



PROPERTY OVERVIEW

- ✓ **Property Address:** 384 West Arrow Highway, Covina, CA 91722
- ✓ **Property Type:** 3bdr 2ba Single Family Residence
- ✓ **Property Condition:** Fair—Structurally sound but requires significant interior rehab work
- ✓ **Area:** Middle class area of Covina.
- ✓ **Market Value*:** Comparables support a value of \$325,000
- ✓ **Notable Information:** This property sits on a large 6,700 sqft lot and is much larger than the 1682sf on record with several unpermitted additions. Buyers should verify square footage and permitting with the city.

** Market Value is determined by taking the median price point for recent comparable sales within the last 6 months and 1/2 mile from the subject*



THE INVESTMENT OPPORTUNITY

Quick Flip Opportunity Details:

- | | |
|--|---|
| ✓ Purchase Price: \$199,000 | ✓ Total Investment to Value: 72% |
| ✓ After Repair Value: \$325,000 | ✓ Liquidation Strategy: Quick Resale <120 days |
| ✓ Price to Value: 61% | ✓ Estimated Cash Return: \$91,000 less fees |
| ✓ Estimated Rehab Costs: \$30-40k | ✓ Estimated Return on Investment: 39% |
| ✓ Total Investment: \$234,000 | |

Investment Outlook: This is truly a rehab project. Our contractors estimated \$30k to 40k in work to put it into "retail ready" condition. However with some vision and the possibility of permitting the additional square footage, this property could easily sell for far more than our estimated value as it will be one of the largest houses in the neighborhood.

**The views expressed herein are only opinions. You are encouraged to do your own due diligence prior to making any investment decision.*

For more information about this or any of our investment opportunities please contact us at 800-915-6860 or invest@arrowcapitalgroup.com

384 W. Arrow Hwy Investment Analyzer

Buy/Flip Analysis

Property Information

Location	384 W Arrow Highway, Covina, CA 91722			Year Built	1956	Condition:	Fair
Type:	SFR	Sq. Ft.:	1682	Lot Size:	6700	Area Rating:	B
Bed/Bath	3./2	Other		Purchased:	1/10/2011	Sold:	2/26/2009

Market Value:	\$325,000
Buy price:	\$199,000
Price/Value	61.2%

* Market data available upon request

Conservative		Expected	
Project Investment and Costs		Project Investment and Costs	
Buy Price:	\$199,000	Buy Price:	\$199,000
*Rehab:	\$40,000	*Rehab:	\$30,000
Property Taxes Paid:	\$1,950	Property Taxes Paid:	\$1,016
Eviction/CFK:	\$0	Eviction/CFK:	\$0
Legal Filings:	\$40	Legal Filings:	\$40
Closing Costs:	\$3,250	Closing Costs:	\$3,250
Deed/Ins/Utilities:	\$975	Deed/Ins/Utilities:	\$975
Total Investment:	\$245,215	Total Investment:	\$234,281
Investment to Value Ratio:	75.45%	Investment to Value Ratio:	72.09%
*Rehab cost breakdown available upon request		*Rehab cost breakdown available upon request	
Profit Projection		Profit Projection	
Sales Price:	\$305,000	Sales Price:	\$325,000
Sales Commission:	\$9,150	Sales Commission:	\$9,750
Total Investment:	\$245,215	Total Investment:	\$234,281
Projected Gross Profit:	\$50,635	Projected Gross Profit:	\$80,969
*Sales Commission is 3% of estimated sales price		*Sales Commission is 3% of estimated sales price	
Total Project Return:	20.65%	Total Project Return:	34.56%
**Projected Annual Return	72.27%	**Projected Annual Return:	120.96%

** Projected Annual returns are based on a 3 1/2 month sales cycle.

**All Projections are estimated figures solely for example purposes and should not be construed as accurate. You are encouraged to conduct your own due diligence prior to making any investment decision.*



