THE RABADI GROUP

NEW LISTING



FULLY RENTED DUPLEX · GLENDORA, CA

743-745 W Foothill

$1,150,000
OFFERED AT

$58,800
GROSS ANNUAL RENT

2 Units
4 BED · 2 BATH

Agency 8 Real Estate Group
DRE 02173153

Ramzi Rabadi · DRE 01738777
Christopher Rabadi · DRE 02246356

743-745 W FOOTHILL BLVD · OFFERED AT

$1,150,000

$58,800
GROSS ANNUAL RENT

$4,900
GROSS MONTHLY RENT

19.6x
GROSS RENT MULTIPLIER

$575,000
PRICE PER UNIT

Both units leased. Gross rent per seller, before expenses and vacancy. Buyer to verify all financial information.

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Two units. Both leased.

743 W Foothill

Rear · 3 Bed, 1 Bath · Remodeled 2022

$3,000 / MO

745 W Foothill

Front · 1 Bed, 1 Bath · Wood floors

$1,900 / MO

TOTAL GROSS RENT — **$4,900 / mo · $58,800 / yr**

Tenants pay gas and electricity. Owner pays water, trash and landscaping. Rents per seller; buyer to verify.

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The heavy lifting is done.

New roof

Installed in 2025.

Remodeled rear unit

Three-bedroom interior updated in 2022.

Garage and driveway

Detached two-car garage, five spaces total.

Low-maintenance lot

Turf landscaping on 6,407 sq ft.

On-site laundry

Shared laundry room for both units.

Glendora Village

Near local shops, dining and events.

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743-745 W FOOTHILL BLVD · $1,150,000

Request the rent roll and offer details.

Ramzi Rabadi

626-203-1372

LISTING AGENT · DRE 01738777

Christopher Rabadi

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CO-LISTING AGENT · DRE 02246356

Tenant occupied. Please do not disturb tenants; interior access by appointment after an accepted offer. Information deemed reliable but not guaranteed; buyer to verify. Equal Housing Opportunity.