

POMONA | CALIFORNIA

355-365 E. KINGSLEY 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

355-365 E. Kingsley Ave | Pomona, CA



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**THE APARTMENT
DEALER**



355-365 E. Kingsley Ave | Pomona, CA

EXECUTIVE SUMMARY

This Pomona multi-family property includes six rental units across three contiguous parcels with two adjoining vacant lots totaling more than 17,000 square feet of land. The layout features (2) 1-Bed/1-Bath and (4) Studio units, offering both income today and flexibility for future development.

Each unit is separately metered for gas and electricity, supported by a low-maintenance design and ample onsite parking. The property's configuration allows for simple management while providing additional land for new construction or expansion. Both the existing units and the vacant lots can be sold together or separately to match investor goals.

Located within Pomona's historic Lincoln Park District near major job centers, Cal Poly Pomona, and freeway connections, this asset benefits from consistent tenant demand and long-term value growth. Its balance of current stability and future potential makes it well-suited for builders, exchange buyers, and portfolio investors.

**\$1,175,000
PRICE**

**6 UNITS
UNITS**

**1905
YEAR BUILT**

**3,348 SQFT
17,861 LOT SIZE**

**POR4YY
ZONING**

**8336-001-005; 006; 007
APN**

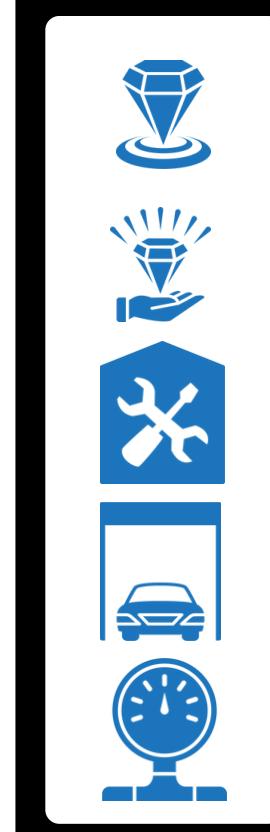


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PROPERTY HIGHLIGHTS

3,348 SQ. FT. | 17,861 LOT SIZE

- Comprised of (2) One-Bedroom / One-Bath and (4) Studio units
- Located in the Lincoln Park District of Pomona
- Three contiguous parcels, including two vacant lots totaling over 17,000 square feet of land (Lots Sold Separately or Together)
- Great opportunity for builders and investors to add value while collecting income from existing units
- The six-unit property and two vacant lots can be sold together or separately



Prime Location

Value-Add w/Land flexibility

Rare Builder/Investor Opportunity

Ample onsite parking

Separately metered for Gas & Electricity

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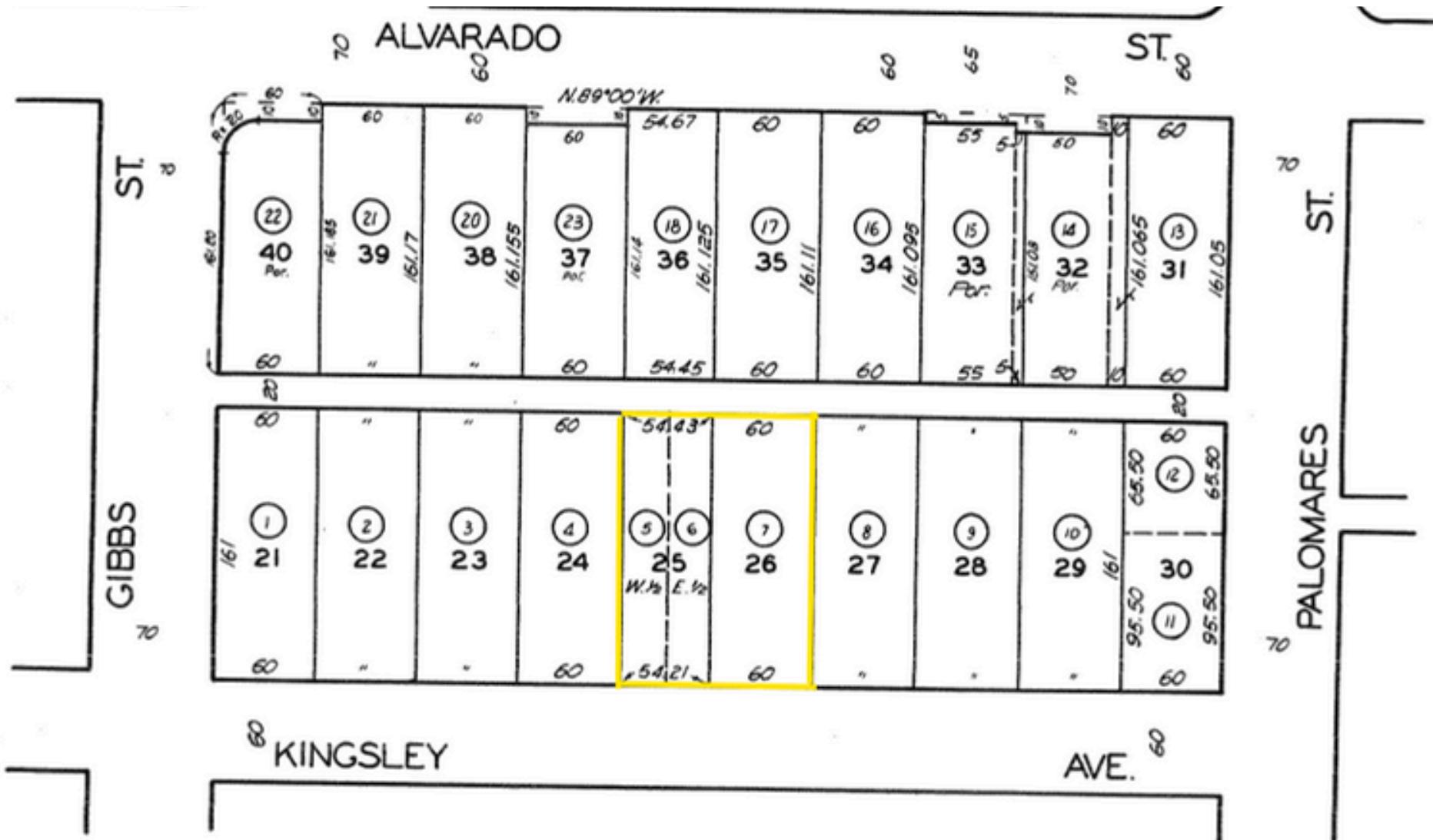
AERIAL MAP

