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CONTENTS

- 01 | INVESTMENT OVERVIEW
- 02 | FINANCIAL ANALYSIS
- 03 | EXTERIOR/INTERIOR

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ELIZABETH DO
— TEAM —
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INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

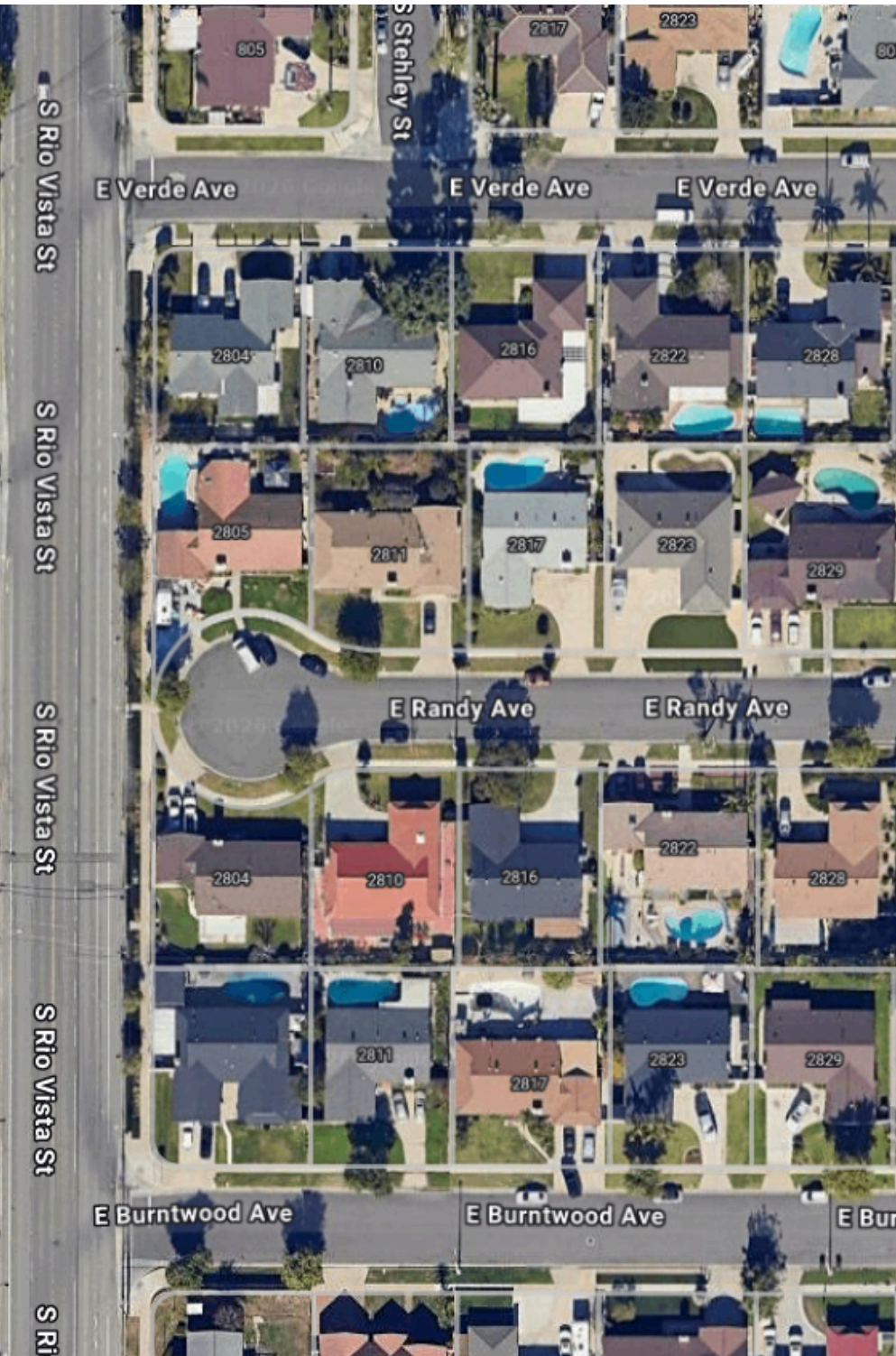
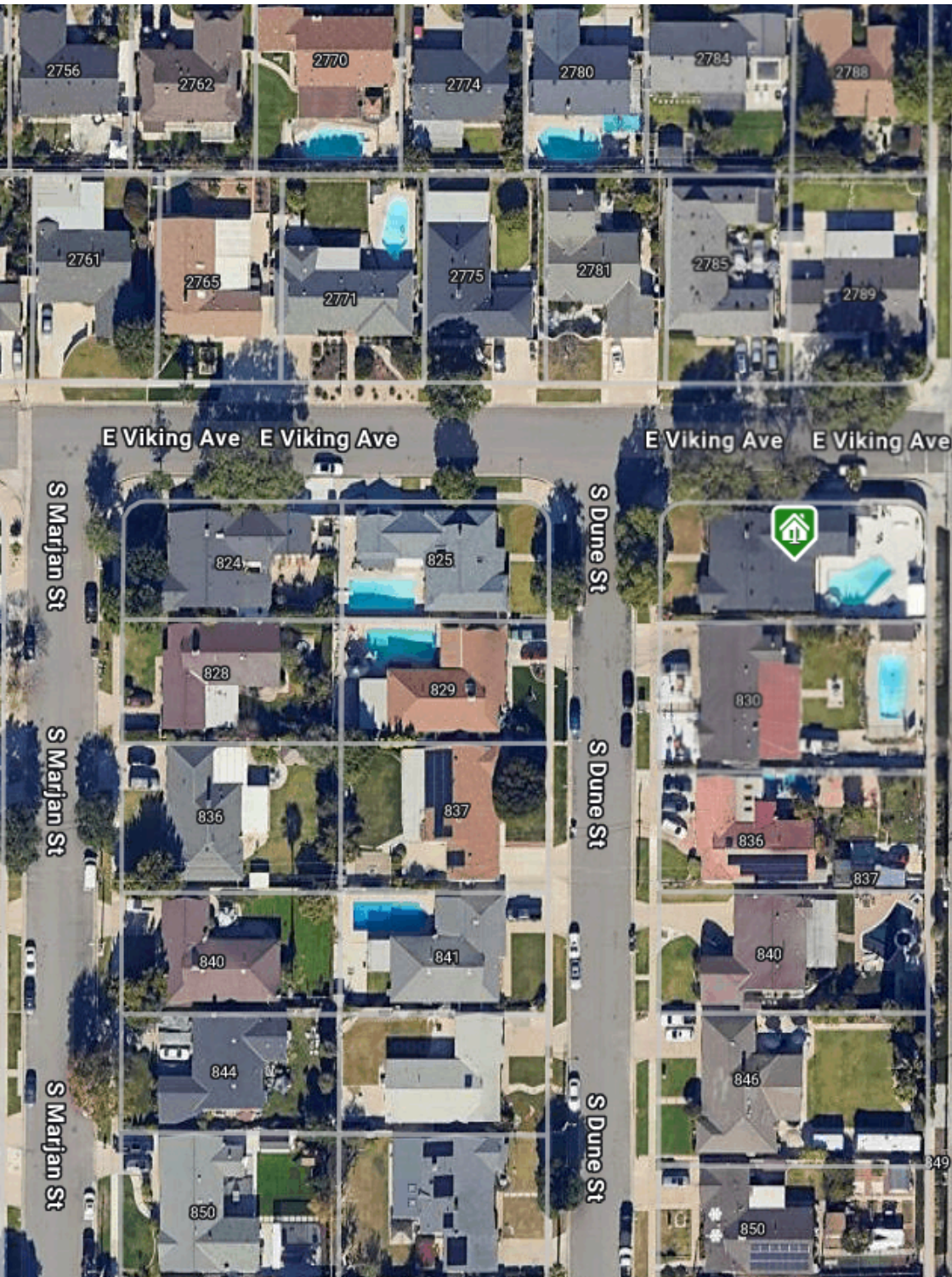
This versatile property is ideal for multi-generational living or investment, featuring a single-family home plus an ADU and JADU—each with private entrances and separate meters. The main house offers an open, light-filled layout, a spacious kitchen with peninsula breakfast bar, a remodeled primary suite with dual sinks and walk-in shower, and three additional bedrooms with an updated bath.

