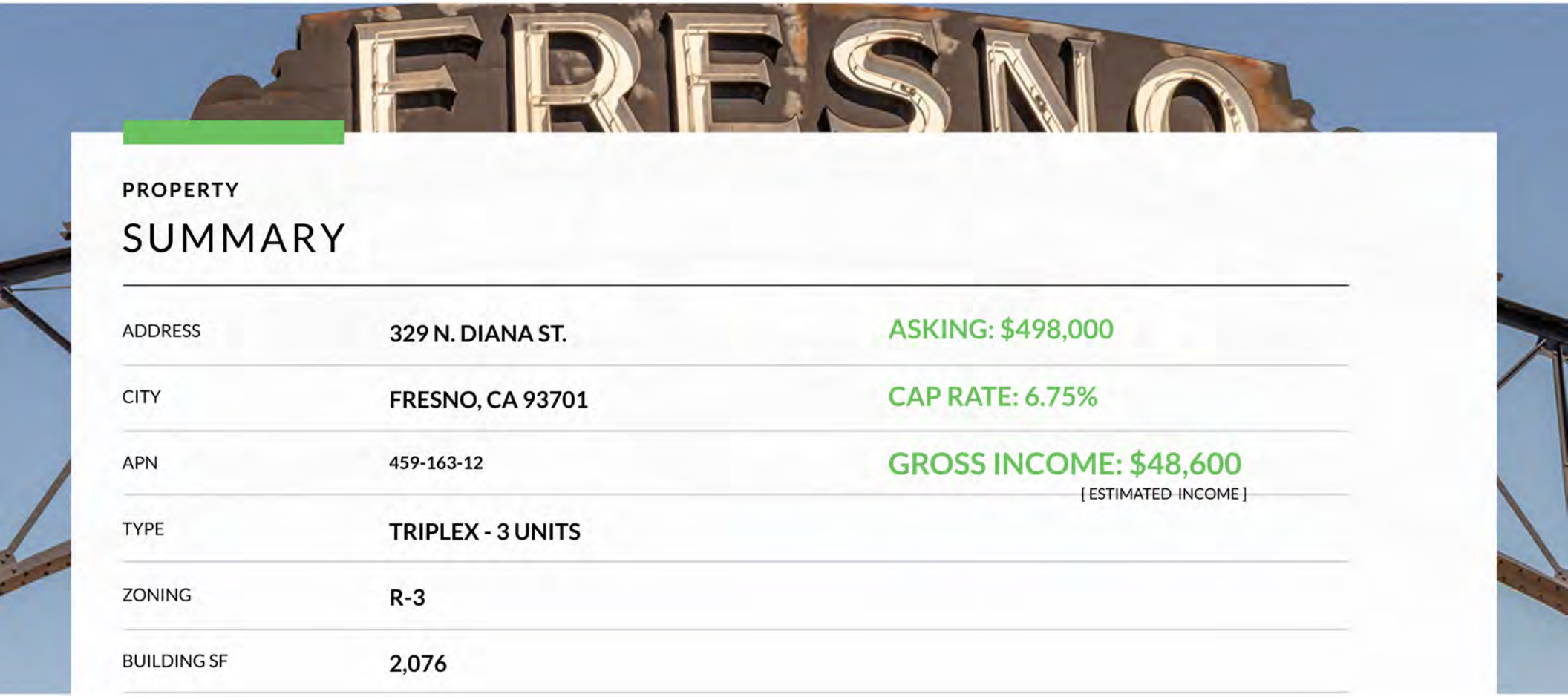
329 N. DIANA ST.

FRESNO. CA 93701

sync brokerage

REMODELED 2+1 UNIT **TRIPLEX**



PROPERTY

SUMMARY

ADDRESS	329 N. DIANA ST.
CITY	FRESNO, CA 93701
APN	459-163-12
TYPE	TRIPLEX - 3 UNITS
ZONING	R-3
BUILDING SF	2,076
LOT SF	4,875
YEAR BUILT	1981

ASKING: $498,000

CAP RATE: 6.75%

GROSS INCOME: $48,600

[ESTIMATED INCOME]

Kunal Sethi
Investment Real Estate Advisor
818.400.9292

FINANCIAL

ANALYSIS

329 N. DIANA STREET
FRESNO. CA

PRICING

OVERVIEW

SUMMARY

Price:		**$ 498,000**
Down Payment:	**100%**	**498,000**
Number of Units:		**3**
Cost per Legal Unit:		$166,000
Current GRM:		10.25
Market GRM:		9.88
Current CAP:		6.75%
Market CAP:		7.10%
Approx. Age:		1981
Approx. Lot Size:		4,875
Approx. Gross SF:		2,076
Cost per Net GSF:		$239.88

