

903 Las Lomas Rd, Duarte 91010

STATUS: Active

LIST PRICE: \$1,725,000

North of Huntington Drive



OF UNITS TOTAL: 4
 SQFT(src): 4,134
 PRICE PER SQFT: \$417.27
 LOT(src): 30,846/0.7081 (A)
 LEVELS:
 YEAR BLT(src): 1957 (ASR)
 DAM / CDAM: 5/5
 SLC: Standard
 TOTAL OP. EXP: \$0.00
 NET OP. INCOME: \$0
 PARCEL #: 8604008019
 LISTING ID: AR26059028

Recent: 03/19/2026 : NEW

Next OH:



DESCRIPTION

Exceptional Residential Income Opportunity – Four Separate Homes on an Oversized Lot Discover incredible versatility and income potential with this unique property featuring four detached homes on an expansive lot. Two of the homes have been recently remodeled, offering modern comfort and immediate rental appeal. All tenants are currently month-to-month, providing excellent flexibility for investors or owner-occupants. The generous lot size may present opportunities for a lot split, additional ADUs, or other value-add development options (buyer to verify). This is an ideal property for: Investors seeking strong rental income with future upside Owner-users wanting to live in one home while renting out the other three Multigenerational living, offering multiple private residences on one site The owner is also open to your 1031. Don't miss this rare chance to secure a high-yield, multi-home investment with significant long-term potential.

EXCLUSIONS:

INCLUSIONS:

AREA: 617 - Duarte
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: \$1,725,000
 SUB TYPE: QUAD/D
 CMN WALLS: No Common Walls
 PARKING: Assigned
 # OF BUILDINGS TOTAL: 1
 RENT CONTROL?: No
 PROPERTY ATTACHED?: No

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
 ROOM TYPE:
 UTILITIES:
 ELECTRIC:
 WATER: Public

COOLING:
 HEATING:
 VIEW:
 WATERFRONT:
 LAUNDRY: None
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: \$118,140
 VACANCY ALLOWANCE \$/:%: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: \$0
 OPERATING EXPENSE \$/:%: \$0/
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/:%: /
 PERSONAL PROPERTY \$/:%: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$0
 ELECTRIC: \$0
 GAS: \$0
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: \$0
 CABLE TV:
 GARDENER:
 INSURANCE: \$0

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: \$5,937

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH
1:	1	2	1	2	Unfurnished	\$2,500	\$2,500	\$2,500	SEPARATE ELECTRIC: 4
2:	1	2	1	1	Unfurnished	\$2,390	\$2,390	\$2,390	GAS METERS: 4
3:	1	2	1	1	Unfurnished	\$2,195	\$2,195	\$2,195	WATER METERS: 4
4:	1	3	2	2	Unfurnished	\$2,760	\$2,760	\$2,760	

INTERIOR

INTERIOR:
 ACCESSIBILITY:

APPLIANCES:
 FLOORING:

ENTRY/LEVEL: Level 1/1
 FIREPLACE: None

SQFT STUDIO AVG:
 SQFT 1 BED AVG:
 SQFT 2 BED AVG:
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 SEWER: Public Sewer

LOT: Lot 20000-39999 Sqft
 POOL: None

FENCING:
 SPA:

BUILDING

BUILDER NAME:
 BUILDER MODEL:

ARCH STYLE:
 DOORS:
 WINDOWS:

ROOF:
 FOUNDATION DTLS:
 PROP CONDITION:

CONSTR MTRLS:
 OTHER STRUCTURES:
 NEW CONSTRUCTION YN: No

GARAGE AND PARKING

UNCOVERED SPACES: PARKING TOTAL: **6** GARAGE SPACES: **6** CARPORT SPACES:

GREEN

GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No** GREEN VERIFICATION: **No**

COMMUNITY

HOA DUES 1: **\$0** HOA 1 NAME: HOA PHONE 1: HOA AMENITIES:
HOA DUES 2: HOA 2 NAME: HOA PHONE 2: STORIES TOTAL: **1**
HOA DUES 3: HOA 3 NAME: HOA PHONE 3:
COMMUNITY: **Sidewalks**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No** ELEVATION: TAX LOT: **29** TAX BLOCK:
COMMON INTEREST: **None** ASSESSMENTS: LOT SIZE DIM: TAX TRACT #: **15706**
LAND LEASE AMOUNT: PARCEL #: **8604008019**
LAND LEASE AMT FREQ: ADDITIONAL PARCEL(S): **No** ZONING:

LISTING

DATES

BAC:
BAC REMARKS:
DUAL/VARI. RATE?: **Yes**
CURRENT FINANCING:
POSSESSION:
FINANCIAL INFO AS OF:
CONTINGENCY LIST:

LIST TERMS: **Cash, Cash to New Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **03/15/26**
START SHOWING DATE:
ON MARKET DATE: **03/19/26**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **03/19/26**
MOD TIMESTAMP: **03/20/26**
EXPIRED DATE: **07/29/26**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:
PRIVATE REMARKS: Please contact agent for expense and income information.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: OWNER'S NAME:
SHOW CONTACT NAME: LOCK BOX DESCRIPTION: 
SHOW CONTACT PHONE:
SHOWING INSTRUCTIONS: **Call agent for information. Do NOT go to tenant's home for any reason. Drive by only.**
DRIVING DIRECTIONS: **North of Huntington Drive**

AGENT / OFFICE

CONTACT PRIORIT

LA: **(a30299) Doug Meyer** LA State License: **00354602** 1.LA CELL: **626-993-4900**
CoLA: CoLA State License: 2.LA TEXT: **626-993-4900**
LO: **(3102) Coldwell Banker Realty** LO State License: **00616212** 3.LA EMAIL: **dougmeyer88@yahoo.com**
LO PHONE: **626-445-5500**
CoLO:
CoLO PHONE: CoLO State License:
CoLO FAX:
Offers Email: **dougmeyer88@yahoo.com**



SITE PLAN

Address: 903 Las Lomas Rd
Duarte, CA 91010
Parcel ID: 8604-008-019
Lot area: 0.71 Acres
Plot Size: 8.5" x 11"
Drawing scale: 1" = 50'

