



SPERRY
— **COMMERCIAL** —
GLOBAL AFFILIATES®
LOCAL REACH ON A GLOBAL SCALE

LOCATIONS NATIONWIDE
WWW.SPERRYCGA.COM

1120 E. HOLT BOULEVARD, ONTARIO, CA 91762
10 CAP/TRANSITIONAL LIVING/TAX CREDIT POTENTIAL



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The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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10 CAP/TRANSITIONAL LIVING/TAX CREDIT POTENTIAL

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PROPERTY INFORMATION



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PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

IN PLACE POTENTIAL 10 CAP/POTENTIAL TAX CREDITS FOR BUYER!

Introducing a compelling Transitional Housing Conversion Opportunity in Ontario, CA. This 20,207 SF building, well maintained with a concrete driveway, houses 65 Rooms, presenting an ideal setup for Affordable Housing. Built-in 1988, this property boasts excellent street exposure, offering high visibility and strategic positioning in a path of progress. Its prime location near Ontario Airport and retail establishments underlines its desirability. With the potential for tax credits and a strong foundation for long-term ownership, this property represents a promising venture for investors seeking a lucrative foothold in the vibrant hospitality sector.

LOCATION DESCRIPTION

Discover the vibrant potential surrounding the Mayfair Inn - Affordable Housing Conversion in Ontario, CA. Located in an improving area, this property offers proximity to a range of appealing amenities. The area boasts convenient access to Ontario International Airport. With its strategic location and access to prominent points of interest, the Mayfair Inn - Affordable Housing Conversion is an exciting prospect for an Affordable Housing Buyer.

10 CAP/TRANSITIONAL LIVING/TAX CREDIT POTENTIAL

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PROPERTY DESCRIPTION // 6

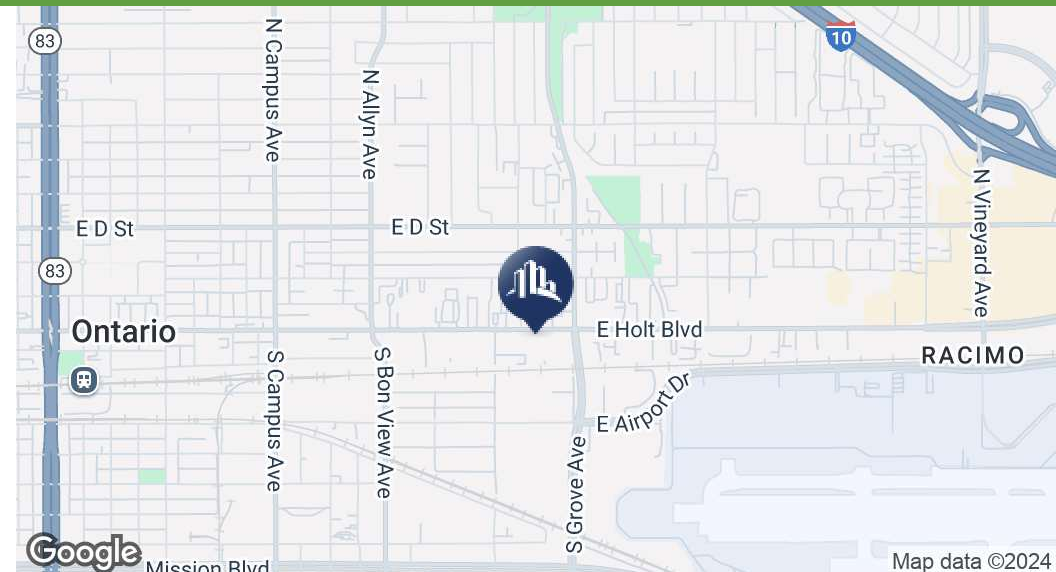
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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$10,900,000
Building Size:	20,207 SF
Lot Size:	1.04 Acres
Number of Rooms:	65
Price / SF:	\$539.42
Cap Rate:	9.97%
NOI:	\$1,087,274
Year Built:	1988

PROPERTY OVERVIEW

IN PLACE POTENTIAL 10 CAP/POTENTIAL TAX CREDITS FOR BUYER!

