

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



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Property Summary Year 1

805 S 10th st
Montebello CA 90540
House and ADU



Operating Statement

Gross Scheduled Income	\$96,000
- Vacancy Loss	\$0
= Gross Effective Income	\$96,000
+ Other Income	\$0
= Gross Operating Income	\$96,000
- Total Operating Expenses	\$17,376
= Net Operating Income (NOI)	\$78,624

Financial Statistics

Occupancy Percent	100.0%
Vacancy Percent	
Monthly Income Per Unit	\$4,000
Monthly Income Per Sq Ft	\$3
Annual Expenses Per Unit	\$8,688
Annual Expenses per Sq Ft	\$6
Gross Rent Multiplier	13.21
Cap Rate	6.20%

Property Data

Purchase Price	\$1,268,000	Year Built	
Number of Units	2	Land Area	
Number Occupied	2	Buildings	
Number Vacant		Stories	
Price Per Unit	\$634,000	Electric Meters	
Rentable Sq Ft	2,930	Gas Meters	
Price Per Sq Ft	\$433	Parking Spaces	
Taxes	\$15,216	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.

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Rent Roll at Month 1

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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 (potential)	1	3	2.00	1,200	\$3,200	\$3

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Annual Property Report, Year 1

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Price

Purchase Price	\$1,268,000
Appreciated Price (EOY 1)	\$1,318,724

Common Indicators Cont.

Gross Rent Multiplier	13.21
Default Ratio (Break Even)	18.10

Financing

Mortgage	\$1,268,000
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	\$15,216
+ Insurance	\$1,200
+ Gardner	\$960
= Annual Operating Expenses	\$17,376
= Monthly Operating Expenses	\$1,448

Net Operating Income

Annual Gross Operating Income	\$96,000
- Annual Operating Expenses	\$17,376
= Annual Net Operating Income	\$78,624
= Monthly Net Operating Income	\$6,552

Cash Flow

Net Operating Income	\$78,624
= Annual Cash Flow Before Tax	\$78,624
= Monthly Cash Flow Before Tax	\$6,552
- Tax Liability (Savings) @ 28 %	\$22,015
= Annual Cash Flow After Tax	\$56,609
= Monthly Cash Flow After Tax	\$4,717

Common Indicators

Cap Rate	6.20%
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