

1047 N. San Gabriel Ave.

Azusa

91702

APN

8608-014-022

Charming mid-century triplex on an oversized 75' x 140' corner lot with alley access and excellent ADU potential. Freshly painted exterior and all units are vacant, offering a rare opportunity for owner-users or investors to establish market rents immediately. This well-maintained single-story property features three separate units, including two 1-bedroom/1-bath units and one spacious 2-bedroom/1-bath unit. Each unit offers front and rear entrances, bright interiors, ample storage, updated flooring, tiled kitchen countertops, large sinks, and laundry areas. The 2-bedroom unit also includes central air and heat, a separate laundry room with utility sink, and a spacious layout ideal for comfortable living. All kitchens feature new appliances including stove/oven and microwave. The property is centered around a large private courtyard, creating a peaceful community setting with mature landscaping, including avocado and fruit trees. Additional improvements include newer block wall fencing, automatic sprinklers, and a newer roof (approx. 10 years old). A detached 4-car garage at the rear of the property offers outstanding potential for ADU conversion (buyer to verify), plus three additional off-street parking spaces. Ideal for multi-generational living, rental income, or future development potential.

Units		3		List Price		\$ 1,450,000.00	
<b>Summary</b>							
<b>Price</b>	\$ 1,450,000.00	<b>Year Built</b>	1948	<b># Garages</b>	4		
<b>Number of Units</b>	3	<b>Approx. Lot Size:</b>	10,453	<b># of spaces</b>	3		
<b>Cost Per Unit</b>	\$ 483,333.33	<b>Approx. Bldg. Size:</b>	2463	<b>Sqft Per Unit</b>	821.00		
<b>Current GRM:</b>		<b>Cost Per sq.ft</b>	\$ 588.71				
<b>Market GRM</b>	16.44	<b>Water Mtrs</b>	1				
<b>Current CAP:</b>		<b>Gas Meters</b>	3				
<b>Market CAP</b>	3.76%	<b>Electric Mtrs</b>	3				
<b>Proposed Financing</b>							
<b>First Loan</b>							
<b>Terms:</b>							
<b>Payment- P &amp; I</b>	Monthly						
<b>Expenses</b>	Monthly						
<b>Total</b>							
<b>Annualized Operating Data</b>							
	<b>Current Rents</b>		<b>Market Rents</b>				
<b>Scheduled Gross Income:</b>	\$ -		\$ 88,200.00				
<b>Expenses: ESTIMATED</b>			\$ 33,625.00				
<b>Net Operating Income:</b>			\$ 54,575.00				
<b>Scheduled Income</b>							
<b>Units Info</b>	<b>Bdrms/Ba</b>	<b>Appx. Sq. Ft.</b>	<b>Current Rents</b>	<b>Market Rents</b>	<b>Annual Expenses</b>		
			Monthly	Monthly	<b>Estimated</b>		
<b>1047</b>	2 br / 1 ba	1192		\$ 2,950.00	<b>Taxes</b>	\$	18,125.00
<b>210</b>	1 br/ 1ba	678		\$ 2,200.00	<b>Insurance</b>	\$	2,000.00
<b>220</b>	1 br/1ba	678		\$ 2,200.00	<b>Utilities</b>	\$	3,600.00
					<b>water</b>	\$	3,600.00
					<b>Main &amp; Rep.</b>		
					<b>On-Site</b>		
					<b>Trash removal</b>	\$	3,900.00
					<b>gardener</b>	\$	6,000.00
<b>Total Scheduled Rent</b>			\$ -	\$ 7,350.00			
<b>Monthly Gross Income</b>				\$ 7,350.00	<b>Total Expense:</b>	\$	33,625.00
<b>Annual Gross Income</b>			\$ -	\$ 88,200.00	<b>Per Net Sq. Ft.</b>	\$	13.65
<b>Annual Expenses</b>				\$ 33,625.00	<b>Per Unit:</b>	\$	11,208.33
<b>Projected NET</b>			\$ -	\$ 54,575.00			

**Enrique J. Lizarazu** Broker-Associate  
 626.818.0980 | 200 S. Los Robles Suite 100, Pasadena, CA 91101  
 DRE #00691382 enrrique.lizarazu@compass.com

