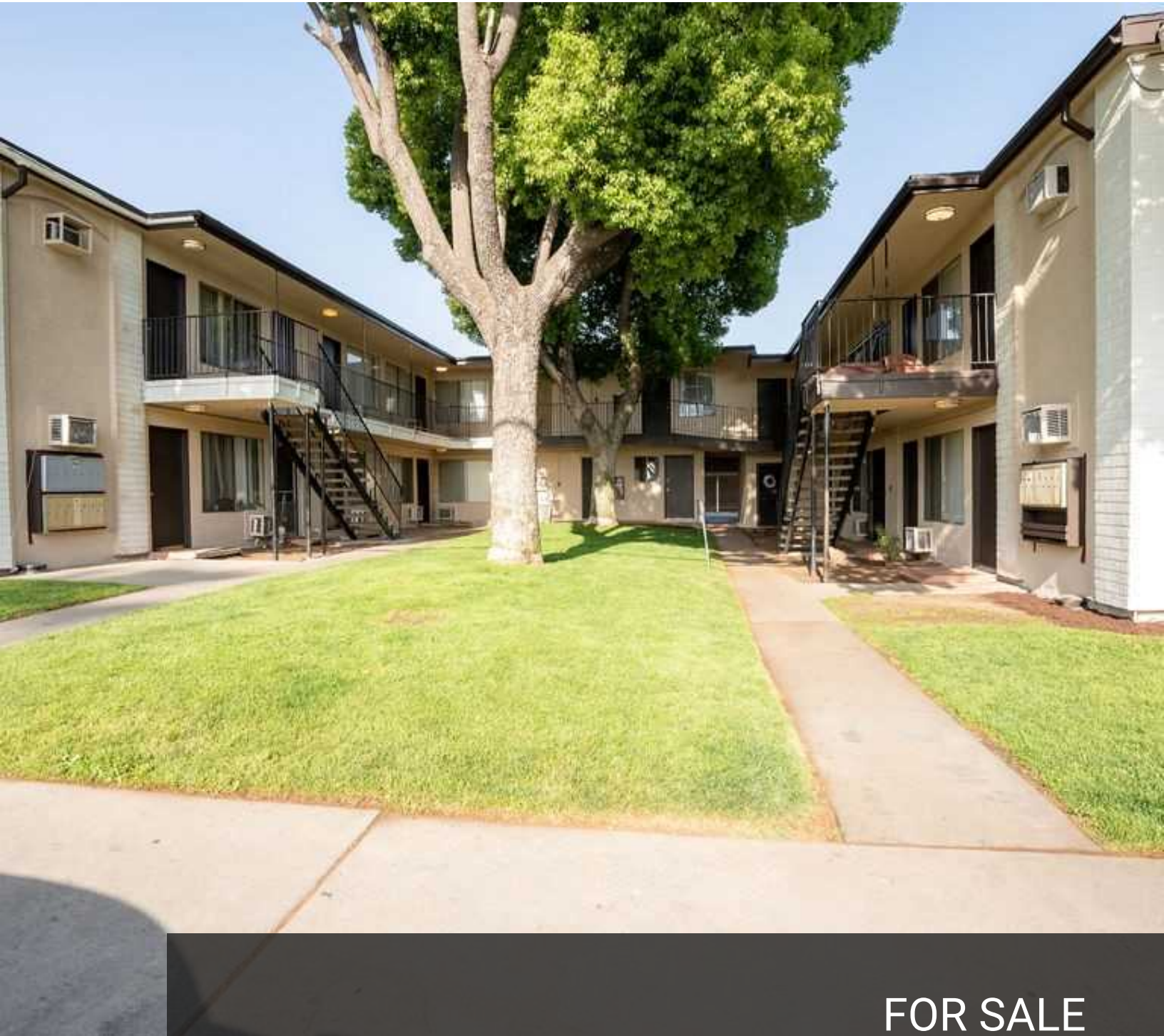


MULTIFAMILY FOR SALE

# ARROWVIEW APARTMENTS

1699 NORTH ARROWHEAD AVENUE, SAN BERNARDINO, CA 92405



FOR SALE

**KW COMMERCIAL - GLOBAL**

1221 South MoPac Expressway  
Austin, TX 78746

**KW RIVERSIDE**

4160 Temescal Canyon Rd Ste 500  
Corona, CA 92883

*PRESENTED BY:*

**KATELYNN BROPHY**

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O: (951) 783-4035

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[katelynnbrophy@kw.com](mailto:katelynnbrophy@kw.com)

