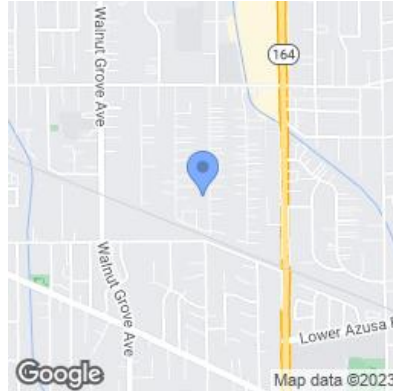


W/Rosemead Blvd S/Broadway



OF UNITS TOTAL: **2**
 SQFT(src): **1,662**
 PRICE PER SQFT: **\$752.11**
 LOT(src): **11,894/0.273 (A)**
 LEVELS: **One**
 YEAR BLT(src): **1951 (ASR)**
 DOM / CDOM: **11 / 11**
 SLC: **Standard**
 TOTAL OP. EXP: **\$0.00**
 NET OP. INCOME: **\$0**
 PARCEL #: **5388032014**
 LISTING ID: **AR23102918**

Recent: **06/12/2023 : NEW**

Submit Offer

DESCRIPTION

On the market for the first time in nearly 50 years! Charming duplex on a large lot! Each home has 2 bedrooms and 1 full bathroom. Parking for both is located on the property. Large storage yard separates the two homes while providing privacy. Each home has its own front and backyards, along with separate laundry hookups, and private driveways. Property has been meticulously kept up by the owners. Located in a quiet neighborhood, and near many amenities. Property is being sold as-is. Has potential to add an additional ADU. Buyer to verify with the County of Los Angeles of possible ADU addition. So much potential for the new owner!! This opportunity will not last!

EXCLUSIONS:

INCLUSIONS:

AREA: **654 - San Gabriel**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 55+: **No**
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: **\$1,250,000**
 SUB TYPE: **DPLX/D**
 CMN WALLS: **No Common Walls**
 PARKING:
 # OF BUILDINGS TOTAL: **2**
 RENT CONTROL?: **No**
 PROPERTY ATTACHED?: **No**

ROOM TYPE: **Kitchen, Living Room**
 UTILITIES:
 ELECTRIC:
 WATER: **Public**

COOLING: **Wall/Window Unit(s)**
 HEATING: **Floor Furnace, Wall Furnace**
 VIEW:
None
 WATERFRONT:
 LAUNDRY: **Gas & Electric Dryer Hookup, Washer Hookup**
 PROBATE AUTHORITY:

ANALYSIS

INCOME

GROSS SCHEDULE INCOME: **\$24,000**
 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 \$/%: /

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:
 GAS:
 LICENSES:
 NEW TAXES:

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

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: **\$0**

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 SEPARATE ELECTRIC:
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,400	2
2:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,400	2

GAS METERS: 2
 WATER METERS: 1

INTERIOR

INTERIOR:
 ACCESSIBILITY:
 APPLIANCES: **Gas Oven, Refrigerator**
 FLOORING: **Carpet, Tile, Wood**

ENTRY/LEVEL: **Front/1**
 FIREPLACE: **Living Room**

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

EXTERIOR

EXTERIOR:
 DIRECTION FACES:
 SECURITY:
 SEWER: **Public Sewer**

LOT: **2-5 Units/Acre, Lot 10000-19999 Sqft**
 POOL: **None**

FENCING: **Block, Wood**
 SPA: **None**

BUILDING

BUILDER NAME: ARCH STYLE: **Traditional** ROOF: **Composition** CONSTR MTRLS: **Stucco**
 BUILDER MODEL: DOORS: FOUNDATION DTLs: OTHER STRUCTURES: **Storage**
 WINDOWS: PROP CONDITION: **Turnkey** NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

UNCOVERED SPACES: **4** PARKING TOTAL: **5** GARAGE SPACES: **1** CARPORT SPACES:

GREEN

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

POWER PRODUCTION

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

COMMUNITY

HOA DUES 1: 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, Street Lights**
 HOA MANAGEMENT NAME:
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No** ELEVATION: TAX LOT: **19** TAX BLOCK:
 COMMON INTEREST: **None** ASSESSMENTS: **Unknown** LOT SIZE DIM: **62x193** TAX TRACT #: **0**
 LAND LEASE AMOUNT: PARCEL #: **5388032014** ZONING: **LCA1***
 LAND LEASE AMT FREQ: ADDITIONAL PARCEL(s): **No**

LISTING**DATES**

BAC: **2.5%** LIST TERMS: **1031 Exchange** LIST CONTRACT DATE: **06/07/23**
 BAC REMARKS: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE:
 DUAL/VARI. RATE?: **No** LIST SERVICE: **Full Service** ON MARKET DATE: **06/12/23**
 CURRENT FINANCING: AD NUMBER: PRICE CHG TIMESTAMP:
 POSSESSION: **Close Of Escrow** DISCLOSURES: **Unincorporated** STATUS CHG TIMESTAMP: **06/12/23**
 FINANCIAL INFO AS OF: INTERNET, AVM?/COMM?: **Yes/Yes** MOD TIMESTAMP: **06/13/23**
 CONTINGENCY LIST: INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE: **10/07/23**
 NEIGHBORHOOD MARKET REPORT YN?: **Yes** PURCH CONTRACT DATE:
 ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Showings by appointment only. Front house vacant. Rear house is tenant-occupied. Do not disturb tenant. Showings by appointment only. Seller requires 3 month leaseback of storage area at \$500/month. Sale is subject to 1031 exchange. Buyer to cooperate with 1031 exchange at no cost to Buyer. Fireplace in front house is inoperable.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: OWNER'S NAME:
 SHOW CONTACT NAME: LOCK BOX DESCRIPTION: **None** 
 SHOW CONTACT PHONE: 
 SHOWING INSTRUCTIONS: **Call Gina at 626-818-3283 or Filippo at 626-255-1124 for scheduling appointments.**
 DRIVING DIRECTIONS: **W/Rosemead Blvd S/Broadway**

AGENT / OFFICE**CONTACT PRIORITY**

LA: (**AR40863**) **Filippo Fanara** LA State License: **01198019** 1.LA CELL: **626-255-1124**
 CoLA: CoLA State License: 2.LA DIRECT:
 LO: (**30386**) **CIBA Real Estate** LO State License: **01198019** 3.OTHER: **Cell/6268183283**
 LO PHONE: **626-303-1818** LO FAX: **626-303-1758** 4.LA FAX:
 CoLO: CoLO State License: 5.LA VOICEMAIL:
 CoLO PHONE: CoLO FAX: 6.LA EMAIL: **filippo@cibare.com**
 Offers Email: **filippo@cibare.com**

