



Gross Income:	\$ 87912
Operating Expense:	\$ 20710
Net Operating Income:	\$ 67202
Gross Multiplier:	15
Cap Rate:	5%
Proforma Cap Rate:	5.9%
Property Taxes:	\$ 8840
Insurance:	\$ 1652
Pro Management:	\$ 2272
Utilities:	\$ 5682
Repairs:	\$ 2194
Maintenance:	\$ 70

## 11059-11063 Walnut, El Monte, CA 91731

Just rented the new ADU as of Jan 1, 2024, so last year rent will not reflect the ADU unit rent.  
Four individual houses.

PRESENTED BY  
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# 11059-11063 Walnut, El Monte, CA 91731

**\$1,350,000**

## INVESTMENT SUMMARY

**Name:** Walnut Cottages  
**Rentable Area:** 2334 Sq. Ft.  
**Year Built:** 1939-2023  
**Land Area:** 8506 Sq. Ft.  
**Parcel Number:** 8579-016-017  
**Ownership:** Fee Simple (Land & Building)  
**Number of Units:** 4  
**Stories:** 1  
**Occupancy:** 100%  
**Parking:** 4 garages

UNIT#	# OF BEDS	# OF BATHS	TOTAL RENT	MARKET RENT
1	1	1	\$1622	\$1995
2	1	1	\$1627	\$1995
3	1	1	\$1627	\$1995
4	2	1	\$2450	\$2450
			\$7326	\$8435