BROKER DRE 01861149, CA

**SUSANNE HOVE**

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Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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1699 NORTH ARROWHEAD AVENUE



**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746

**KATELYNN BROPHY**  
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# EXECUTIVE SUMMARY

1699 NORTH ARROWHEAD AVENUE



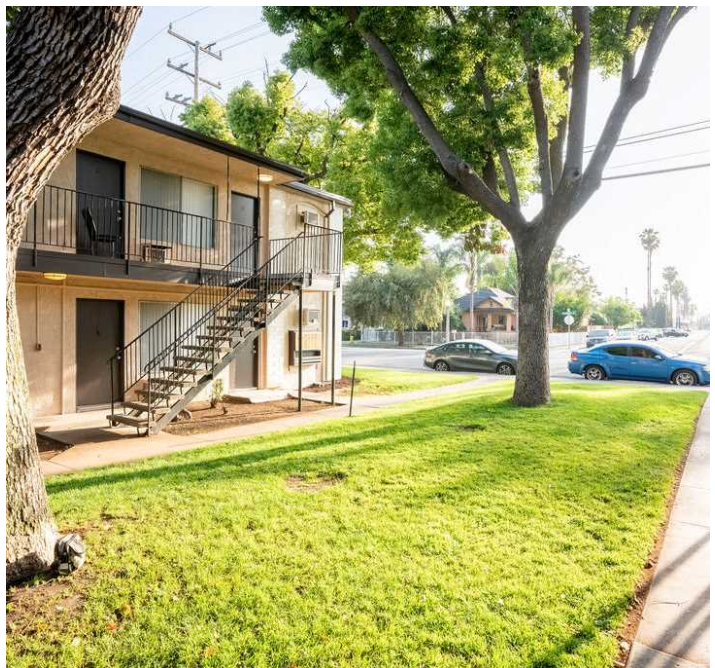
## OFFERING SUMMARY

<b>PRICE:</b>	\$7,200,000
<b>NUMBER OF UNITS:</b>	42
<b>PRICE / SF:</b>	\$351.21
<b>BUILDING SF:</b>	22,209
<b>LOT SIZE:</b>	40,950 SF
<b>OCCUPANCY:</b>	90%
<b>NOI:</b>	\$376,726
<b>CAP RATE:</b>	4%
<b>RENOVATED:</b>	Partial
<b>PARKING:</b>	1 parking spot per unit / guest parking
<b>YEAR BUILT:</b>	1970
<b>ZONING:</b>	Multifamily



## PROPERTY OVERVIEW

Freshly Painted  
Lush Green Landscaping  
Mature Greenery in both Courtyards  
In process of redoing Parking Lot  
Property is located in Residential streets surrounded by residential housing



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# PROPERTY DESCRIPTION

1699 NORTH ARROWHEAD AVENUE



Presenting a rare opportunity for investors committed to affordable housing solutions: a straightforward yet promising complex in San Bernardino. Featuring 42 units tailored for low-income residents, this property prioritizes accessibility and affordability above all else.

Each unit offers practical living spaces with three 2-bedroom 1 bathroom units, 1 studio, 1 large master suite unit and thirty seven 1-bedroom 1 bathroom units providing essential accommodation for tenants. While this property offers two laundry facilities onsite, the simplicity of these units maximizes affordability for residents.

Strategically located in San Bernardino minutes away from Freeways, Malls, Public Transportation, and easy access to Mountain cities including Big Bear and Lake Arrowhead. This complex meets a critical need in the community for safe and economical housing options. With strong demand for affordable living spaces, investors can anticipate consistent occupancy rates and steady cash flow.

