11767,11771, 11773 & 11775 PEORIA ST SUN VALLEY CA. 91352

1. **11767 - A Right** (Main House) – 3 Bed, 2 Bath, Kitchen, LR, 2 Fireplaces, Den, approx: 1,820 sqft. Rental Income: $2,800

**Electric:** Tenant | **Gas:** Tenant | **Water:** Landlord | **Parking**: Driveway plus 1-Car Carport at rear.

**Cooling:** Swamp | **Heating:** Wall Furnace | **Washer & Dryer:** Outside

**11767 – B** (Garage Conversion) – 2 Bed, 1 Bath, Kitchenet, LR, approx.: 816 sqft.

Rental Income: $1,800 **all utilities included.**

**Cooling:** Swamp | **Heating:** Wall Furnace | **Washer & Dryer:** Outside | **Parking:** 3 Car Open Space Parking plus Carport used as a Covered Patio (due to access).

**Note: Garage converted to Study, Utility Room & Sitting Room with Full Bathroom, owner is renting out, not a legal unit.**

1. **11775 – A** Left (Main House) – 2 Bed, 2 Bath, Kitchen, LR, approx.: 1,090 sqft

Rental Income: $1,900

**Electric:** ½ T ½ L | **Gas:** Tenant | **Parking:** Driveway

**Cooling:** Window Unit | **Heating:** Wall Furnace | **Washer & Dryer:** Inside

**11775 – B** (Garage Conversation) – 2 Bed, 1 Bath, Kitchenet, LR, approx: 586 sqft

Rental Income: $1,800 **all utilities included.**

**Cooling:** Window Unit | **Gas:** Wall Furnace | **Washer & Dryer:** None | **Parking**: 2-Car Port & 1-Open Air Space

**Note:** **Garage converted to Family Room, Den, Bedroom, 2 Bathrooms & Storage Room**

**with 2-Car Carport & Patio Cover, owner is renting out partial conversion, not a legal unit.**

**The Bonus Room (appox: 157 sqft) & Office (190 sqft) and the two ¾ bathrooms are used for personal use by the Seller.**

1. **11773 – A Left Rear** (Main House) – 2 Bed, 1.5 Bath, Kitchen, LR, approx: 830 sqft

Rental Income: $2,000

**Electric:** Landlord | **Gas:** Tenant | **Parking:** 1-Car Garage plus side yard parking

**Cooling:** Window Unit | **Heating:** Wall Furnace | **Washer & Dryer:** Garage

**11773 – B Single** (Family Room Addition) – 1 Bed, 1 Bath, Kitchenet, LR, approx: 504 sqft

Rental Income: $1,600 **all utilities included.**

**Cooling:** Window Unit | **Heating:** Space Heater Only | **Washer & Dryer:** Outside **Parking:** 1-Car Port

**Note: Family Room Addition converted into Granny Unit, owner is renting out, not a legal unit.**

1. **11771** – (Main House) – 2 Bed, 1 Bath, Kitchen, LR, approx.: 812 sqft

Rental Income: $2,100

**Electric:** Tenant | **Gas:** Tenant | **Parking:** 1-Car Garage

**Cooling:** Split Unit | **Heating**:Split Unit | **Washer & Dryer:** Garage

**RV YARD & PARKING: Approximately 74 X 130 (Buyer to verify) parking & storage area with Metal Structure. Rolling gate, (3) sewer clean-outs, water & electricity.**

**There are (4) gas meters, (2) water meters and (4) electric panels.**

**Property is connected to the public sewer.**

**Lot size: 35,460 (126 X 282)**

**Note: This property is considered a non-conforming due to the fact that it is a R-1 zone with 4 residences on the property that have been “Grandfathered in” .**

**The two garage conversions as well as addition for 11773-B are legally permitted with certificates of occupancy-except for gas lines to the stoves on those units**

**\*\*Potential Buyer(s) are urged to verify all this information and satisfy themselves. \*\***