

POMONA | CALIFORNIA

252 SAN FRANCISCO AVE.



EXCLUSIVE MARKETING PACKAGE



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252 San Francisco Ave. | Pomona, Ca

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252 San Francisco Ave. | Pomona, Ca

EXECUTIVE SUMMARY

Renovated interiors, in-unit washer/dryer hookups in every home, and a majority single-story layout make this six-unit asset straightforward to operate with strong tenant appeal. The finished condition supports retention, stronger rental positioning, and shorter turn times.

Unit mix consists of (2) 2-Bed/1-Bath Units and (4) 1-Bed/1-Bath Units. Onsite parking provides (5) garages (with ADU potential, subject to approvals) plus (3) open spaces, creating day-to-day convenience and a possible future value lever.

Current financial performance: 6.53% CAP Rate, 10.48 GRM. Seller financing is available with the following terms: 40% down payment, 6.25% interest-only payments, due in 4 years. Utilizing this finance option would yield an approximate 7% cash-on-cash return, preserving liquidity for improvements while maintaining cash flow.

\$1,525,000

PRICE

6 UNITS

UNITS

1937

YEAR BUILT

3,377 **SQFT**

7,864 **LOT SIZE**

POR4YY

ZONING

8336-003-019

APN





252 San Francisco Ave. | Pomona, Ca

PROPERTY HIGHLIGHTS

3,377 SQ. FT. | 7,864 LOT SIZE

Current Cap Rate: 6.53% | Current GRM: 10.48!

Unit Mix: (2) 2-Bed/1-Bath & (4) Spacious 1-Bed/1-Bath Units

- Most Units Single-Story Construction
- Extensively Renovated with Luxury Finishes
- (5) Onsite Garages Available, Potential for ADU Conversions, & (3) Open-Space Parking Spots

Seller Financing Available!

- 40% Down Payment
- 6.25% Interest Only Payments
- Due in 4 Years
- Offers 7% Cash-on-Cash Return!



Mostly Single-Story Construction



6.53% Current Cap Rate!



Seller Financing Available!