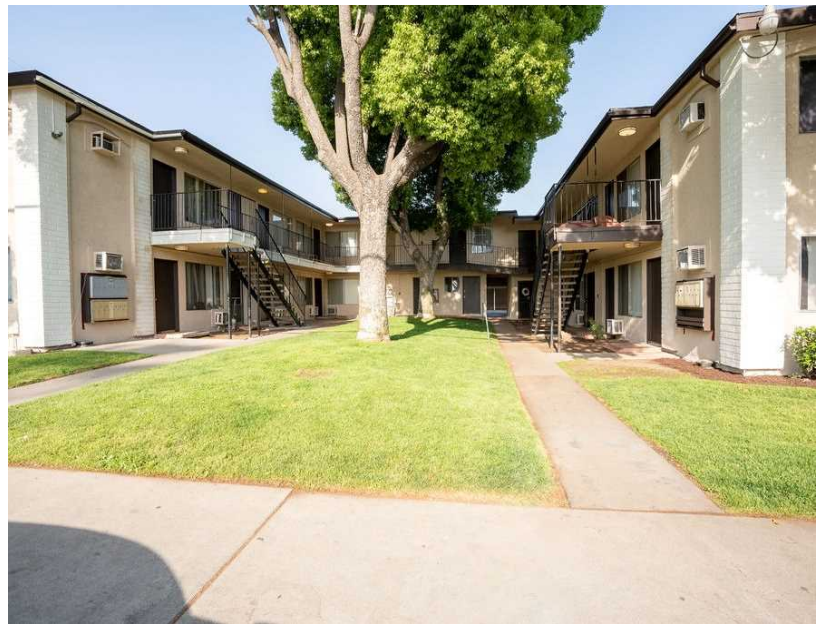
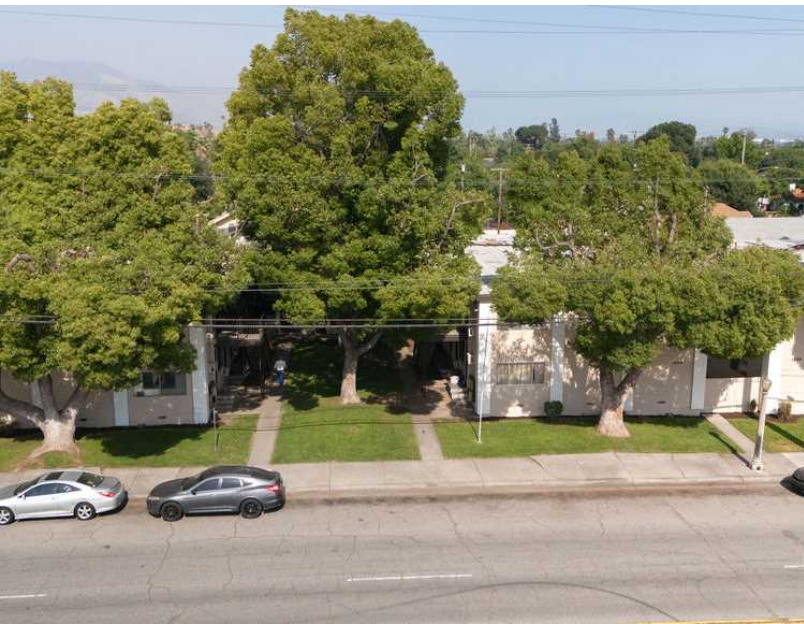
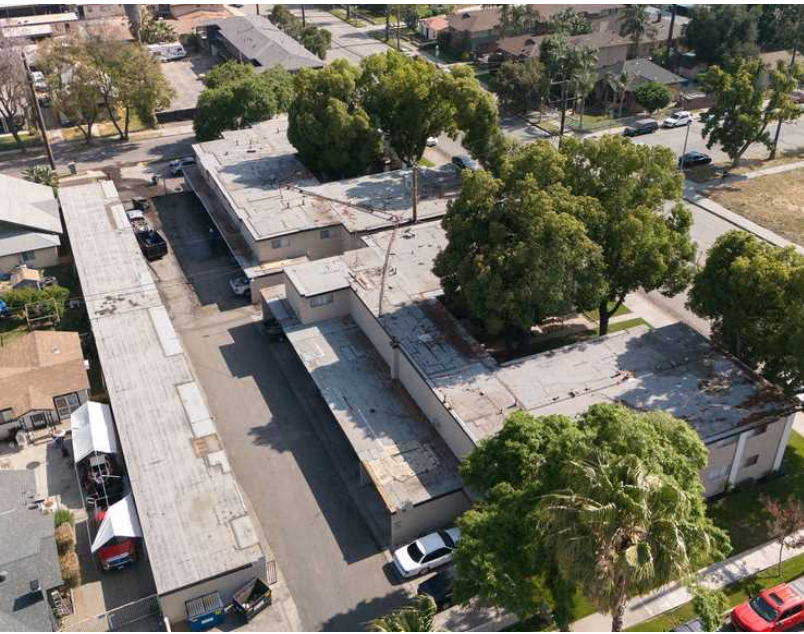
Investing in this affordable housing complex aligns financial interests with social responsibility, offering a chance to address the pressing need for accessible housing in San Bernardino.

