

25 Fano Street Arcadia, CA 91006

Current Income/Expense

Income

	Pro Forma	Current
Rental Income		
Unit A ~ 1,305 rsf 2 bed 1.5 bath	39,000	35,400
Unit B ~ 1,273 rsf 2 bed 1.5 bath	38,400	30,000
Unit C ~ 1,522 rsf 3 bed 2 bath	45,600	34,800
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Total Income	\$123,000	\$100,200

Expense

Property Tax	18,000	
Insurance	1,750	
Water	1,300	
Trash	700	
Gardener	960	
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Total Expense	\$22,710	\$22,710
Net Operating Income	\$100,290	\$77,490

Property Highlights:

Property has 3 units

6 Total Parking Spaces (2 Car Garage 2 spaces each, 2 Open Parking spaces)

Tenants pay for Electricity. Each have their own meter.

One Water Meter, no Gas Meter

Unit A

2024 new kitchen cooktop, garbage disposal, dishwasher, bathroom sink faucet, shower head/faucet

Unit C

2024 new water heater, oven and range, bathroom sink faucet/shower head

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.

Supplement is 4 pages, see below.

3-unit Triplex 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 Mall, Race Track, and Arboretum. All units feature a 2-story floor plan with spacious bedrooms and recent upgrades.

Unit A is approx. 1,305 rsf with 2 bed, 1.5 bath and its own 2 car garage. Laminated wood flooring throughout and new kitchen cooktop, garbage disposal, dishwasher, bathroom sink faucet/drain pipes, and shower head/faucet.

Unit B is approx. 1,273 rsf with 2 bed, 1.5 bath and its own 2 open car spaces. Laminated wood flooring first floor and carpet upstairs.

Unit C is approx. 1,522 rsf with 3 bed, 2 bath and its own 2 car garage. Laminated wood flooring first floor and carpet upstairs. New oven and range, kitchen sink faucet, and bathroom sink faucet/shower head.

New water heater. Total approx. 4,100 sq ft, Lot size approx. 8,365 sq ft. Beautiful and large front yard, middle courtyard, and backyard with vegetation/fruits that adds to the property aesthetic and charm.

Each tenant has their own laundry hookups. 3 separate electricity meters. Each unit has own water heater.

Unit B
Photos are from prior MLS listing AR17279034 1/18/2018

Living/Family Room



Master Bedroom



Kitchen 1



Kitchen 2



Full Bathroom 1



Bedroom #2



Unit C
Photos are from prior MLS listing AR17278985 1/19/2018

Living/Family Room



Master Bedroom



Kitchen 1



Kitchen 2



Bedroom #2



Bedroom #3



Full Bathroom

