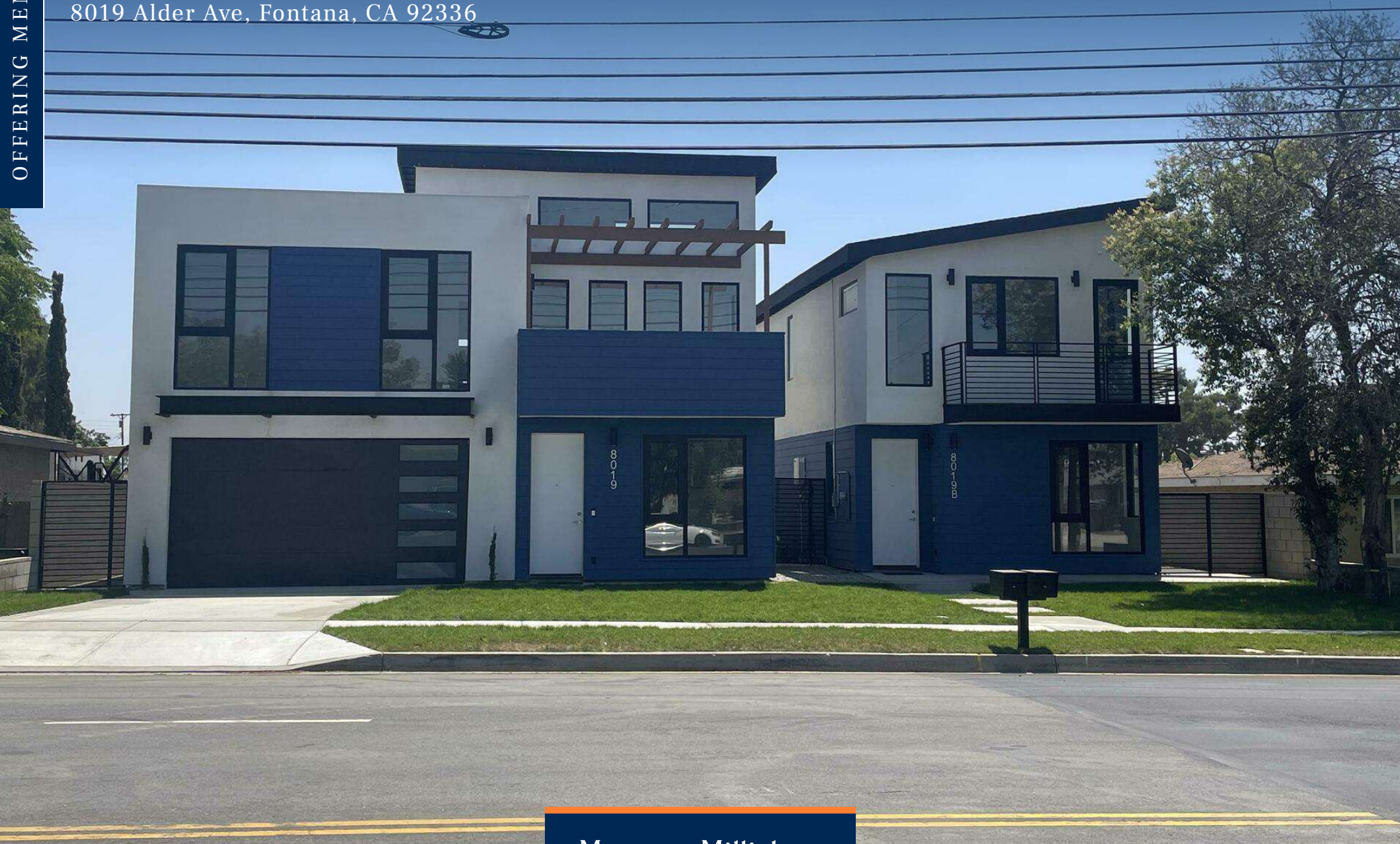


8019 Alder Ave, Fontana

8019 Alder Ave, Fontana, CA 92336



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$1,200,000



Cap Rate
5.20%



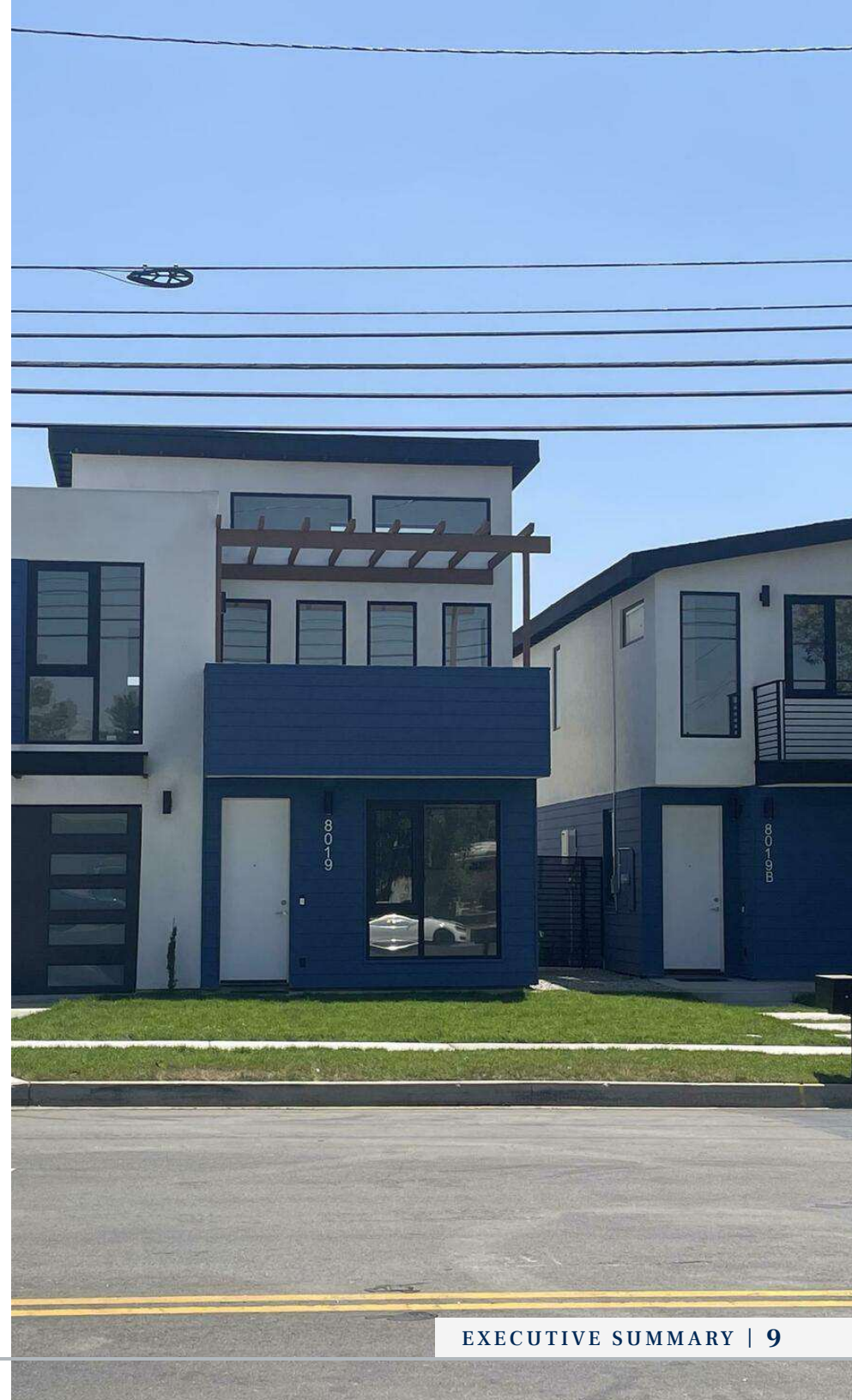
of Units
2

FINANCIAL

Listing Price	\$1,200,000
Down Payment	100% / \$1,200,000
NOI	\$67,669
Cap Rate	5.20%
Total Return	5.20%
Price/SF	\$347.83
Rent/SF	\$2.03
Price/Unit	\$600,000

OPERATIONAL

Rentable SF	3,450 SF
# of Units	2
Lot Size	0.14 Acres (6,205 SF)
Year Built	2023



8019 ALDER AVE, FONTANA

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INVESTMENT OVERVIEW

New construction fully-leased duplex in the supply constrained market of Fontana. Property offers the ideal unit mix for the market with one 4 bedroom 2.5 bath unit and one detached 3 bedroom 2 bath unit. Efficient operating property with tenants responsible for all utilities with landlord owned solar.

INVESTMENT HIGHLIGHTS

New construction fully-leased duplex in the supply constrained market of Fontana.

Property offers the ideal unit mix for the market with one 4 bedroom 2.5 bath unit and one detached 3 bedroom 2 bath unit.

Efficient operating property with tenants responsible for all utilities with landlord owned solar.