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# PROPERTY PHOTOS

1699 NORTH ARROWHEAD AVENUE



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1699 NORTH ARROWHEAD AVENUE



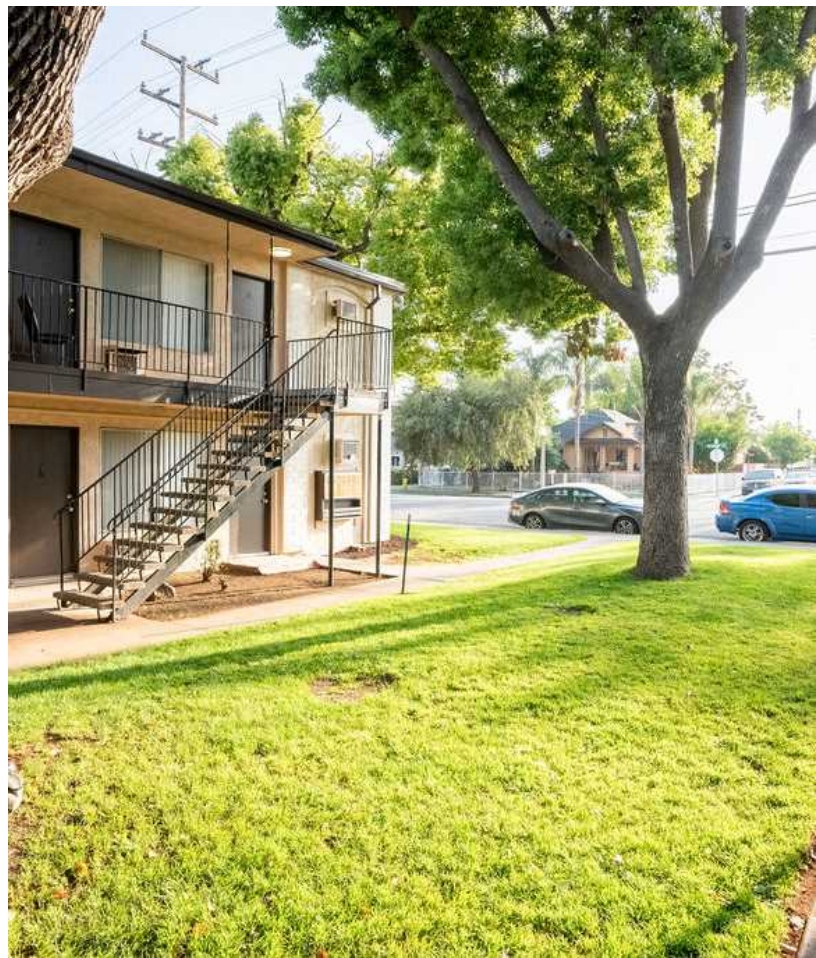
