

**Arrow Hwy Apartments
540 W. Arrow Hwy
Upland, CA 91786
Multi-Family**



Prepared for:
Investor

Presented by:

The logo for 'The Apartment Dealer' features a stylized graphic of three apartment buildings in shades of blue and black, positioned above the text 'THE APARTMENT DEALER' in a bold, sans-serif font.

Kristopher German

1221 S. Hacienda Blvd. | Hacienda Heights, CA 91745 | 626.427.0786 | kris@theapartmentdealer.com | BRE 01800021

Arrow Hwy Apartments

Property Profile

Property Address: 540 W. Arrow Hwy
Upland, CA 91786

Assessor Parcel #: 1046-341-019

Units: 13

Year Built: 1960

Building Size: 8,451

Lot Size: 15,400

Zoning: N/A

Construction: Wood Frame

Roof Type: Flat

Parking: Onsite



Amenities

Unit Amenities

- | | | | |
|---------------------------------------|--|--------------------------------------|--|
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Disposal | <input type="checkbox"/> Central A/C | <input type="checkbox"/> Cable Ready/DSL |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Washer/Dryer | <input type="checkbox"/> Wall A/C | <input type="checkbox"/> Furnished |
| <input type="checkbox"/> Stove | <input type="checkbox"/> Balcony/Patio | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Utilities Paid |

Common Area Amenities

- | | | | |
|--|---|-------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Pool | <input type="checkbox"/> Secured Parking | <input type="checkbox"/> BBQ Area | <input type="checkbox"/> Elevator |
| <input type="checkbox"/> Spa | <input checked="" type="checkbox"/> Secured Entry | <input type="checkbox"/> Playground | <input type="checkbox"/> Sundeck |
| <input type="checkbox"/> Fitness Center | <input type="checkbox"/> Laundry Room | <input type="checkbox"/> Clubhouse | <input type="checkbox"/> Sauna |

Investment Highlights

- **PRICED TO SELL!**
- **80% Upside in Rental Income**
- **Reposition Opportunity!**
- **Tenants Enjoy Onsite Laundry Facility, Gated Pool and Car-Port Parking**
- **Prime Rental Community**

Kristopher German     

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
— DEALER — 

Arrow Hwy Apartments

Photos



Kristopher German [f](#) [in](#) [t](#) [@](#) [v](#)

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
— DEALER — 

Arrow Hwy Apartments

Photos (continued)



Kristopher German [f](#) [in](#) [t](#) [@](#) [v](#)

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
— DEALER — 

Arrow Hwy Apartments

Photos (continued)



Kristopher German [f](#) [in](#) [t](#) [@](#) [v](#)

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
— DEALER — 

Arrow Hwy Apartments

Aerial Map



Kristopher German [f](#) [in](#) [t](#) [@](#) [v](#)

