

11525 Haro Ave

\$ 2,200,000

Downey 90241

Year Build

1978

8 Beds

4 Baths

4,570

Lot Size: 6,401 S



Newly renovated tri-plex in Downey. The unit mix is two 2bd/1bth units and one 4bd/2bth unit. All the units have heavily upgraded interiors, now featuring a contemporary design. Each unit has seen upgrades to the floors along with newer paint. The kitchens feature new cabinets, quartz countertops, and stainless-steel appliances. Bathroom upgrades include newer vanities, steam showers, and newer fixtures. Other amenities include laundry hookups and 2-car garages for each unit, as well as smart home automation for the lights and thermostats for added efficiency. The property is conveniently located near the 710 and 105 Freeways and presents the perfect opportunity for a landlord to live in one unit while renting out the other two.



		2023 Actual Income	Proforma
3 Units	4/2	4,250	4,250 Per Month
	2/1	3,000	3,000 Per Month
	2/1	2,600	2,600 Per Month
Utilities		150 Per Month	150 Per Month
Insurance		267 Per Month	267 Per Month
Property Tax		2,475 Per Month	2,475 Per Month
Gross Income		9,850	9,850 Per Month
Total Expense		2,892	2,892 Per Month
Net Income		6,958	6,958 Per Month
ROI		3.80%	3.80%



POTJANEE SRI

Realtor | BRE # 01766066

818-971-9193 | 661-310-5899

potjaneesri@gmail.com www.potjaneesri.com



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