Lawyers Title

INSURANCE CORPORATION

Primary Owner: LASALLE BANK NATIONAL ASSN TR; BEAR STEARNS SECURITIES I LLC

Secondary Owner:

Mail Address: 2780 LAKE VISTA DR
LEWISVILLE TX 75067

Site Address: 384 W ARROW HWY
COVINA CA 91722

County: LOS ANGELES

Assessor Parcel Number: 8407-031-006

Housing Tract Number: 21240

Lot Number: 100

Page Grid: 599-A2

Legal Description: Lot: 100 Tract No: 21240 Abbreviated Description:
LOT:100 CITY:REGION/CLUSTER: 06/06113
TR#:21240 TRACT # 21240 LOT 100 City/Muni/Twp:
REGION/CLUSTER: 06/06113

Property Characteristics

Bedrooms : 3	Year Built : 1956	Square Feet : 1,682 SF
Bathrooms : 2	Garage :	Lot Size : 6,700 SF / 0.153 AC
Total Rooms :	Fireplace :	Number of Units : 1
Zoning : CVR171/2	Pool :	Use Code : Single Family Residential
No of Stories :		
Building Style :		

Sale Information

Transfer Date : 02/26/2009	Seller : DIEL, MYRNA V	
Transfer Value : \$227,220	Document # : 09-0272491	Cost/Sq Feet : \$135
Title Company : NONE AVAILABLE		

Assessment & Tax Information

Assessed Value : \$324,229	Percent Improvement : 23.08%	Homeowner Exemption :
Land Value : \$249,407	Tax Amount : \$3,982.79	Tax Rate Area : 3-059
Improvement Value : \$74,822	Tax Account ID :	2009
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2010		



Comparable Sales Data

LASALLE BANK NATIONAL ASSN TR; BEAR STEARNS SECURITIES I LLC
 384 W ARROW HWY, COVINA 91722-1555
 APN: 8407-031-006 LOS ANGELES COUNTY

Top of Form

Comparable Sales Data										
No.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	02/26/2009	\$227,220	\$135	1,682	/3/2	1956	6,700 SF		
1	<u>1211 N LARKIN DR</u>	11/24/2010	\$280,000	\$180	1,547	/4/2	1955	6,299 SF		.38Mi.
2	<u>17926 E KIRKWALL RD</u>	08/23/2010	\$299,000	\$189	1,578	/4/2	1954	5,998 SF		.39Mi.
3	<u>1207 N HEATHDALE AVE</u>	12/01/2010	\$315,000	\$174	1,801	/4/2	1955	6,299 SF		.41Mi.
4	<u>5331 N GRANTLAND DR</u>	12/08/2010	\$355,000	\$215	1,647	/3/2	1956	8,817 SF		.49Mi.
5	<u>5331 N GRANTLAND DR</u>	11/15/2010	\$370,000	\$224	1,647	/3/2	1956	8,817 SF		.49Mi.
6	<u>5467 N EDENFIELD AVE</u>	11/30/2010	\$235,000	\$152	1,544	/4/2	1955	7,749 SF		.51Mi.
7	<u>4808 N ARMEL DR</u>	12/23/2010	\$290,000	\$165	1,748	/3/2	1954	7,126 SF		.57Mi.
8	<u>4706 N HOLLENBECK AVE</u>	12/27/2010	\$358,000	\$210	1,700	/4/2	1954	7,240 SF		.59Mi.
9	<u>249 E TUDOR ST</u>	12/09/2010	\$335,000	\$207	1,612	/3/2	1956	7,013 SF	Yes	.67Mi.
10	<u>348 E TUDOR ST</u>	09/09/2010	\$400,000	\$278	1,436	/3/2	1956	8,747 SF	Yes	.79Mi.

Data Deemed Reliable, But Not Guaranteed.
 Copyright ©1998- All Rights Reserved.

All other trademarks and copyrights are the property of their respective holders.

