



**Current Rent: \$2,900 monthly = \$34,800 annually**

- Unit A: (3/2): \$1,600 monthly
- Unit B: (2/1): \$1,300 monthly

**ARV LTR Rent Comps: \$3,495 - \$4,150 monthly = \$41,940 - \$49,800 annually**

- (3/2): \$2,095 - \$2,300 monthly
- [VIEW COMPS](#)
- (2/1): \$1,400 - \$1,850 monthly
- [VIEW COMPS](#)

**ARV PadSplit Rent Comps: \$4,704 - \$5,488 monthly = \$56,448 - \$65,856 annually**

- 6 Bedrooms: \$4,704 monthly ~ \$784 per room monthly
- 7 Bedrooms: \$5,488 monthly ~ \$784 per room monthly
- [VIEW COMPS](#)

**ARV Sale Comps: \$460,000 - \$555,000**

- [VIEW COMPS](#)

**Taxes Based on List Price:** Approximately \$3,523 annually (variations based on county and sales price).

**Property Notes:**

- Fix and Flip or BRRR
- Great PadSplit Potential

**Property Description:**

"Rare investor special in the coveted Brentwood Estates! Two standalone properties for the price of one. The landlord's early retirement offers you the unique chance to

snatch up this turnkey, income producing asset with an as-is cap rate of 8.34%! Rent both move in ready units out as a duplex, or live in the cozy 3-bedroom, 2-full bathroom, plus den main home and rent out the separate 2/1 detached back home for endless passive income. Both properties have been professionally maintained, with service records available. Currently zoned for multi-family. Both units occupied month to month. Easy to show. Cons: Roof 23 years old, AC & WH age unknown, but functioning normally. Investor notes: Flip potential: \$585k ARV, with new roof, modernized kitchens and open floor plan. Estimated 60-90k in upgrades. Current LTR rental gross: 2900 /mo. Market rent without rehab estimate: \$3,600 /mo, with only light nearby competition. STR estimate both units combined: \$53.4k yrly gross, at 262 /night (discounted for 31 day plus rental mins), with only 56% occupancy. No HOA/CDD. Feel free to soft pitch offers to listing agent before writing anything up. No assignable contracts accepted. Seller financing possible with a very large downpayment."