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
— DEALER — 

Arrow Hwy Apartments

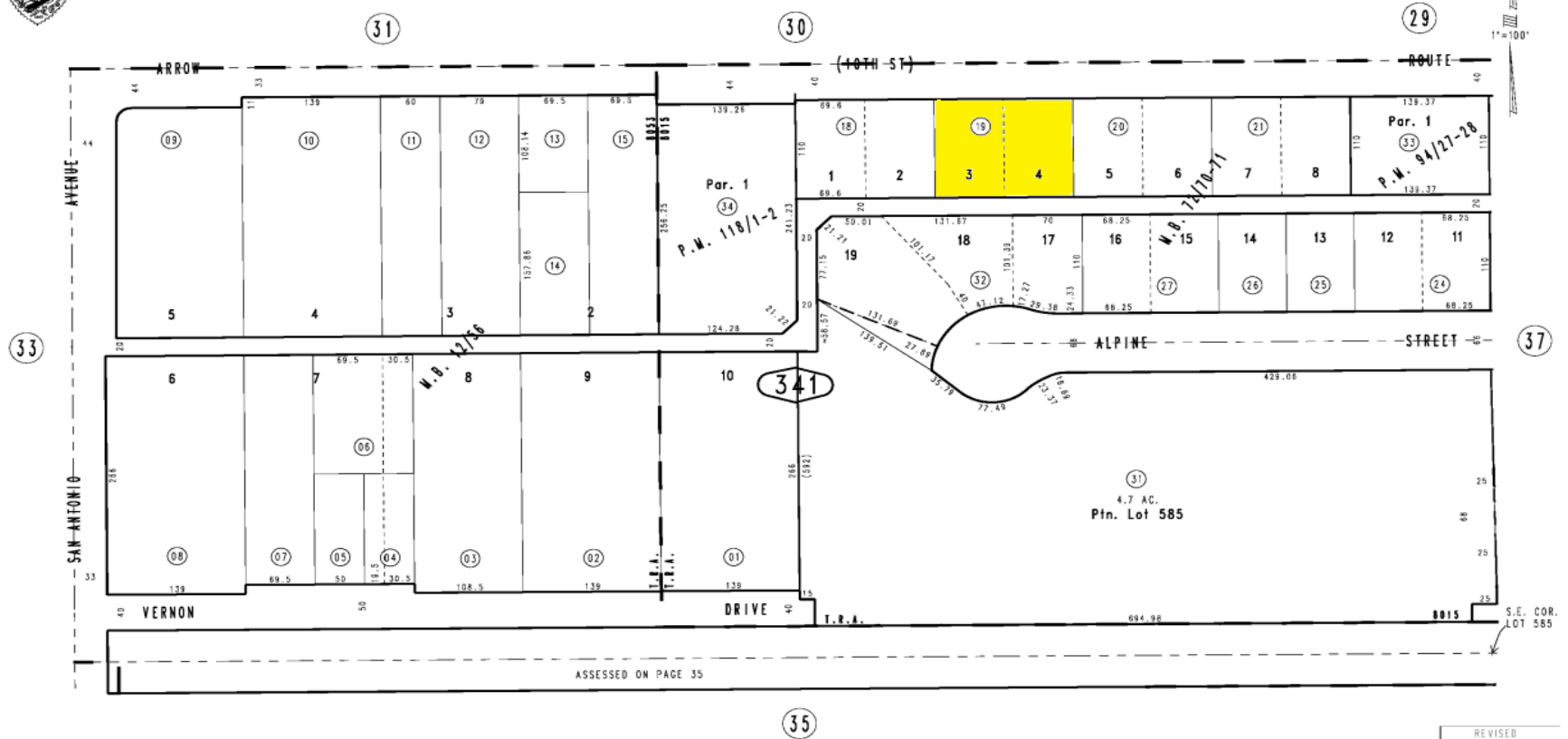
Parcel Map

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Ontario Colony Lands
M.B. 2/8, 11/6

City of Upland
Tax Rate Area
8015 8053

1046 - 34



Parcel Map No. 10775, P.W. 118/1-2
Parcel Map No. 8696, P.W. 94/27-28
Tract No. 5614, M.B. 72/70-71
Blakeslee Sub., M.B. 12/56

Ptn. S.W.1/4, Sec.7
T.1S.,R.7W.

Assessor's Map
Book 1046 Page 34
San Bernardino County

REVISED
08/20/14 RW-MC

August 2004

Kristopher German

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
DEALER

Arrow Hwy Apartments

Current Income & Expense Analysis

540 W. Arrow Hwy
Upland, CA 91786

13	Wood Frame	8,451	15,400	1960	N/A
No. Units	Construction	Net Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

CURRENT ANNUALIZED INCOME

Units	Type	Current	Total
<u>1</u>	<u>2 + 1</u>	\$ <u>805 - 805</u>	\$ <u>805</u>
<u>12</u>	<u>1 + 1</u>	\$ <u>649 - 1,795</u>	\$ <u>12,254</u>
<u>1</u>	<u>Studio (NC)</u>	\$ <u>900 - 900</u>	\$ <u>900</u>
<u>14</u>			\$ <u>13,959</u>
	Laundry & Miscellaneous Income		\$ <u>50</u>