# PROPERTY PHOTOS

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# PROPERTY PHOTOS

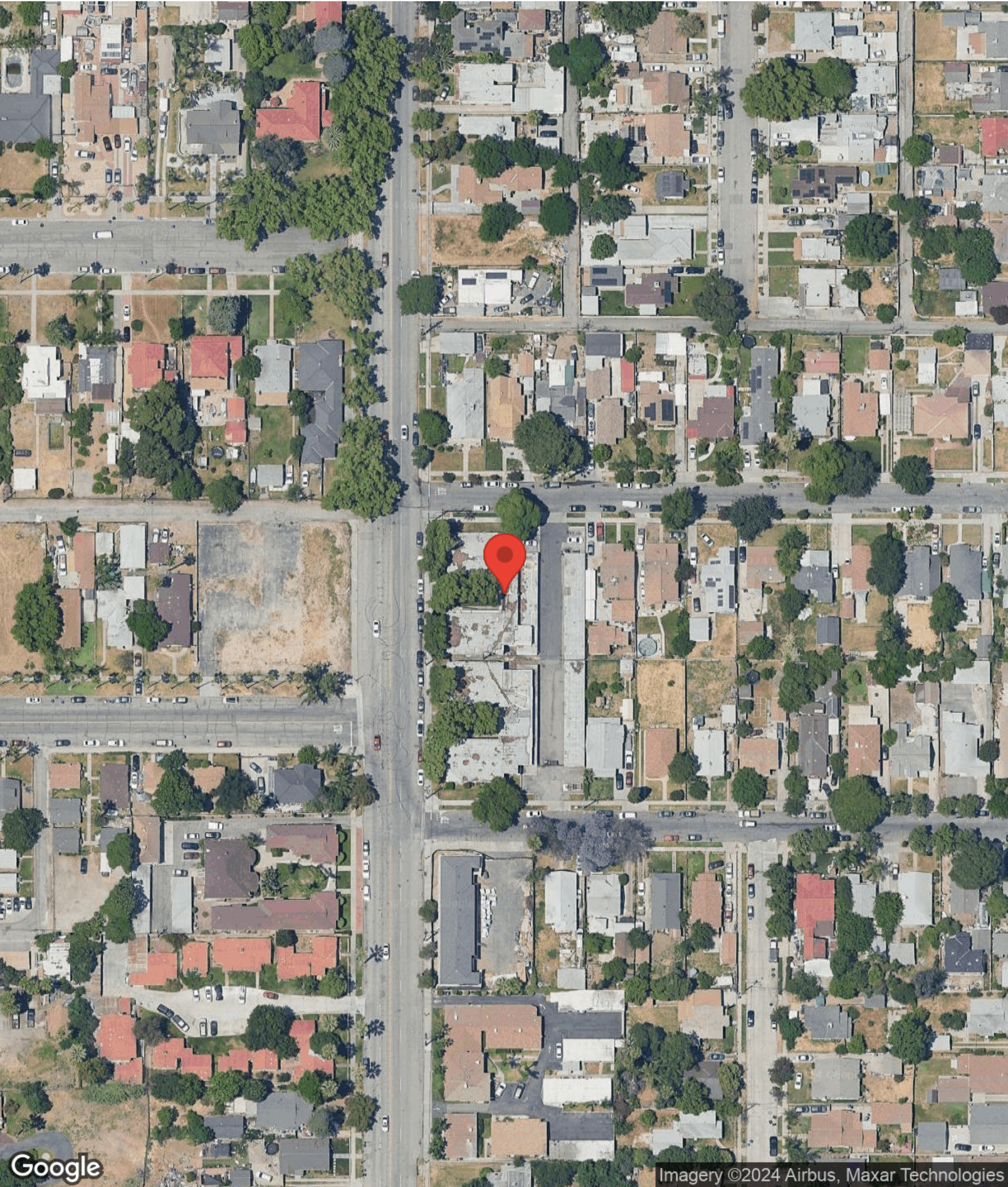
1699 NORTH ARROWHEAD AVENUE





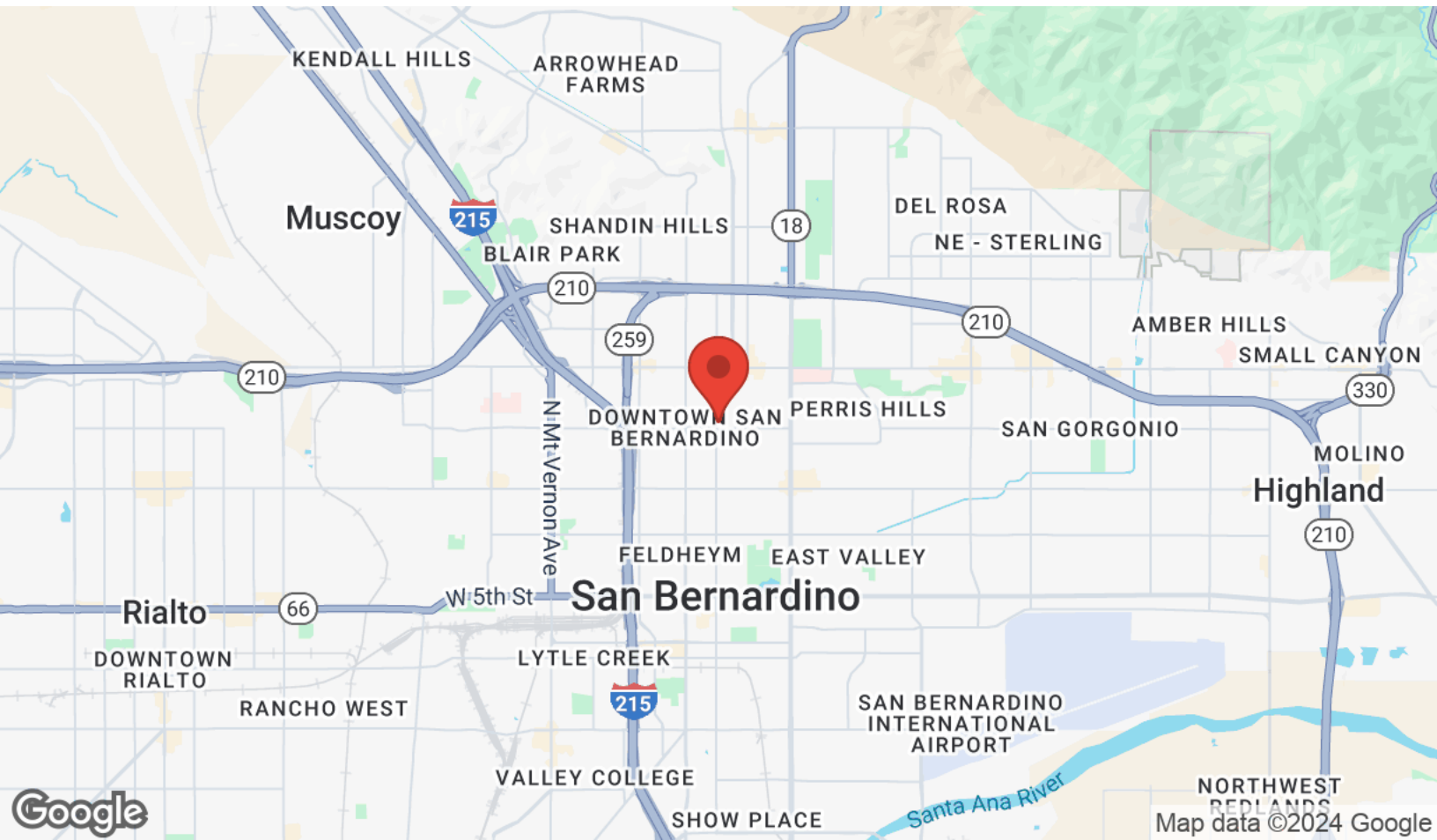
# AERIAL MAP

1699 NORTH ARROWHEAD AVENUE



# LOCATION MAPS

1699 NORTH ARROWHEAD AVENUE



## Rent Roll

Exported On: 11/12/2024 11:30 AM

Properties: Arrowview Apartments, LLC - 1609-99 Arrowhead San Bernardino, CA 92405