ANNUALIZED OPERATIONAL DATA

	Current Rents		Market Rents	
Scheduled Gross Income:	**48,600**		**50,400**	
Less Vacancy Rate Reserve:	(2,430)	5.0%	(2,520)	5.0%
Gross Operating Income:	46,170		47,880	
Less Expenses:	(12,543)	25.8%	(12,543)	24.9%
Net Operating Income:	**33,627**		**35,337**	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	**33,627**	**6.8% ***	**35,337**	**7.1% ***
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	**33,627**	**6.8% ***	**35,337**	**7.1% ***

ESTIMATED ANNUALIZED EXPENSES

Taxes - New		$5,478
Insurance		$1,765
Water/Sewer/Rubbish		$3,400
Repairs & Maintence		$600
Landscaping		$900
Reserves		$400
Total Expenses:	**$**	**12,543**
Per Net Sq. Ft.:		$6.04
Per Unit:		$4,180.87

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RENT
ROLL

UNIT	TYPE	CURRENT RENT	MARKET RENT
1	2+1	$1,300	$1,400
1	2+1	$1,350	$1,400
1	2+1	$1,400	$1,400

MONTHLY SCHEDULED GROSS INCOME:	**$4,050**	**$4,200**
ANNUAL SCHEDULED GROSS INCOME:	**$48,600**	**$50,400**

* One unit is currently vacant and can be delivered vacant at close of escrow. Shown at market rent.

| ALL 2 BED + 1 BATH UNITS | REMODELED IN 2023 | NEW ROOF | CENTRAL HVAC UNITS | FENCED IN FRONT AND REAR | STAINLESS STEEL APPLIANCES | ABUNDANT PARKING | R-3 ZONING | IN UNIT WASHER & DRYER | 1981 CONSTRUCTION |

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OPPORTUNITY

DESCRIPTION

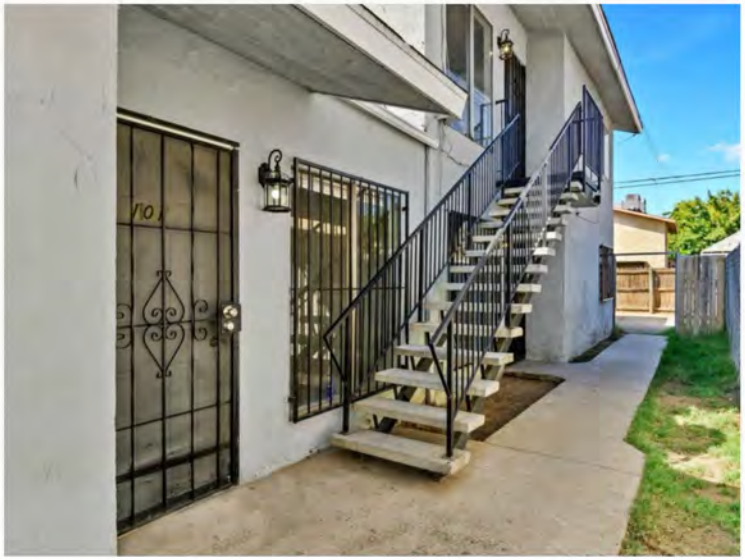
Well-maintained and thoughtfully updated, this triplex at 329 N. Diana Street offers a strong investment opportunity in a central Fresno rental corridor known for consistent tenant demand. Originally built in 1981, the property was remodeled in 2023 with extensive interior improvements that created clean, modern, and durable living spaces designed for long-term performance rather than short-term cosmetic appeal.

Each unit features updated finishes including vinyl flooring, updated bathrooms, stainless steel appliances, and open-concept floor plans that provide excellent natural light. In-unit laundry adds everyday convenience for tenants and supports long-term retention. The unit mix is functional and well-suited for workforce housing, making the property especially attractive for both traditional renters and Section 8 housing.

The building has been maintained with ownership efficiency in mind, including a newer roof installed in 2025. Most utilities are separately metered, helping streamline management and control operating expenses. The property also offers ample parking in both the front and rear, a valuable amenity in this centrally located neighborhood.
Positioned just minutes from Downtown Fresno and near Community Regional Medical Center, the property benefits from proximity to one of the area's largest employment centers, along with access to major transportation routes, public transit, and everyday services. This location supports steady rental demand and long-term occupancy stability.