CURRENT ANNUALIZED EXPENSES

SCHEDULED GROSS INCOME		\$ <u>168,108</u>
Vacancy Rate	3%	\$ <u>5,043</u>
GROSS OPERATING INCOME		\$ <u>163,065</u>
Expenses		
Property Taxes		\$ <u>21,674</u>
New Insurance Quote		\$ <u>8,850</u>
Water		\$ <u>6,111</u>
Trash		\$ <u>5,556</u>
Electricity		\$ <u>15,624</u>
Gas		\$ <u>411</u>
Pool		\$ <u>1,546</u>
Onsite Manager		\$ <u>21,540</u>
Repairs & Maintenance		\$ <u>10,500</u>
Reserves for Replacement		\$ <u>2,100</u>
Total Expenses		\$ <u>93,912</u>
	Per Unit	\$ <u>7,224</u>
	Per Foot	\$ <u>11.11</u>
NET OPERATING INCOME		\$ <u>69,153</u>

Arrow Hwy Apartments

Proforma Income & Expense Analysis

540 W. Arrow Hwy
Upland, CA 91786

13	Wood Frame	8,451	15,400	1960	N/A
No. Units	Construction	Net Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

PROFORMA ANNUALIZED INCOME

Units	Type	Proforma	Total
<u>1</u>	<u>2 + 1</u>	\$ <u>1,995</u>	\$ <u>1,995</u>
<u>12</u>	<u>1 + 1</u>	\$ <u>1,795</u>	\$ <u>21,540</u>
<u>1</u>	<u>Studio (NC)</u>	\$ <u>1,395</u>	\$ <u>1,395</u>
<u>14</u>			\$ <u>24,930</u>
Laundry & Miscellaneous Income			\$ <u>50</u>

PROFORMA ANNUALIZED EXPENSES

SCHEDULED GROSS INCOME		\$ <u>299,760</u>
Vacancy Rate	3%	\$ <u>8,993</u>
GROSS OPERATING INCOME		\$ <u>290,767</u>
Expenses		
Property Taxes		\$ <u>21,674</u>
New Insurance Quote		\$ <u>8,850</u>
Water		\$ <u>6,111</u>
Trash		\$ <u>5,556</u>
Electricity		\$ <u>15,624</u>
Gas		\$ <u>411</u>
Pool		\$ <u>1,546</u>
Onsite Manager		\$ <u>21,540</u>
Repairs & Maintenance		\$ <u>10,500</u>
Reserves for Replacement		\$ <u>2,100</u>
Total Expenses	31.3%	\$ <u>93,912</u>
	Per Unit	\$ <u>7,224</u>
	Per Foot	\$ <u>11.11</u>
NET OPERATING INCOME		\$ <u>196,856</u>

Arrow Hwy Apartments

Current Pricing Analysis and Opinion of Value

540 W. Arrow Hwy
Upland, CA 91786

13	Wood Frame	8,451	15,400	1960	N/A
No. Units	Construction	Net Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

CURRENT PRICING AND FINANCING

PRICE		\$ 1,850,000
Down Payment	100%	\$ 1,850,000
First Trust Deed	0%	\$ -
Interest Rate	6.50% APR	ARM 30/10
Term	30 /5	

COMMENTS

Buyer to obtain a new loan at prevailing market rates and terms.