Units: Active

As of: 11/12/2024

Include Non-Revenue Units: No

Unit	BD/BA	Tenant	Status	Rent	Move-in
<b>Arrowview Apartments, LLC - 1609-99 Arrowhead San Bernardino, CA 92405</b>					
09-01	1/1.00		Vacant-Unrented		
09-02	1/1.00	Vandusen, Carl	Current	1,400.00	02/01/2024
09-03	1/1.00		Vacant-Unrented		
09-04	1/1.00	Maxey, Leo/Alvarado, Jeremy	Current	770.00	12/01/2013
09-05	1/1.00	Jamison, Ivanna	Current	1,035.00	10/16/2020
09-06	1/1.00		Vacant-Unrented		
09-07	1/1.00	Kallmbah, Vincent/Sanchez, Marlene	Current	815.00	07/11/2016
09-08	1/1.00	Lavigne, Latisha	Current	1,250.00	04/07/2018
09-09	1/1.00	Mitchell, Devanda	Current	925.00	09/13/2018
09-10	1/1.00	Harris, E'vangela	Current	1,400.00	05/28/2024
09-21	1/1.00		Vacant-Unrented		
09-22	1/1.00	McLeod Jr., Alfred	Current	1,400.00	12/08/2023
09-23	1/1.00	Simmons, Trent	Current	760.00	07/22/2015
09-24	1/1.00		Vacant-Unrented		
09-25	2/1.00	Martin, Brandy	Vacant-Rented	1,650.00	11/30/2024
09-26	1/1.00	Herrera, Rayleen	Current	1,400.00	09/26/2024
09-27	1/1.00	Williams, Mary	Current	815.00	08/01/2012
09-28	1/1.00	Cunningham, Camille	Current	1,415.00	03/17/2023
09-29	1/1.00		Vacant-Unrented		
09-30	2/1.00	Dial, Ashley Antoinette	Current	1,700.00	01/04/2024
09-31	1/1.00	Brown, Gary	Vacant-Rented	1,450.00	11/15/2024
99-01	1/1.00	Offutt, Linda	Current	925.00	08/28/2018
99-02	1/1.00	Ordaz, Marlene	Current	1,450.00	10/28/2024
99-03	1/1.00	Dalton, Marilyn	Current	710.00	11/12/2013
99-04	1/1.00	Knauff, Jenna	Current	1,400.00	07/03/2024
99-05	1/1.00	McLeod, Linda	Current	870.00	02/01/2018
99-06	1/1.00	Beavers, Thomas	Current	1,150.00	03/29/2022
99-07	1/1.00	Mendez, Gloria	Current	1,400.00	06/21/2024
99-08	1/1.00	Gomez, Malissa	Current	1,400.00	04/12/2024
99-09	1/1.00	Wilson, Deanna	Current	846.00	08/16/2012
99-10	1/1.00	OFFICE	Current	0.00	01/01/1970
99-21	1/1.00	Hale, Dillon Cole	Vacant-Rented	1,350.00	12/07/2024
99-22	1/1.00	Dover, Sycuan	Current	1,035.00	05/08/2020
99-23	1/1.00	Britt, Joshua	Current	1,400.00	02/01/2024
99-24	1/1.00	Santiago, Cynthia	Current	1,450.00	11/04/2024
99-25	2/1.00	Norwood, Christie	Current	1,140.00	12/01/2018
99-26	1/1.00	Berrien, Carmen	Current	1,300.00	05/05/2023
99-27	1/1.00	Padilla, Brisa Morelie	Current	1,400.00	11/09/2024
99-28	1/1.00	Arenas, Michael & Cathy	Current	1,035.00	08/05/2020
99-29	1/1.00	Taylor, Dajonae	Current	1,250.00	03/21/2022
99-30	1/1.00	Barrientos, Stephen	Current	1,300.00	02/04/2023
99-31	1/1.00	Smith, Vincent	Current	1,150.00	11/01/2024
<b>42 Units</b>			<b>78.6% Occupied</b>	<b>37,696.00</b>	