SECTION 2

Property Information

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SECTION 3

Financial Analysis

FINANCIAL DETAILS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

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SUMMARY

Value	\$1,200,000	Current CAP	5.32%
Current Equity	\$1,200,000 (100%)	Market CAP	5.32%
Number of Units	2	Year Built	2023
Value per Unit	\$600,000	Approx. Gross RSF	3,450
Current GRM	15.17	Approx. Lot Size	6,025
Market GRM	15.17	Value per Net RSF	\$347.83

ANNUALIZED OPERATING DATA

Income	Current Rents	Market Rents
Scheduled Base Rental Income	\$79,080	\$79,080
Vacancy Rate Reserve	0.00% ¹ \$0	0.00% ¹ \$0
Gross Operating Income	\$79,080	\$79,080
Expenses	19.22% ¹ \$15,200	19.22% ¹ \$15,200
Net Operating Income	\$63,880	\$63,880

¹ As a percent of Scheduled Gross Income

SCHEDULED INCOME

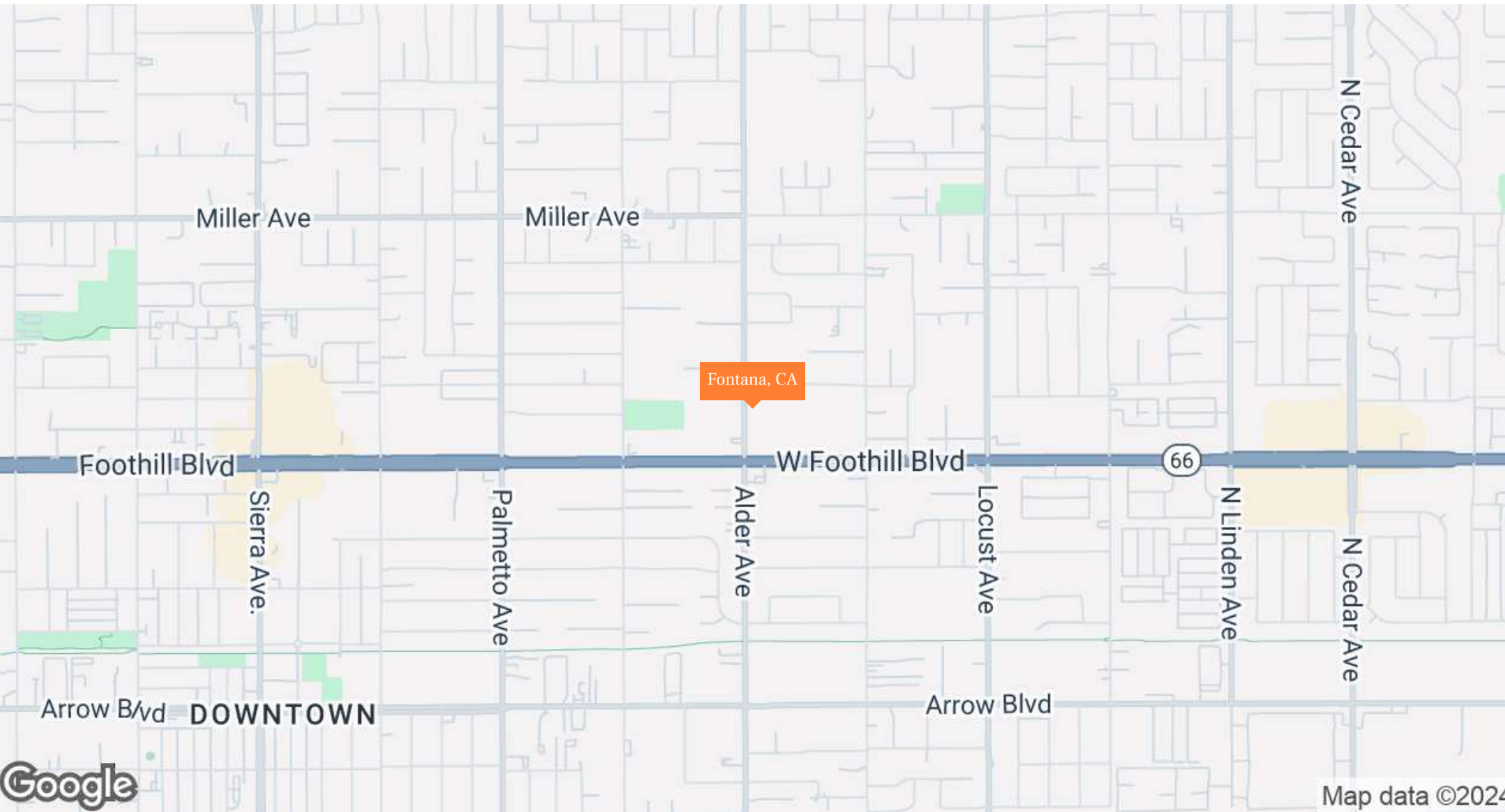
Income	Bedrooms/Baths	Approx. SF	Current Monthly Rent/Unit	Current Monthly Income	Market Monthly Rent/Unit	Market Monthly Income
1	3+2	1,200	\$2,995	\$2,995	\$2,995	\$2,995
1	4+2.5	2,250	\$3,595	\$3,595	\$3,595	\$3,595
Total Monthly Scheduled Rent				\$6,590	\$6,590	
Total Monthly Scheduled Rent				\$0	\$0	
Monthly Schedule Gross Income				\$6,590	\$6,590	
Annualized Scheduled Gross Income				\$79,080	\$79,080	