CURRENT SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 168,108
Less Vacancy	3.0%	\$ 5,043
Gross Operating Income		\$ 163,065
Less Expenses	55.9%	\$ 93,912
NET OPERATING INCOME		\$ 69,153
Less Debt Service		\$ -
PRE-TAX CASH FLOW		\$ 69,153
Return %		3.74%
Gross Rent Multiplier		11.00
Capitalization Rate		3.74%
Price per Square Foot		\$ 218.91
Price per Unit		\$ 142,308

SUBJECT PHOTO



PRICING SUMMARY

Price:	\$ 1,850,000
Down:	\$ 1,850,000
Loan Amount:	\$ 0
Price / Unit:	\$ 142,308
Price/ Sq Foot	\$ 218.91
Cash on Cash (%):	3.74%
COC Proforma (%):	10.64%
GRM:	11.00
Cap Rate:	3.74%
Cap Rate(Proforma):	10.64%
GRM (Proforma):	6.17

PROPERTY PROFILE

No. of Units:	13
Year Built:	1960
Square Footage:	8,451
Lot Size:	15,400
Construction Type:	Wood Frame
Roof Type:	Flat
Parking:	Onsite
Type:	Multi-Family
Parcel No.:	1046-341-019

BROKER CONTACT



Kristopher German

626.427.0786 | kris@theapartmentdealer.com
 1221 S. Hacienda Blvd. | Hacienda Heights, CA 91745
 BRE 01800021



INVESTMENT CHARACTERISTICS

UNIT MIX & RENT SCHEDULE

# of Units	Type	Current Rent Range	Monthly Income	Avg. Rents	Avg. Rent/Ft	Market Rent	Monthly Income	
1	2 + 1	\$ 805 - 805	\$ 805			\$ 1,995	\$ 1,995	
12	1 + 1	\$ 649 - 1,795	\$ 12,254			\$ 1,795	\$ 21,540	
1	Studio (NC)	\$ 900 - 900	\$ 900			\$ 1,395	\$ 1,395	
			14				13,959	24,930

INCOME & EXPENSES

	Current Annualized	Proforma Annualized
Scheduled Gross Income	\$ 167,508	\$ 299,160
Laundry Income	\$ 600	\$ 600
Total Scheduled Gross Income	\$ 168,108	\$ 299,760
Vacancy Rate	\$ 5,043	\$ 8,993
Effective Operating Income	\$ 163,065	\$ 290,767
Expenses		
Property Taxes	\$ 21,674	\$ 21,674
New Insurance Quote	\$ 8,850	\$ 8,850
Water	\$ 6,111	\$ 6,111
Trash	\$ 5,556	\$ 5,556
Electricity	\$ 15,624	\$ 15,624
Gas	\$ 411	\$ 411
Pool	\$ 1,546	\$ 1,546
Onsite Manager	\$ 21,540	\$ 21,540
Repairs & Maintenance	\$ 10,500	\$ 10,500
Reserves for Replacement	\$ 2,100	\$ 2,100
	<u>\$ 93,912</u>	<u>\$ 93,912</u>
	Per Unit \$ 7,224	\$ 7,224
	Per Foot \$ 11.11	\$ 11.11
Net Operating Income	\$ 69,153	\$ 196,856
Less: Debt Service	\$ -	\$ -
Pre-Tax Cash Flow	3.74% \$69,153.18	10.64% \$ 196,855.62

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the recent renovations and upgrades to the property. Property taxes are based on a reassessment at the current tax rate.

Arrow Hwy Apartments

Rent Roll

Unit #	Unit Type		Current Rent	Market Rent
A	2 + 1		\$805	\$1,995
B	1 + 1		\$1,100	\$1,795
C	1 + 1		\$775	\$1,795
D	1 + 1		\$775	\$1,795
E	1 + 1		\$1,000	\$1,795
F	1 + 1		\$880	\$1,795
G	1 + 1		\$935	\$1,795
H	1 + 1		\$875	\$1,795
J	1 + 1		\$649	\$1,795
K	1 + 1		\$775	\$1,795
L	1 + 1	Manager	\$0	\$1,795
M	1 + 1		Vacant	\$1,795
N	1 + 1		\$900	\$1,795
O	Studio		\$900	\$1,395

GRAND TOTALS:

\$13,959

\$24,930

Kristopher German     

626.427.0786 | Kris@TheApartmentDealer.com | TheApartmentDealer.com

THE APARTMENT
— DEALER — 