Diana Street presents a solid, income-producing multifamily asset with practical upgrades, strong rental appeal, and a location that continues to attract tenants seeking affordability close to employment hubs. Its condition, layout, and accessibility make it an excellent fit for investors looking for stable cash flow in an established rental market.

PROPERTY
PHOTOS



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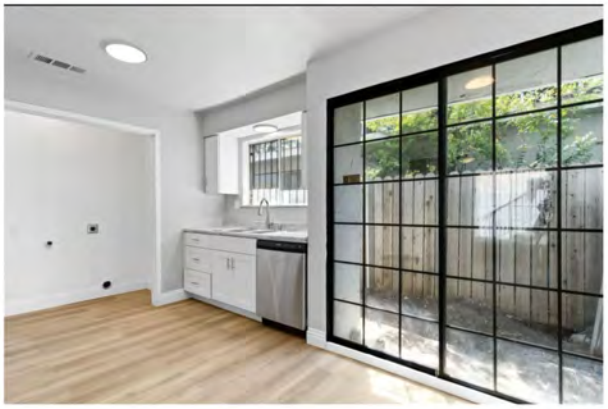
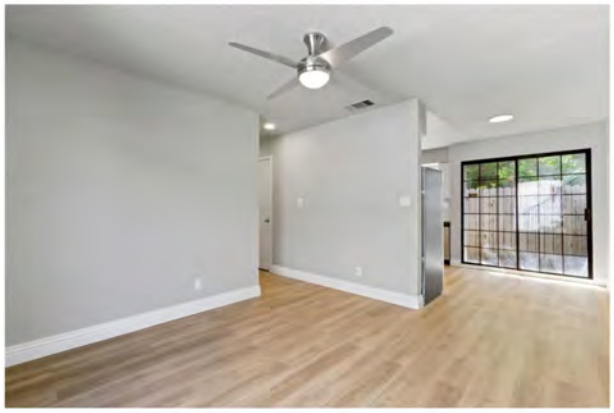
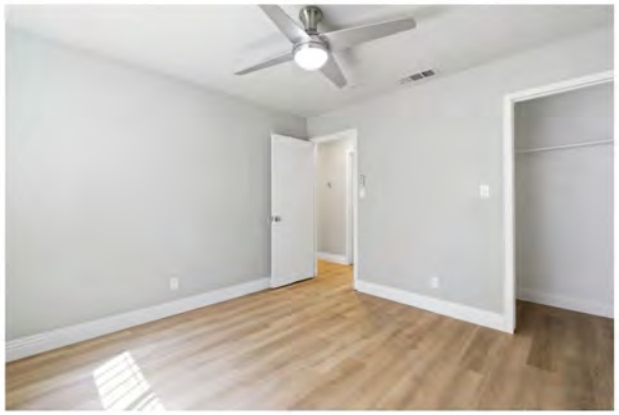

PROPERTY

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LOCATION

OVERVIEW

329 N. DIANA STREET
FRESNO. CA

FRESNO

Fresno is the economic and cultural hub of California's Central Valley , serving as a major center for agriculture, healthcare, education, and logistics. As the fifth-largest city in the state, it offers a diverse and growing population supported by major employers including Community Regional Medical Center, Fresno State University, and a strong agricultural industry that drives year-round economic activity. The city's central location provides convenient access to Highway 99, connecting residents to Bakersfield, Stockton, and Sacramento, while also serving as a gateway to Yosemite, Sequoia, and Kings Canyon National Parks. Surrounding communities such as Clovis, Madera, and Selma contribute to the region's steady growth, offering a mix of suburban development, industrial expansion, and workforce housing demand. With relatively affordable housing compared to coastal markets, Fresno continues to attract residents, investors, and businesses seeking opportunity, making it one of the most active and stable rental markets in the Central Valley.

DEMOGRAPHICS

POPULATION

Female	51%
Male	49%

HOUSEHOLDS

Homeowner's	55%
Renters	45%

INCOME

Avg. Single Income	$34,000
Avg. Household Income	$75,000

POPULATION

The Fresno MSA, which includes Fresno and Madera counties, has a population of just over 1 million residents and has experienced steady, moderate growth over the past decade as families and workers continue to relocate from higher-cost areas of California.