ANNUALIZED EXPENSES

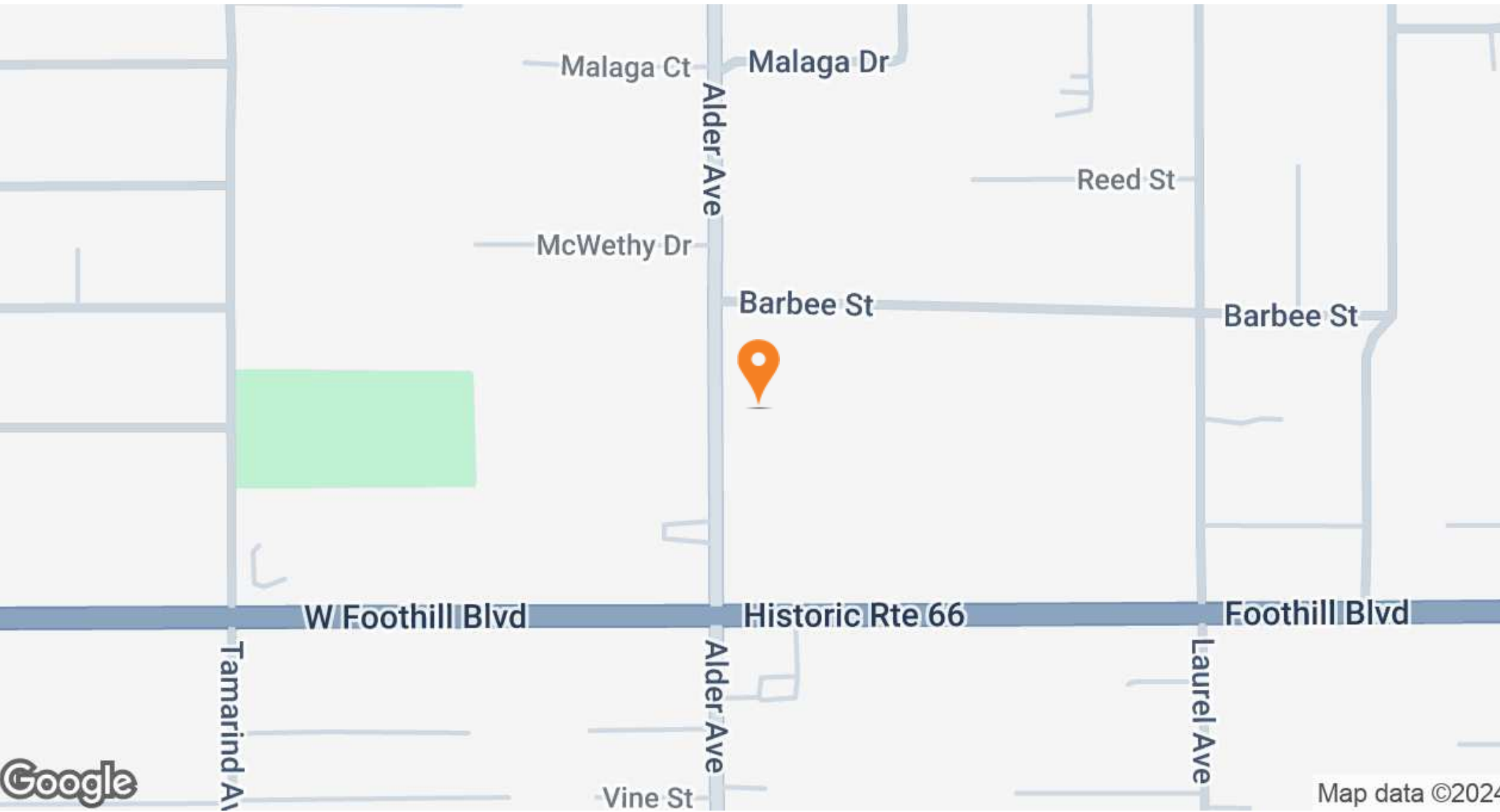
Expenses	Estimated	% of EGI
New Tax Base	1.1% of PP \$13,200	16.69%
Insurance	\$2,000	2.53%
Total Expenses	\$15,200	19.22%
Per Net SF	\$2.52	
Per Unit	\$7,600	

