

Customer Short

1250 W 9th St, Corona 92882

STATUS: Closed

LIST/CLOSE:

\$1,260,000 / \$1,230,000 ↓

Take West Sixth Street S. Sherman go left on W 9th St to 1250 W 9th St.



SQFT: **3,496**
LOT(src): **0.2/8,712 (A)**
PARKING SPACES: **6**
YEAR BLT(src): **1965 (ASR)**
DOM / CDOM: **40/40**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **OC24154090**
B TRACT / MODEL: **Other (OTHR)**
VIEW: **No**
POOL / SPA: **No/No**
AREA: **248 - Corona**

PRICE PER SQFT: **\$351.83**
ORIGINAL \$: **\$1,345,000**
STORIES: **Two**
GSI: **\$78,000**
OP EXPENSE: **\$26,392**
NET INCOME: **\$51,608**
BAC:

LIST DATE: **07/26/24**

CLOSE DATE: **10/16/24**

CONCESSIONS: **\$34,600**

PURCHASE CONTRACT: **09/04/24**

CLOSE PRICE: **\$1,230,000**

TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional**

Outstanding Investment Opportunity! High performing Corona 4-plex with Long Term Tenants. Each apartment is a 2 Bedroom 1.5 Bath Townhouse Style Apartment. This property has New Exterior Paint and Beautiful Landscaping with High Quality Artificial Grass. Interiors feature New Carpeting and Interior Paint in 3 of the 4 apartments. Newer Vinyl Windows installed just a few years ago. These rental units are never vacant in this High Demand Rental Area of Corona near Corona High School and convenience to local shopping and public transportation.

CUSTOMER SHORT: Residential Income ML#: OC24154090

Printed by Tony Burton, State Lic: 01014173 on 11/19/2024
9:30:00 AM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed' 11/19/2024 to 05/23/2024
City is 'Corona'
Number Of Units Total is 4
Selected 1 of 2 results.

SALE
COMP

Customer Short

1134 W 9 St, Corona 92882

STATUS: Closed

LIST/CLOSE:

\$1,249,900/\$1,210,000 ↓

Lincoln



SQFT: **3,182**
LOT(src): **0.1808/7,874 (A)**
PARKING SPACES: 4
YEAR BLT(src): **1964 (ASR)**
DOM / CDOM: **11/11**
UNITS TOTAL: 4
BLDG TOTAL: 1

SALE TYPE: **Standard**
ML#: **IG23103021**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **248 - Corona**

PRICE PER SQFT: **\$380.26**
ORIGINAL \$: **\$1,249,900**
STORIES:
GSI: **\$60,972**
OP EXPENSE: **\$21,804**
NET INCOME: **\$39,168**
BAC: **2.5%**

LIST DATE: **06/10/23**

CLOSE DATE: **07/26/23**

CONCESSIONS: **\$5,000**

PURCHASE CONTRACT: **06/27/23**

CLOSE PRICE: **\$1,210,000**

TERMS: **1031 Exchange, Cash, Conventional, FHA**

Prime location near Down-town Corona, Corona High School and other nearby shopping centers! High demand rental area. Building was recently renovated with newer exterior paint, security iron carport gates, newer copper re-pipe, landscaping with automatic sprinklers. Newer exterior windows, block fencing and iron fence, matured plants. Excellent investment opportunity!

CUSTOMER SHORT: Residential Income ML#: IG23103021

Printed by Tony Burton, State Lic: 01014173 on 09/04/2024
1:36:56 PM

Search Criteria

Property Type is 'Residential Income'
Standard Status is one of 'Act Under Contract', 'Pending'
Standard Status is 'Closed'
Contract Status Change Date is 09/04/2024 to 10/05/2022
City is 'Corona'
Number Of Units Total is 3 to 4
Selected 1 of 8 results.

**SALE
COMP**