The City of Fresno itself has a population of roughly 540,000, making it the fifth-largest city in the state. The area is known for its young and diverse population, with a median age in the low 30's and a strong mix of household types. Demographically, the region is predominantly Hispanic or Latino, representing a majority of residents, followed by White, Asian, Black, and multiracial populations, reflecting the Central Valley's multicultural workforce.

The MSA maintains a balanced mix of renters and homeowners, with a higher renter concentration in the urban core, supporting sustained housing demand. Continued population stability and gradual growth across the metro area have contributed to consistent occupancy levels and long-term demand for workforce housing.

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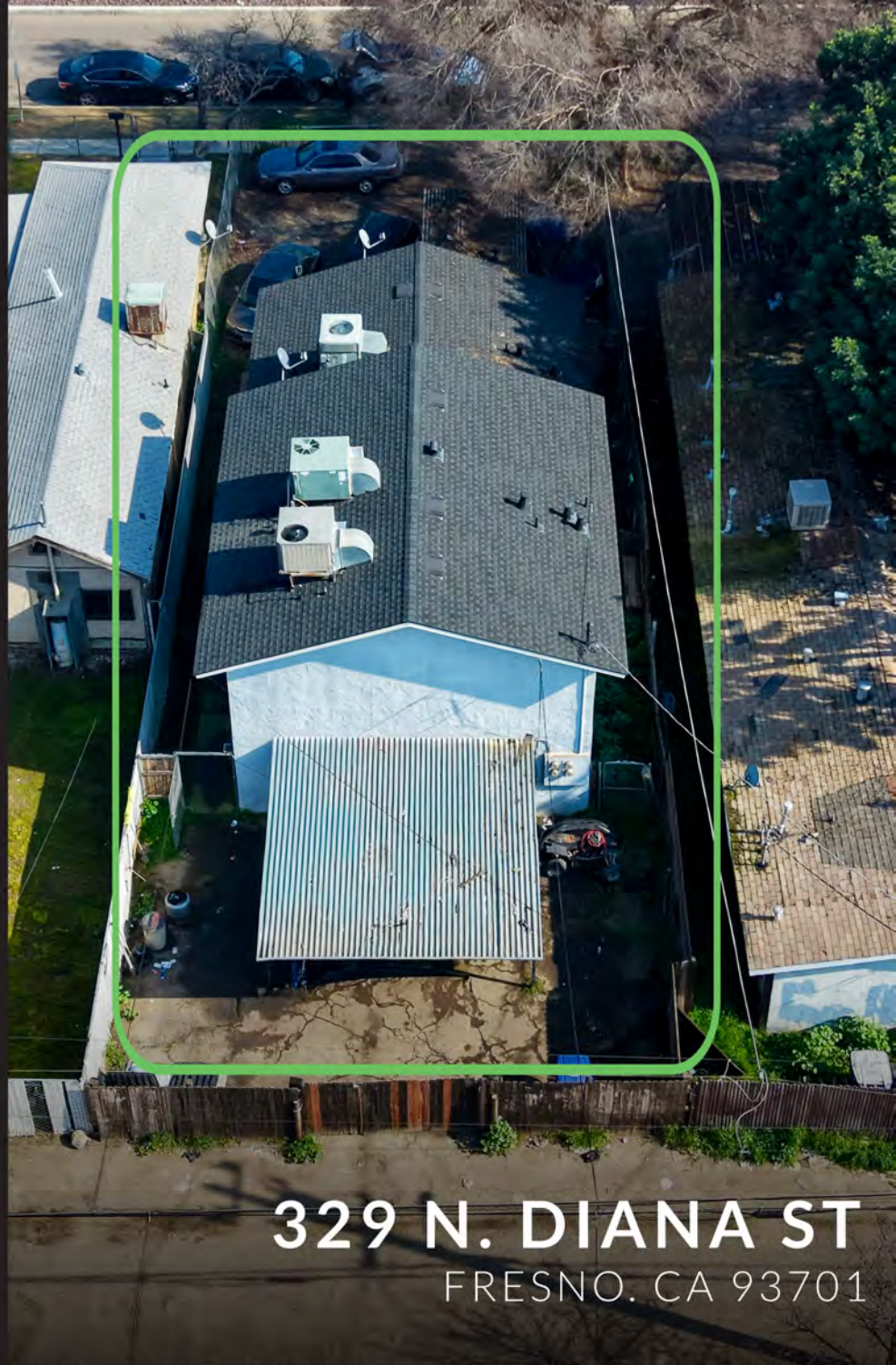

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