





55 Wright Avenue | \$1,050,000 | 3 Units

2,232 sq.ft. | 11,390 sq.ft. Lot



65 Wright Avenue | \$950,000 | 2 Units

1,034 sq.ft. | 11,280 sq.ft. Lot

The information set forth herein has been received by us from sources we believe to be reliable.



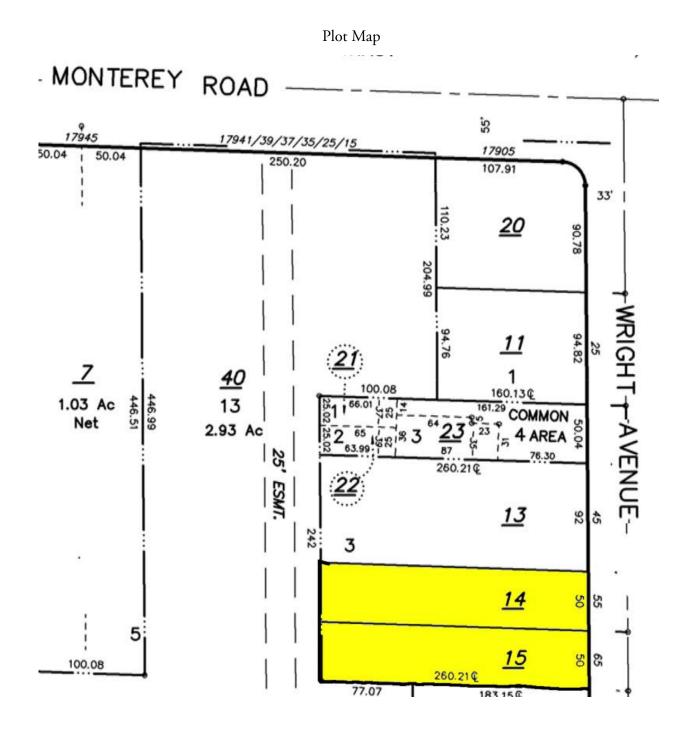


| Sewer: \$1,800 \$1,200 Average based on call from City of MI Garbage \$1,512 \$1,008 Recology Misc.: \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10 | | | | | | | |
|---|----------------------------------|----------------|------------------|-----------------|---------------------------------------|-------------|------------|
| Sq. Ft. 2,232 1,034 | Property | 55 Wright | | 65 Wright | | | |
| Zoning: RAM | Lot Size: | 11,390 | | 11,280 | | | |
| Construction Date 1949 1937 | Sq. Ft. | 2,232 | | 1,034 | | | |
| Units | Zoning: | RAM | | RAM | | | |
| Price: \$1,050,000 \$950,000 Price / Unit \$350,000 \$475,000 Unit A \$1,655 2 Bed / 1 Bath \$3,100 3 Bed / 2 Bath Unit B. \$1,100 1 Bed / 1 Bath \$1,100 1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$1,000 1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$1,000 \$1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$1,000 \$1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$1,000 \$1 Bed / 1 Bath \$1,000 \$1 Bed / 1 Bath \$1,000 <td>Construction Date</td> <td>1949</td> <td></td> <td>1937</td> <td></td> <td></td> <td></td> | Construction Date | 1949 | | 1937 | | | |
| Price / Unit \$350,000 \$475,000 Unit A \$1,655 2 Bed / 1 Bath \$3,100 3 Bed / 2 Bath Unit B. \$1,100 1 Bed / 1 Bath \$1,100 1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$1,000 1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$1,000 \$1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$1,000 \$1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 2 Bath \$1,000 \$1,000 \$1,000 Expenses: \$1,000 \$10,000 \$1,00 | Units | 3 | | 2 | | | |