Lawyers Title - Los Angeles

Comparable Sales Data

No.	Address	Date	Price	\$/SF	Bid/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
-----	---------	------	-------	-------	----------	-----------	----	----------	------	---------

Subject Property **02/26/2009** **\$227,220** **\$135** **1,682** **/3/2** **1956** **6,700 SF**

1 **1211 N LARKIN DR** **11/24/2010** **\$280,000** **\$180** **1,547** **/4/2** **1955** **6,299 SF** **.38Mi.**

COVINA, CA 91722-1449

APN: 8408-017-009 Document #: 10-1716281 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal: Lot:80 Tract No:19760 MapRef:MB521 PG30-32 Abbreviated Description: Lot:80 Tract No:19760 Map Ref:MB521 PG30-32 City/Muni/Twp:COVINA City/Muni/Twp:COVINA
 Buyer Name: LOZANO, ROSA LOZANO, JOSE JESUS
 Seller Name: TOMBOKIAN, JOHN TOMBOKAN, SUSANA

2 **17926 E KIRKWALL RD** **08/23/2010** **\$299,000** **\$189** **1,578** **/4/2** **1954** **5,998 SF** **.39Mi.**

AZUSA, CA 91702-5715

APN: 8621-004-002 Document #: 10-1168424 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal: Lot:66 Tract No:19685 MapRef:MB505 PG8-14 Abbreviated Description: Lot:66 Tract No:19685 Map Ref:MB505 PG8-14 City/Muni/Twp:UNINCORPORATED City/Muni/Twp:UNINCORPORATED
 Buyer Name: PEREZ, RENE A CUNANAN, LYDIA M
 Seller Name: MCKINLEY HP PARTNERS LP

3 **1207 N HEATHDALE AVE** **12/01/2010** **\$315,000** **\$174** **1,801** **/4/2** **1955** **6,299 SF** **.41Mi.**

COVINA, CA 91722-1439

APN: 8408-016-009 Document #: 10-1751592 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal: Lot:68 Tract No:19760 MapRef:MB521 PG30-32 Abbreviated Description: Lot:68 Tract No:19760 Map Ref:MB521 PG30-32 City/Muni/Twp:COVINA City/Muni/Twp:COVINA
 Buyer Name: GOMEZ, THOMAS J GOMEZ, SUSAN
 Seller Name: AURORA LOAN SERVICES LLC

4 **5331 N GRANTLAND DR** **12/08/2010** **\$355,000** **\$215** **1,647** **/3/2** **1956** **8,817 SF** **.49Mi.**

COVINA, CA 91722-1926

APN: 8630-022-020 Document #: 10-1809777 Document Type: Re-recorded Document Price Code: F
 Land Use: Single Family Residential
 Legal: Lot:69 Tract No:21735 MapRef:MB589 PG64&65 Abbreviated Description: Lot:69 Tract No:21735 Map Ref:MB589 PG64&65 Abbreviated Description: PRIOR REF 20101632851 11/15/2010 City/Muni/Twp:UNINCORPORATED City/Muni/Twp:UNINCORPORATED
 Buyer Name: MENDOZA, BETSY MENDOZA, GEOVANI
 Seller Name: NORTH GRANTLAND TRUST PREMIER MONEY SOURCE INC

5 **5331 N GRANTLAND DR** **11/15/2010** **\$370,000** **\$224** **1,647** **/3/2** **1956** **8,817 SF** **.49Mi.**

COVINA, CA 91722-1926

APN: 8630-022-020 Document #: 10-1632851 Document Type: Grant Deed Price Code: F
 Land Use: Single Family Residential
 Legal: Lot:69 Tract No:21735 MapRef:MB589 PG64&65 Abbreviated Description: Lot:69 Tract No:21735 Map Ref:MB589 PG64&65 City/Muni/Twp:UNINCORPORATED City/Muni/Twp:UNINCORPORATED
 Buyer Name: MENDOZA, BETSY MENDOZA, GEOVANI
 Seller Name: NORTH GRANTLAND TRUST PREMIER MONEY SOURCE INC

Data Deemed Reliable, But Not Guaranteed.
 Copyright ©1998- All Rights Reserved.
 All other trademarks and copyrights are the property of their respective holders.

