal.com  
Century 21 Masters, Bre #01849354, 140 S. Grand #F, Glendora, Ca 91741  
Buyers are urged to do their own due diligence and satisfy themselves as to all aspects of the property including but not limited to condition, financial, etc.  
This report has been prepared based on information furnished by sources deemed reliable, however no representation or warranty, either express or implied, is made to its accuracy. All dollar values have rounded to the nearest dollar.