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PARCEL MAP

355-365 E. Kingsley Ave | Pomona, CA



FINANCES

355-365 E. Kingsley Ave | Pomona, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	1 + 1	\$1,648	\$1,650
2	1 + 1	\$1,155	\$1,650
3	Studio	\$1,395	\$1,395
4	Studio	\$1,236	\$1,395
5	Studio	\$1,093	\$1,395
6	Studio	\$823	\$1,395

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$14,710
New Insurance Quote	\$5,950
Water/Sewer	\$2,450
Trash	\$3,650
Gardener	\$2,160
Electricity	\$504
Repairs & Maintenance	\$6,174
Reserves for Replacement	\$900
TOTAL EXPENSES	\$36,498

FINANCES

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ANNUALIZED OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income		\$7,350		\$8,880
Laundry & Other Income		\$0		\$0
Total Scheduled Gross Income		\$88,200		\$106,560
Less: Vacancy Allowance	3%	\$2,646	3%	\$3,197
Effective Gross Income		\$85,554		\$103,363
Less: Expenses		\$36,498		\$36,498
Net Operating Income		\$49,056		\$66,865
Less: Debt Service		\$0		\$0
PRE-TAX CASH FLOW	4.17%	\$49,056	5.69%	\$66,865

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
2	1 + 1	\$1,155- \$1,648	\$2,803	\$3,300
4	Studio	\$823-\$1,395	\$4,547	\$5,580
MONTHLY TOTALS		\$7,350		\$8,880

PROPERTY SUMMARY

Price	\$1,175,000
Down Payment	\$1,175,000
Loan Amount	\$0
Number of Units	6 Units
Price/Unit	\$195,833
Price/SF	\$351
Cash on Cash %	4.17%
COC Pro Forma	5.69%
Cap Rate	4.17%
Cap Rate (Proforma)	5.69%
GRM	13.32
GRM (Proforma)	11.03
Year Built	1905
Square Feet	3,348 Sq. Ft.
Lot Size	17,861 Lot Size

ABOUT POMONA

Pomona sits at the eastern edge of Los Angeles County, positioned between the San Gabriel Valley and the Inland Empire. The city offers investors access to major job corridors via the 10, 57, and 60 freeways, creating strong rental demand from commuters and local professionals alike. Its balance of affordability and proximity to employment hubs continues to attract steady investor activity.

Nearly 60% of Pomona's residents are renters, supported by consistent demand across one-bedroom and studio layouts. The city's multi-family housing stock includes many mid-century and courtyard-style properties that remain competitive due to limited new construction. Rental rates have trended upward while occupancy levels stay strong, reflecting stable long-term tenancy.

With sustained job growth tied to Cal Poly Pomona, the Fairplex, and regional logistics centers, Pomona remains positioned for steady rent performance and appreciation. Continued investment in downtown revitalization and transportation infrastructure supports ongoing stability and upward potential for multi-family operators and exchange buyers.

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DEMOGRAPHICS

\$81,000

MEDIAN HH INCOME

\$677,000

MEDIAN PROPERTY VALUE

151,000

POPULATION

35.4

AVERAGE AGE

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17

Years of
Experience

400+

Number of total
transactions closed

\$550M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

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