

PROPERTY INFORMATION:

Property Address: 2624 W Beverly Blvd. Montebello, CA 90640
 APN: 5268-025-019
 Number of Units: 4
 Year Built: 1955
 Approx. Bldg. Sq. Ft.: 3,159
 Approximate Lot Size: 2,555

Probate Sale. Subject to Court Confirmation.



INVESTMENT OVERVIEW:

Asking Price: \$750,000
 Value Per Unit \$187,500
 Value per Square Foot \$237.42

INCOME/EXPENSE ANALYSIS:

Number of Units	Units	Ave. Unit Size	Current Rents		Market		Estimated Annual Expenses	
			Ave. Rent/Unit	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
2	Residential	2 bed / 1 bath	\$1,075	\$2,150	\$1,400	\$2,800	New R. E. Taxes	\$8,438
2	Commercial	800 SF each	\$1,200	\$2,400	\$1,200	\$2,400	New Insurance	\$1,600
							Water Service	\$1,800
4		Monthly Scheduled Rents		\$4,550		\$5,200	Trash	\$2,400
		Total Monthly Income		\$4,550		\$5,200	Pest Control	\$600
		Annual Scheduled Gross Income (GSI)		\$54,600		\$62,400	Repairs and Maint. (5%)	\$2,730
		Less Vacancy & Concessions (5%)		(\$2,730)		(\$3,120)	Misc. Reserves (2%)	\$1,092
		Effective Gross Income		\$51,870		\$59,280		
		Less Estimated Annual Expenses	35.97%	(\$18,660)	34.62%	(\$20,525)		
		Net Operating Income		\$33,211		\$38,755		
		Gross Rent Multiplier		13.74		12.02	Total Expenses	\$18,660
		CAP Rate		4.43%		5.17%	Per Net Sq. Ft.	\$5.91
							Per Unit	\$4,665

PROPERTY HIGHLIGHTS:

PROBATE Sale, subject to Court Confirmation, and overbidding in Court. Great 4 unit mixed use property in NO RENT CONTROL City of Montebello on Beverly Blvd., just east of Garfield Ave. For Sale AFTER more than 50 years. 2 street retail units and 2 residential units. Zoning per title is MNC2. Sold "As Is" And "Where Is", with current tenants in place. Both commercial units are vacant and will be delivered vacant at COE. The 2 residential units are occupied. Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the subject property. Buyer to conduct their own investigations.