

Real Estate Investment Analysis



651 -651 1/2 King street
Monrovia CA

Report Prepared By



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



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Property Summary Year 1

651 -651 1/2 King street
Monrovia CA



Operating Statement

Gross Scheduled Income	\$48,000
- Vacancy Loss	\$0
= Gross Effective Income	\$48,000
+ Other Income	\$0
= Gross Operating Income	\$48,000
- Total Operating Expenses	\$14,376
= Net Operating Income (NOI)	\$33,624

Financial Statistics

Occupancy Percent	100.0%
Vacancy Percent	
Monthly Income Per Unit	\$2,000
Monthly Income Per Sq Ft	
Annual Expenses Per Unit	\$7,188
Annual Expenses per Sq Ft	
Gross Rent Multiplier	16.56
Cap Rate	4.23%

Property Data

Purchase Price	\$795,000	Year Built	1950
Number of Units	2	Land Area	8049
Number Occupied	2	Buildings	2
Number Vacant		Stories	1
Price Per Unit	\$397,500	Electric Meters	2
Rentable Sq Ft		Gas Meters	2
Price Per Sq Ft		Parking Spaces	4
Taxes	\$9,540	Roof	Comp
Insurance	\$1,600	Zoning	

Amenities and Features

Loaded with Character, located at end of cul-de-sac and so convenient. Short walk to Huntington drive shopping and restaurants, transportation, Monroe elementary school, and Monrovia High school. Front house is 3 bedroom/2 baths, high coved ceilings, living room, large dining room, central a/c and heat, newer kitchen, many upgrades, move in shape. Could be a great owner-occupied unit with LEGAL 2nd unit or guest house as rental or mother in law, or ADU. Separate electric and gas meters. The 2nd unit is 1 bedroom, living room, 1 bath. Both units have separate private yard areas. 2 car garage plus additional off street parking available. Great location, nice area!

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Rent Roll at Month 1

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Rent Roll Summary

Possible Rent	\$4,000	Total Units	2
- Vacancy Rent	\$0	Vacant	0.0%
= Occupied Rent	\$48,000	Occupied	100.0%

Row	Unit #	Unit Type	# of Type	Beds	Baths	Sq Ft	Rent/Unit	Rent/SqFt
1		Potential rent	1	3	2.00		\$2,450	
2		Potential rent	1	1	1.00		\$1,550	

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Annual Property Report, Year 1

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Price

Purchase Price	\$795,000
Appreciated Price (EOY 1)	\$826,800

Common Indicators Cont.

Gross Rent Multiplier	16.56
Default Ratio (Break Even)	29.95

Financing

Mortgage	\$795,000
Points	0.0
Interest Rate	%
Amortized Over	0.0 years
Term (Due Date)	0.0 years

Income

Gross Scheduled Income	\$48,000
= Effective Rental Income	\$48,000
= Annual Gross Operating Income	\$48,000
= Monthly Gross Operating Income	\$4,000

Expenses

Taxes	\$9,540
+ Insurance	\$1,596
+ water	\$1,500
+ Trash	\$396
+ Gardner	\$1,200
+ Liscense	\$150
= Annual Operating Expenses	\$14,376
= Monthly Operating Expenses	\$1,198

Net Operating Income

Annual Gross Operating Income	\$48,000
- Annual Operating Expenses	\$14,376
= Annual Net Operating Income	\$33,624
= Monthly Net Operating Income	\$2,802

Cash Flow

Net Operating Income	\$33,624
= Annual Cash Flow Before Tax	\$33,624
= Monthly Cash Flow Before Tax	\$2,802
- Tax Liability (Savings) @ 28 %	\$9,415
= Annual Cash Flow After Tax	\$24,209
= Monthly Cash Flow After Tax	\$2,017

Common Indicators

Cap Rate	4.23%
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