Washer/Dryer Hookups



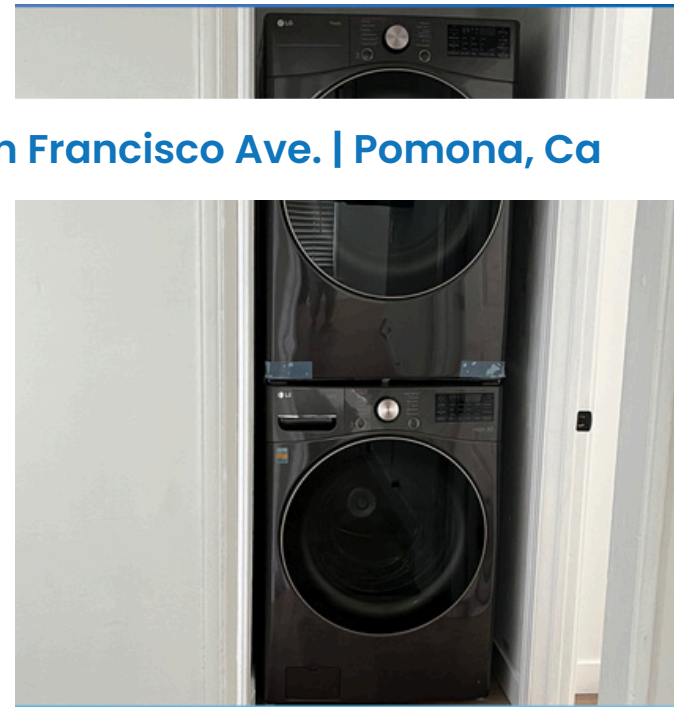
Garages & Open-Parking

252 San Francisco Ave. | Pomona, Ca





252 San Francisco Ave. | Pomona, Ca



AERIAL MAP

252 San Francisco Ave. | Pomona, Ca



252 San Francisco Ave. | Pomona, Ca

The map shows the J. Bot's Subdivision, a rectangular area bounded by San Francisco Ave. to the north, Pearl St. to the south, Bradford St. to the west, and Gibbs St. to the east. The subdivision is divided into 30 lots, numbered 1 through 30. Lot 19 is highlighted in yellow. The lots are arranged in two main blocks. The western block contains lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25. The eastern block contains lots 1 through 13. Lot 19 is a rectangular lot in the western block, measuring 50 feet wide and 160 feet deep. The map includes various dimensions, bearings, and distances for the boundaries and lot lines. The streets are labeled: SAN FRANCISCO AVE. at the top, BRADFORD ST. on the left, PEARL ST. at the bottom, and GIBBS ST. on the right. The map also includes a north arrow and a scale bar.

FINANCES

252 San Francisco Ave. | Pomona, Ca

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	2 + 1	\$2,350	\$2,350
2	2 + 1	\$2,200	\$2,350
3	1 + 1	\$1,850	\$1,850
4	1 + 1	\$1,850	\$1,850
5	1 + 1	\$1,750	\$1,850
6	1 + 1	\$1,650	\$1,850

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$19,091
New Insurance Quote	\$5,950
Utilities	\$5,920
Gardener	\$1,440
Repairs & Maintenance	\$3,900
Reserves for Replacement	\$900
TOTAL EXPENSES	\$37,201

FINANCING

Loan Amount	\$900,000
Loan Type	ARM 30/10
Interest Rate	6.25%
Annual Debt Service	\$56,250

FINANCES

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ANNUALIZED OPERATING DATA

CURRENT

PROFORMA

Scheduled Gross Income		\$11,650		\$12,100
Laundry & Other Income		\$1,200		\$1,200
Total Scheduled Gross Income		\$141,000		\$146,400
Less: Vacancy Allowance	3%	\$4,194	3%	\$4,356
Effective Gross Income		\$136,806		\$142,044
Less: Expenses		\$37,201		\$37,201
Net Operating Income		\$99,605		\$104,843
Less: Debt Service		\$56,250		\$56,250

PRE-TAX CASH FLOW 6.94% \$43,355 **7.77%** **\$48,593**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
2	2 + 1	\$2,200-\$2,350	\$2,350	\$4,550
4	1 + 1	\$1,650-\$1,650	\$1,850	\$7,100

MONTHLY TOTALS \$11,650 **\$12,100**

PROPERTY SUMMARY

Price	\$1,525,000
Down Payment	\$625,000
Loan Amount	\$900,000
Number of Units	6 Units
Price/Unit	\$254,167
Price/SF	\$452
Cash on Cash %	6.94%
COC Pro Forma	7.77%
Cap Rate	6.53%
Cap Rate (Proforma)	6.87%
GRM	10.82
GRM (Proforma)	10.42
Year Built	1937
Square Feet	3,377 Sq. Ft.
Lot Size	7,864 Lot Size



ABOUT POMONA

Pomona sits in the eastern Los Angeles County corridor, positioned between the San Gabriel Valley and the Inland Empire. Its proximity to freeways, transit routes, and regional job hubs supports consistent renter demand.

Renters in Pomona often prefer practical layouts with in-unit laundry, and value convenient parking and access to amenities — when those features are present, it helps reduce vacancy and downtime.

From an owner's perspective, permitting and vendor coverage follow familiar Southern California patterns. While the city recently adopted a rent-increase cap ordinance (5 %) this is still manageable when rental units are well-maintained and updated.

For investors, Pomona continues to offer reliable cash-flow performance with measurable upside through modernization and efficient operations.

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DEMOGRAPHICS

\$78,869

MEDIAN HH INCOME

~\$682,446

MEDIAN PROPERTY VALUE

~148,391

POPULATION

35.4

MEDIAN AGE

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17

Years of
Experience

400+

Number of total
transactions closed

\$550M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

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