

NEARBY PENDING SALE COMPS

Matrix
Customer Short

896 N Cota St, Corona 92878
Corner of Cota and Penrose, East of River Road



SQFT: 4,291
LOT(src): 0.18/7,840 (A)
PARKING SPACES: 7
YEAR BLT(src): 1964 (ASR)
DOM / CDOM: 267/267
UNITS TOTAL: 4
BLDG TOTAL: 1

LIST DATE: 03/10/24

STATUS: Active Under Contract

LIST PRICE: \$1,250,000 ↓

SALE TYPE: Standard
ML#: PW24048615
B TRACT / MODEL: Other (OTHR)
VIEW: No
POOL / SPA: No/No
AREA: 248 - Corona

PRICE PER SQFT: \$291.31
ORIGINAL \$: \$1,500,000
STORIES: Two
GSI: \$59,200
OP EXPENSE: \$8,363
NET INCOME: \$31,600
BAC:

TERMS: Cash, Cash to New Loan

PRICE REDUCED \$50,000!!! Four Apartments, One Building, All units are the exact same floorplan which have: Two bedrooms upstairs with **one full bath upstairs and one half bath off of dining room area**. Air conditioned unit in living room window of each unit belongs to landlord. Central Heat throughout home. Large living room and dining area. Each unit is over 1,000 square feet. Enclosed patio for each apartment. All upstairs units have window AC unit that belong to tenants. Bedroom areas have carpet. Some units downstairs have tile. Very spacious living. Kitchens have tile or laminate counters and each unit has its own gas stove and oven. Each unit has central heating. All living rooms have AC units as well. Roof is only 4 years old. Community Laundry rooms for all tenants to use with coin operated machines and locked laundry room for building tenants only. Two car garages with one parking space for each apartment. New garage doors on garages. Alley access. Very close to freeways, shopping and restaurants. Great investment. Area tends to have long time tenants in properties. Wonderful location in close to a lot of street parking for guest and tenants.

CUSTOMER SHORT: Residential Income ML#: PW24048615

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884 N Cota St, Corona 92878
Corner of Cota and Penrose, East of River Road



SQFT: 4,291
LOT(src): 0.19/8,276 (A)
PARKING SPACES: 7
YEAR BLT(src): 1964 (ASR)
DOM / CDOM: 267/267
UNITS TOTAL: 4
BLDG TOTAL: 1

LIST DATE: 03/10/24

STATUS: Active Under Contract

LIST PRICE: \$1,250,000 ↓

SALE TYPE: Standard
ML#: PW24048607
B TRACT / MODEL: Other (OTHR)
VIEW: No
POOL / SPA: No/No
AREA: 248 - Corona

PRICE PER SQFT: \$291.31
ORIGINAL \$: \$1,500,000
STORIES: Two
GSI: \$56,400
OP EXPENSE: \$9,574
NET INCOME: \$27,600
BAC:

TERMS: Cash, Cash to New Loan

PRICED REDUCED \$50,000.00!!! : Four Apartments: Two Bedroom Two Story Units, Central Heating, Two bathrooms in each unit. Spacious living room, dining room and a private patio for each family as well as great grass front yard area to enjoy in front of each unit. Great complex and neighbors. Unit B and C completely remodeled within the last two years with new paint, new lighting, kitchen, new flooring and updated baths. Window AC units in living room are owned by landlord, upstairs are some AC units owned by tenants. Spacious kitchen and dining room/eating area with gas stove and oven. Kitchen has either laminate or tile counters. Bedrooms have carpet upstairs and either tile or carpet downstairs. Each unit is at over 1000 square feet: BONUS: One car garage parking space per apartment shared with neighbor in two car space garages located off of alley. Some extra parking on property for all tenants!! A lot of street parking for tenants as well. Not congested area, property faces street with a lot of public parking. Community coin laundry available in locked laundry room for all tenants to use. NEWER Roof on building is only 4 years old. Very close to freeways and shopping as well as restaurants. Great opportunity for investors. Long term tenants love the area. Building is located in a great area of the neighborhood with open areas surrounding building.

CUSTOMER SHORT: Residential Income ML#: PW24048607

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Search Criteria

Property Type is 'Residential Income'
Standard Status is one of 'Act Under Contract', 'Pending'
City is 'Corona'
Number Of Units Total is 4
Selected 2 of 3 results.