

POMONA | CALIFORNIA

252 SAN FRANCISCO AVE.



EXCLUSIVE MARKETING PACKAGE

THE APARTMENT
DEALER 

TABLE OF CONTENTS

- 03 EXECUTIVE SUMMARY
- 04 PROPERTY HIGHLIGHTS
- 05 PROPERTY PHOTOS
- 06 AERIAL MAP
- 07 PARCEL MAP
- 08 RENT ROLL & EXPENSES
- 09 FINANCIAL SUMMARY
- 10 MARKET OVERVIEW
- 11 CONTACT US

252 San Francisco Ave. | Pomona, Ca

PRESENTED BY



KRIS GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021



DEEPEN SHAH

626.427.0798

dshah@theapartmentdealer.com

LIC: CA 02069977

**THE APARTMENT
DEALER** 



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!

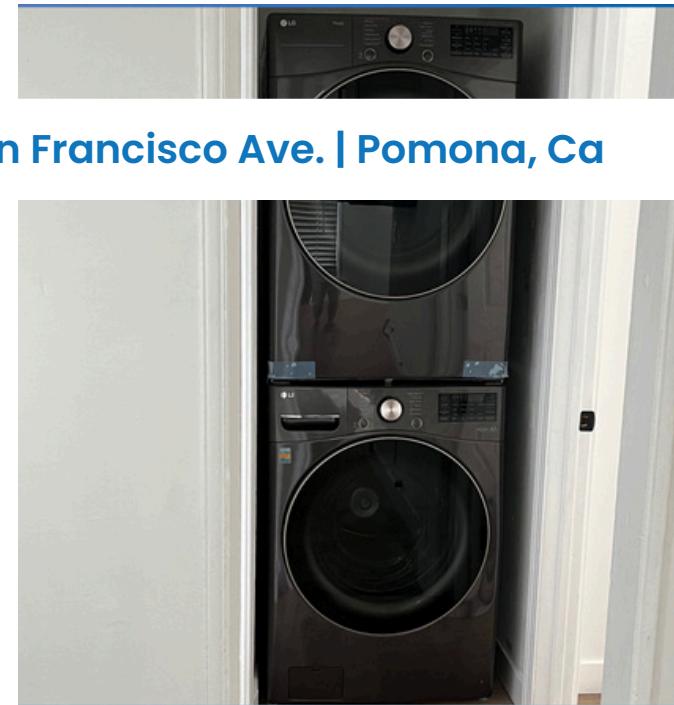
Seller Financing Available!

Washer/Dryer Hookups

Garages & Open-Parking

252 San Francisco Ave. | Pomona, Ca





252 San Francisco Ave. | Pomona, Ca



AERIAL MAP

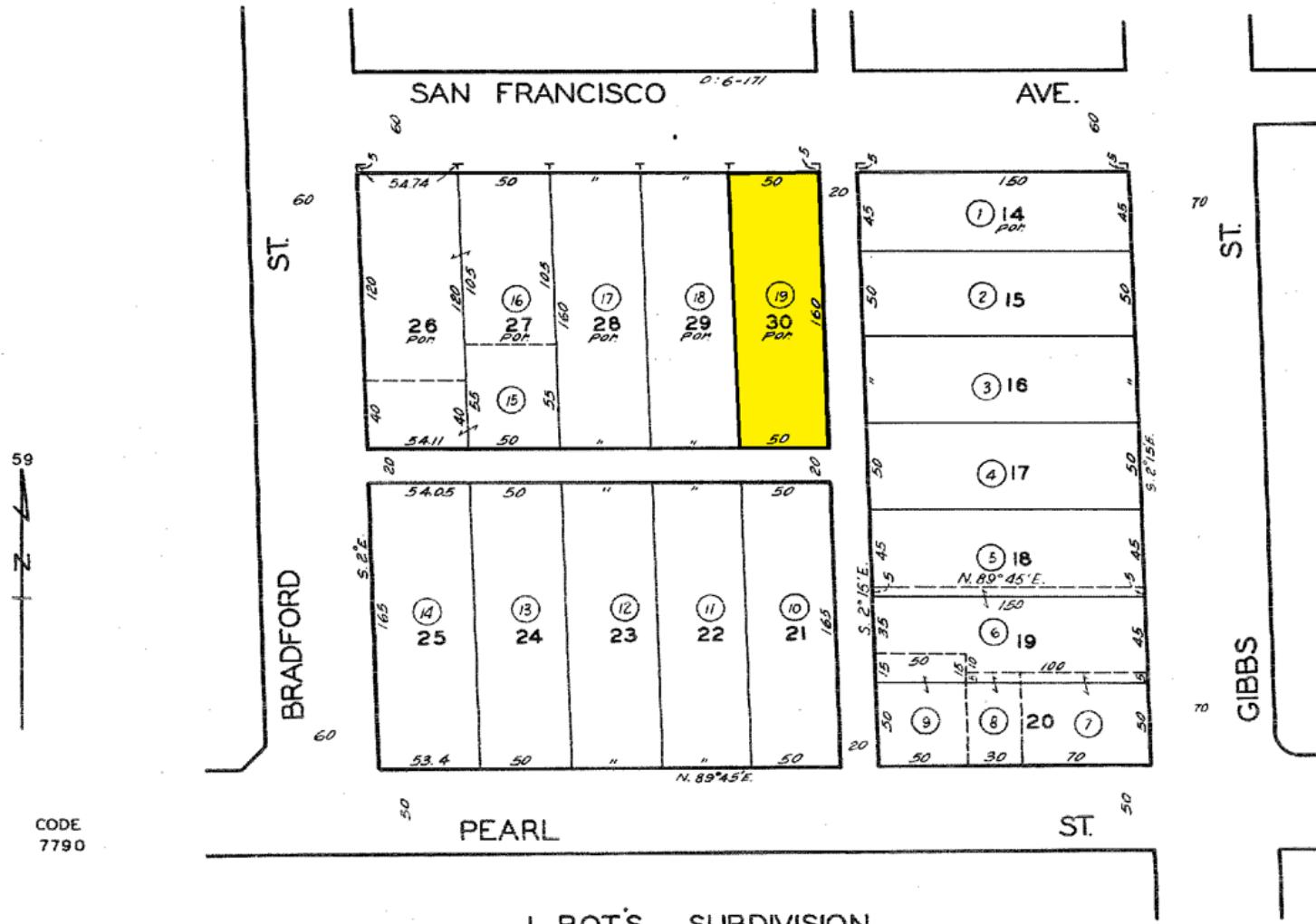
252 San Francisco Ave. | Pomona, Ca



PARCEL MAP

252 San Francisco Ave. | Pomona, Ca

SCALE 1" = 60'



CODE
7790

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

252 San Francisco Ave. | Pomona, Ca

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.

252 San Francisco Ave. | Pomona, Ca



DEMOGRAPHICS

\$78,869

MEDIAN HH INCOME

~\$682,446

MEDIAN PROPERTY VALUE

~148,391

POPULATION

35.4

MEDIAN AGE

CONTACT US

252 San Francisco Ave. | Pomona, Ca



KRISTOPHER GERMAN

626.427.0786

Kris@theapartmentdealer.com
LIC: CA 01800021



DEEPEN SHAH

626.427.0798

dshah@theapartmentdealer.com
LIC: CA 02069977

17

Years of
Experience

400+

Number of total
transactions closed

\$550M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

TheApartmentDealer.com

Follow us @theapartmentdealer



YouTube