

**135 Diamond Street Arcadia, CA 91006**

**Income/Expense 2025**

<b>Income</b>		
Rental Income	Pro Forma	Current
Unit 1 ~ 1,400 rsf 3 bed 2 bath	37,800	34,800
Unit 2 ~ 1,200 rsf 2 bed 1.5 bath	32,400	28,800
Unit 3 ~ 1,450 rsf 3 bed 2 bath	39,000	35,400
Unit 4 ~ 1,400 rsf 2 bed 2 bath	37,800	33,000
Total Rental Income	147,000	132,000
Laundry Income	600	600
Total Income	\$147,600	\$132,600
<b>Expense</b>		
Property Tax	24,000	
Insurance	2,800	
Electric	425	
Gas	1,575	
Water	1,375	
Trash	1,775	
Gardener	600	
Total Expense	\$32,550	\$32,550
<b>Net Operating Income</b>	<b>\$115,050</b>	<b>\$100,050</b>

**Property Highlights:**

Supplemental is 7 pages

Property has 4 units

8 Total Parking Spaces (6 Car Port, 1 Car Garage Unit 3,  
1 Open Parking Spot)

1 Laundry Room

2019 New Roof Entire Property

2024 New Water Heater

Each Tenant has own Electric Meter and 1 Common Area Meter. 5 Total.  
Tenant pays for own electricity. Owner pays for Common Area electricity

Each Tenant has own Gas Meter and 1 Common Area Meter. 5 Total.  
Tenant pays cooking gas only. Owner pays gas for water heater.

One Water Meter. Owner pays water.

Unit 1

2022 new dishwasher

2018 new kitchen, tile flooring, granite countertops, kitchen sink/faucet, garbage disposal, oven and range, exhaust fan, cabinets

2018 new laminated flooring/baseboard entire unit, window blinds, paint

2018 new bathrooms sink/faucet and shower head

Unit 2

2024 new kitchen sink faucet and bathroom sink faucet

Unit 3

2024 new garbage disposal

2022 new kitchen sink faucet

Unit 4

Dec 2024 brand new wood flooring throughout the unit

2022 new toilet

All Expenses / Data provided by Seller are deemed reliable to best of own knowledge, however not guaranteed by Seller or Listing Broker. Buyer to independently verify all information and conduct own due diligence.

4-unit Quadruplex in the heart of Arcadia within a peaceful neighborhood and highly desirable location. Strong cash flow investment and great potential for additional rental income. Great investment opportunity right across from the award winning Arcadia High School, First Ave Middle School, Public Library, Santa Anita Park and Golf Course, and nearby the Mall, Race Track, and Arboretum. The property features a new roof built in 2019 and new water heater in 2024. All units enjoy spacious bedrooms and recent upgrades. Unit 1 is 1-story approx. 1,400 rsf with 3 bed, 2 bath. Includes its own private large front yard and side yard for enjoyment. Upgraded in 2018 with a new kitchen, granite countertops, oven/range, cabinets, bathroom sinks, window blinds, paint and laminate wood flooring/baseboard throughout the unit. The master suite features its own walk in closet and full bath. Unit 2 is 2-story approx. 1,200 rsf with 2 bed, 1.5 bath and its own large backyard. Laminate wood flooring first floor and carpet second floor. Unit 3 is 2-story approx. 1,450 rsf with 3 bed, 2 bath and its own balcony. With a wide and open floorplan connecting the living room, dining room, and kitchen, it is a favorite for those with a vision. Enjoy breakfast on the covered balcony or the nook next to the kitchen. The master suite boasts a walk in closet and an additional side closet to go along with a full bath. It includes its own private garage. Unit 4 is 2-story approx. 1,400 rsf with 2 bed, 2 bath and its own balcony. Dec 2024 brand new wood flooring throughout the unit. A spacious living and dining room layout with large bedrooms. The master suite features its own full bath and closet. Total approx. 5,848 sq ft, Lot size approx. 7,968 sq ft. There is additional laundry income from the closed off laundry room. Each tenant pays their own electric meter and there's one common area electric meter that Owner pays. 5 electric meters total. Each tenant pays their own gas meter and one common area meter. 5 gas meters total. Tenant pays gas for cooking. Owner pays gas for water heater. One water meter that Owner pays. 6 Carport spaces, 1 private garage, and 1 open parking space. 8 total parking spaces.