| Unit A \$1,655 2 Bed / 1 Bath \$3,100 3 Bed / 2 Bath Unit B. \$1,100 1 Bed / 1 Bath \$1,100 1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$4,200 \$4,284 \$4,200 \$4,200 \$4,284 \$4,200 \$4,200 \$4,284 \$4,200 \$4,200 \$4,284 \$4,200 \$4 | Price: | \$1,050,000 | | \$950,000 | | | |
| Unit B. \$1,100 | Price / Unit | \$350,000 | | \$475,000 | | | |
| Unit C. \$1,529 3 Bed / 1 Bath | Unit A | \$1,655 | 2 Bed / 1 Bath | \$3,100 | 3 Bed / 2 Bath | | |
| Total Income \$4,284 \$4,200 \$ Annual Income: \$51,408 \$50,400 \$ Expenses: \$ Property Tax \$12,159 \$10,967 New Prop 13 taxes. Source JCP Reported Insurance \$2,044 \$1,357 Email from insurance agent \$2,000 \$3,000 Estimated \$2,000 \$ PG&E \$0 \$0 Tenant Responsible \$2,000 \$2,000 \$3,312 Average based on call from City of MI \$2,000 Average ba | Unit B. | \$1,100 | 1 Bed / 1 Bath | \$1,100 | 1 Bed / 1 Bath | | |
| Annual Income: \$51,408 \$50,400 \$Expenses: \$12,159 \$10,967 New Prop 13 taxes. Source JCP Report Insurance \$2,044 \$1,357 Email from insurance agent Repairs \$2,000 \$3,000 Estimated \$2,044 \$1,357 Email from insurance agent Repairs \$2,000 \$3,000 Estimated \$2,044 \$1,357 Email from City of MI Sewer: \$1,944 \$3,312 Average based on call from City of MI Sewer: \$1,800 \$1,200 Average based on call from City of MI Garbage \$1,512 \$1,008 Recology \$1,512 \$1,008 Recology \$1,510 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$ | Unit C. | \$1,529 | 3 Bed / 1 Bath | | | | |
| Expenses: Property Tax \$12,159 \$10,967 New Prop 13 taxes. Source JCP Report Insurance \$2,044 \$1,357 Email from insurance agent Repairs \$2,000 \$3,000 Estimated PG&E \$0 \$0 Tenant Responsible Water: \$1,944 \$3,312 Average based on call from City of MI Sewer: \$1,800 \$1,200 Average based on call from City of MI Garbage \$1,512 \$1,008 Recology Misc.: \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10 | Total Income | \$4,284 | | \$4,200 | | | |
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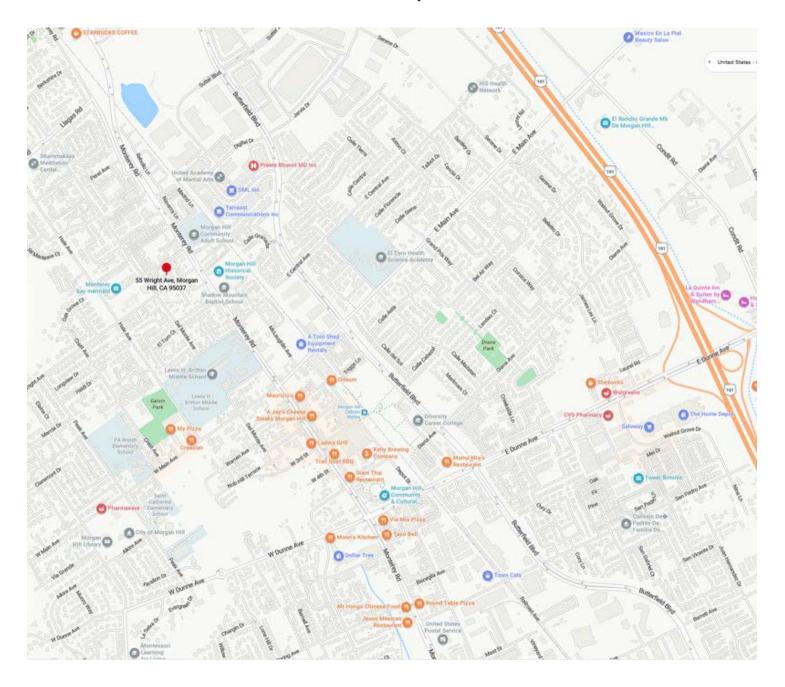


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Area Map



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