Both ADU units are stylish 1-bed, 1-bath spaces with full kitchens, quartz counters, and LVP flooring; the JADU also includes its own patio and in-unit laundry. Enjoy a resort-style backyard with pool, spa, covered patio, outdoor bath, and BBQ-ready setup—plus storage sheds and water softener. Minutes from Disneyland, shopping, and dining, this rare property offers flexible living and strong income potential.

PROPERTY HIGHLIGHTS

- Main home + ADU + JADU (multi-gen or income)
- Separate entrances & meters for all units
- Remodeled primary suite
- Open, light-filled main layout
- Two modern 1-bed ADUs with full kitchens
- JADU with patio & in-unit laundry
- Resort-style yard with pool & spa
- Covered patio & outdoor bath
- Storage sheds & water softener
- Near Disneyland, shopping & dining
- Strong rental/income potential





Rent Roll

	Unit	Bed/Bath	Current Rents	Proforma
1	Main House (SFR)	4 bed 2 bath	Owner Occupied	\$4,500
2	Downstair Unit (ADU)	1 bed 1 bath	\$2,300	\$2,400
3	Upstair Unit (ADU)	1 bed 1 bath	\$2,400	\$2,400
Annual SGI			\$56,400	\$111,600

Expenses

Actual Expenses	Current	Proforma
New Taxes	\$19,250	\$19,250
Insurance	\$1,605	\$1,605
WaterTrash/Electric	\$1,710	\$1,710
Gas	\$480	\$0
Internet	\$974	\$0
Landscaping	\$1,980	\$1,980
Total Operating Expenses	\$25,999	\$24,545
Vacancy 3%	\$1,692	\$3,348
Net Operating Income	\$28,709	\$83,707
CAP Rate		4.78%
GRM		15.68

Financial Analysis


Price	\$1,750,000
Number of Units	3
Price Per Unit	\$583,333
SqFt	3,211
Price Per SqFt	\$545.00
Lot Size	9,425
Approx. Year Built	1962/2021/2023

	Current Rents	Proforma
CAP RATE		4.78%
GRM		15.68

Net Operating Income	\$28,709	\$83,707
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● Main House (SFR)

● Upstairs ADU

● Downstairs ADU



3,211 Bldg Sqft
9,425 Lot SqFt

Main House (SFR)



Upstairs ADU (Interior Photos)



Downstairs ADU (Interior Photos)

