

# INVESTMENT VALUATION

Address: 123-129 N. Glendora Ave., Glendora, CA 91741

## Annual Income

Suite 123	\$6,000	
Suite 127	\$1,823	
Suite 129	<u>\$1,875</u>	
	\$9,698 per month	\$116,376

## Estimated Expenses (provided by Seller):

Property Taxes ( <i>estimated at 1.24% at asking price</i> )	\$23,000
Insurance ( <i>estimated</i> )	\$6,500
Water 127 & 129 N. Glendora Ave. ( <i>estimated</i> )	\$1,700

**Total Expenses** \$31,200

**Net Income** \$85,176

## Notes:

1. This valuation has been prepared for discussion purposes only. Buyer is responsible to review actual invoices and determine their own expenses in order to make any valuation determinations.