* All utilities paid for by tenants

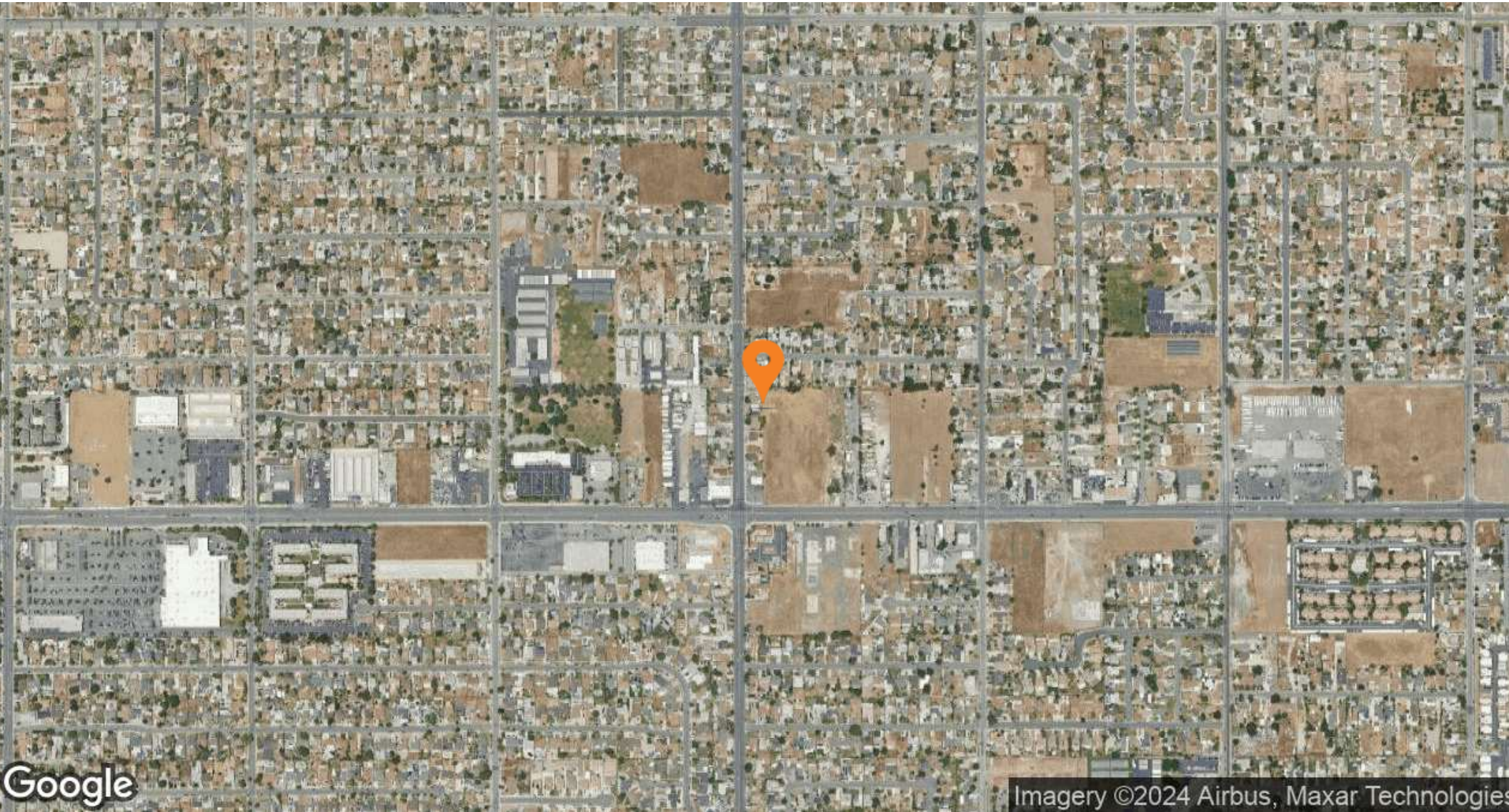
REGIONAL MAP // 8019 Alder Ave, Fontana



8019 Alder Ave, Fontana // LOCAL MAP



AERIAL MAP // 8019 Alder Ave, Fontana





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