Lawyers Title - Los Angeles

Comparable Sales Data

No.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
6	5467 N EDENFIELD AVE AZUSA, CA 91702-5917	11/30/2010	\$235,000	\$152	1,544	/4/2	1955	7,749 SF		.51Mi.
APN: 8622-006-004 Document #: 10-1742428 Document Type: Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot:25 Tract No:20041 MapRef:MB529 PG3&4 Abbreviated Description: Lot:25 Tract No:20041 Map Ref:MB529 PG3&4 City/Muni/Twp: UNINCORPORATED City/Muni/Twp: UNINCORPORATED Buyer Name: HOUSING INVESTMENT LLC Seller Name: FEDERAL HOME LOAN MORTGAGE CORPORATION										
7	4808 N ARMEL DR COVINA, CA 91722-1414	12/23/2010	\$290,000	\$165	1,748	/3/2	1954	7,126 SF		.57Mi.
APN: 8408-019-008 Document #: 10-1909333 Document Type: Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot:8 Tract No:19571 MapRef:MB495 PG48&49 Abbreviated Description: Lot:8 Tract No:19571 Map Ref:MB495 PG48&49 Buyer Name: LEI, EDWARD Seller Name: CHUNG, CHARLES H										
8	4706 N HOLLENBECK AVE COVINA, CA 91722-2705	12/27/2010	\$358,000	\$210	1,700	/4/2	1954	7,240 SF		.59Mi.
APN: 8421-010-006 Document #: 10-1912582 Document Type: Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot:8 Tract No:18193 MapRef:MB515 PG27&28 Abbreviated Description: Lot:8 Tract No:18193 Map Ref:MB515 PG27&28 City/Muni/Twp: UNINCORPORATED City/Muni/Twp: UNINCORPORATED Buyer Name: CASTILLO, EDGARDO R CASTILLO, LORENA Seller Name: HUSUNG JR, WILLIAM T THE HUSUNG TRUST										
9	249 E TUDOR ST COVINA, CA 91722-2850	12/09/2010	\$335,000	\$207	1,612	/3/2	1956	7,013 SF	Yes	.67Mi.
APN: 8406-021-028 Document #: 10-1818258 Document Type: Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot:54 Tract No:20079 MapRef:MB595 PG81&82 Abbreviated Description: Lot:54 Tract No:20079 Map Ref:MB595 PG81&82 City/Muni/Twp: COVINA City/Muni/Twp: COVINA Buyer Name: RAY, JULIA Seller Name: ROBINSON, TRACY L										
10	348 E TUDOR ST COVINA, CA 91722-2853	09/09/2010	\$400,000	\$278	1,436	/3/2	1956	8,747 SF	Yes	.79Mi.
APN: 8406-018-001 Document #: 10-1270833 Document Type: Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot:1 Tract No:21233 MapRef:MB591 PG77&78 Abbreviated Description: Lot:1 Tract No:21233 Map Ref:MB591 PG77&78 City/Muni/Twp: COVINA City/Muni/Twp: COVINA Buyer Name: MAROUSEK, JOHN SCOTT HART, REBEKAH E Seller Name: SOVEREIGN VENTURES INC										

Bottom of Form

Area Sales Analysis

Total Area Sales	10	Median # of Bedrooms	3.5
Median Lot Size	7,183 SF	Median # of Baths	2
Median Living Area	1,630 SF	Median Year Built	1955
Price Range - 2 Yrs	\$235,000 to \$400,000	Age Range	55 years to 57 years
Median Value	\$325,000	Median Age	56 years

Data Deemed Reliable, But Not Guaranteed.
 Copyright ©1998- TitleProfile.com All Rights Reserved.
 All other trademarks and copyrights are the property of their respective holders.

Lawyers Title - Los Angeles