Introducing a compelling Transitional Housing Conversion Opportunity in Ontario, CA. This 20,207 SF building, well maintained with a concrete driveway, houses 65 Rooms, presenting an ideal setup for Affordable Housing. Built-in 1988, this property boasts excellent street exposure, offering high visibility and strategic positioning in a path of progress. Its prime location near Ontario Airport and retail establishments underlines its desirability. With the potential for tax credits and a strong foundation for long-term ownership, this property represents a promising venture for investors seeking a lucrative foothold in the vibrant hospitality sector.

PROPERTY HIGHLIGHTS

- Potential Tax Credits - Plus 10 Years of Consecutive Ownership
- Potential 10 CAP with Existing Regional Transitional Housing Guest
- Well Maintained and Located Property
- 1988 Construction with Concrete Parking Lot

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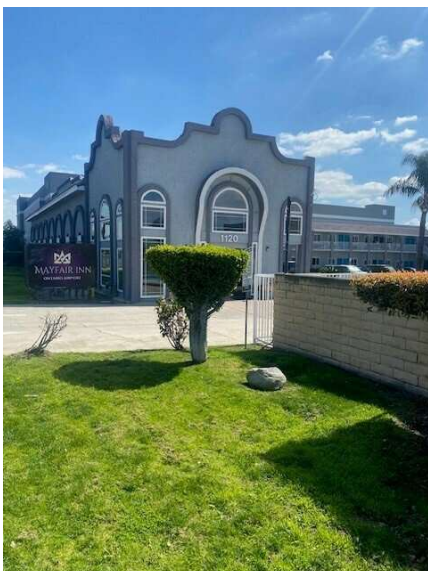
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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	10 CAP/Transitional Living/Tax Credit Potential
Street Address	1120 E. Holt Boulevard
City, State, Zip	Ontario, CA 91762
County	San Bernardino

BUILDING INFORMATION

NOI	\$1,087,274.00
Cap Rate	9.97%
Number of Floors	2
Year Built	1988

PROPERTY HIGHLIGHTS

- Potential Tax Credits - Plus 10 Years of Consecutive Ownership
- Potential 10 CAP with Existing Regional Transitional Housing Guest
- Well Maintained and Located Property
- 1988 Construction with Concrete Parking Lot
- Independent Hotel with no Franchise Flag or Franchise Fees

10 CAP/TRANSITIONAL LIVING/TAX CREDIT POTENTIAL

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FINANCIAL ANALYSIS



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FINANCIAL ANALYSIS

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

CURRENT INCOME

Price	\$10,900,000
Price per Room	\$167,692
CAP Rate	10.0%
Cash-on-Cash Return (yr 1)	9.97 %
<hr/>	
Total Scheduled Income	\$1,620,000
Gross Income	\$1,620,000
Operating Expenses	\$532,726
Net Operating Income	\$1,087,274
Pre-Tax Cash Flow	\$1,087,274

10 CAP/TRANSITIONAL LIVING/TAX CREDIT POTENTIAL

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FINANCIAL ANALYSIS

INCOME & EXPENSES

INCOME SUMMARY

CURRENT INCOME

Rental - Monthly Lease Payments Annualized

\$1,620,000

Gross Income

\$1,620,000

EXPENSE SUMMARY

CURRENT INCOME

Estimated Property Tax

\$136,250

Insurance and Workers Comp

\$46,148

Payroll

\$206,000

Payroll Tax

\$9,105

Maintenance

\$30,000

Laundry

\$9,000

Supplies

\$21,000

Utilities

\$75,223

Gross Expenses

\$532,726

Net Operating Income

\$1,087,274

Income is \$75 per room x 60 rooms x 365 Days
It does not include the remaining 5 rooms available for rent.

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