

PROPERTY INFORMATION:

Property Address:	COMBINED	2041 S Myrtle	2051 S Myrtle
APN:		8509-032-022	8509-032-036
Number of Units:	5	3	2
Year Built:	1961	1961	1961
Approx. Bldg. Sq. Ft.:	6,660	3,996	2,664
Approximate Lot Size:	30,392	18,892	11,500



INVESTMENT OVERVIEW:

Contract Price:	\$2,145,000	\$1,295,000	\$850,000
Value Per Unit	\$429,000	\$431,667	\$425,000
Value per Square Foot	\$322.07	\$324.07	\$319.07

INCOME/EXPENSE ANALYSIS:

Number of Units	Bdrms./ Baths	Ave. Unit Size	Current Rent		Market		Estimated Annual Expenses	
			Ave. Rent/Unit	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
5	3bed/2bath SFR		\$2,053	\$10,265	\$2,250	\$11,250	New R. E. Taxes	\$24,131
5	Monthly Scheduled Rents			\$10,265		\$11,250	New Insurance	\$1,500
	Total Monthly Income			\$10,265		\$11,250	Repairs & Maint. (5%)	\$6,159
	Annual Scheduled Gross Income (GSI)			\$123,180		\$135,000		
	Less Vacancy & Concessions (5%)			(\$6,159)		(\$6,750)		
	Effective Gross Income			\$117,021		\$128,250		
	Less Estimated Annual Expenses	27.17%		(\$31,790)	27.27%	(\$34,969)		
	Net Operating Income			\$85,231		\$93,281	Total Expenses	\$31,790
	Gross Rent Multiplier			17.41		15.89	Per Net Sq. Ft.	\$4.77
	CAP Rate			3.97%		4.35%	Per Unit	\$6,358

Property Highlights:

1. 2 separate parcels - One parcel has 2 houses and the other has 3 houses. Can be bought separately and/or together.
2. 3 of the 5 houses extensively rehabbed within the past 12 months.
3. All 5 houses individually metered and tenant(s) responsible for their respective utilities.
4. NO rent control. Potential development opportunity. Huge lot.
5. Close to all shopping and Metro Gold line Foothill Station

DISCLAIMER: This information has been secured from sources we believe to be reliable, but Ingenious Asset Group, Inc. (CalBRE # 01905917), Vineendra "Vinny" Jain (CalBRE # 01413466), and/or any of their associates, shall make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate and per public records. Reviewer's must verify information and bears all risk for any inaccuracies. The above analysis is provided to its intended audience as a matter for reference ONLY. Any reliance on its accuracy, will be at the sole discretion and responsibility of the person(s) reviewing and/or using any of the above information for whatever purpose.



2041 - 2051 S Myrtle Ave. Monrovia, CA, 91016
Rent Roll - As of 09/30/2016

Unit	BD/BA	Tenant	Status	Market Rent	Current Rent	Deposit	Lease From	Lease To
2041 S Myrtle Ave	3/2.00	Candido Ramirez	Current	2,250.00	2,000.00	1,640	1/22/2011	MTM
2043 S Myrtle Ave	3/2.00	Heather MacCartney	Current	2,250.00	2,195.00	4,390	9/13/2015	9/30/2016
2045 S Myrtle Ave	3/2.00	Anna Chiriaco	Current	2,250.00	1,700.00	0	8/12/1973	MTM
2049 S Myrtle Ave	3/2.00	Lee Mateus Vega	Current	2,250.00	2,175.00	3,990	6/6/2015	7/5/2016
2051 S Myrtle Ave	3/2.00	Stephanie Floresca	Current	2,250.00	2,195.00	4,390	9/1/2015	8/31/2016
Total				11,250.00	10,265.00	14,410.00		

Unit Mix	# of Units
3 Bed/2 Bath	5
Total Units	5

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