Total 42 Units

78.6% Occupied

37,696.00

## DETAILED GENERAL EXPENSES

1699 NORTH ARROWHEAD AVENUE

<b>UTILITIES:</b> <ul style="list-style-type: none"> <li>• Owner pays water, trash, sewer and gas</li> <li>• Tenant pays for electricity</li> <li>• All individually metered</li> </ul>	<b>ADDITIONAL INCOME:</b> <ul style="list-style-type: none"> <li>• Two laundry facilities</li> <li>• Contracted lease with WASH for washers and dryers</li> <li>• Income monthly- 163\$</li> </ul>	<b>PARKING:</b> <ul style="list-style-type: none"> <li>• Covered Carport Parking one stall per unit</li> <li>• Street parking available on 16th St., 17th St., and Arrowhead Ave</li> <li>• 10 total guest parking/tenant overflow parking</li> <li>• One garage for manager use</li> </ul>	<b>Government Funded Programs:</b> <ul style="list-style-type: none"> <li>• Section 8</li> <li>• Keys Program</li> <li>• Inland Housing Solutions</li> <li>• US Vets</li> <li>• Redlands Family Services</li> <li>• Illuminations</li> </ul>
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Expenses	Monthly Average	Yearly
Gardener- Jan 2024 to May 2024	\$777	\$9,324
Onsite Manager- Regular monthly also includes unit and 10% of profit	\$594	\$7,128
Pest Control	\$248.40	\$3,229.20
Office Supplies	\$126.28	\$1,515.36
Phone Expenses	\$200	\$2,400
Contract Maintenance- Depends on need (Jan- May 2024 roughly monthly)	\$607	\$7,284
Contract Plumber- Depends on the need (Jan- May 2024 roughly monthly)	\$535	\$6,420
Corporation Taxes	\$160	\$1,920
Workers Comp Insurance	\$354	\$6,408
Legal Fee Fund	\$1389	\$16,668
Administrative Expenses (Appfolio)	\$59.50	\$714
Property Taxes	\$1125	\$13,500
Security Services	\$436	\$5,232
Utilities- Electricity for property	\$435	\$5,220
Water	\$3000	\$36,000
Gas	\$1000	\$12,000
Trash	\$1045	\$12,540
Unit turn around	\$1100	\$11,000

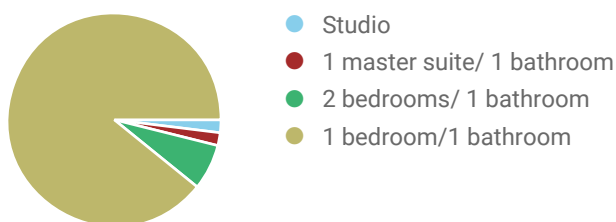
# UNIT MIX REPORT

1699 NORTH ARROWHEAD AVENUE

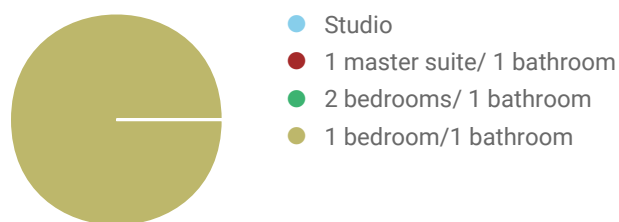


Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	Studio	0	\$1,100	\$1,100	\$1,100	\$1,100
1	1 master suite/ 1 bathroom	0	\$1,600	\$1,600	\$1,750	\$1,750
3	2 bedrooms/ 1 bathroom	0	\$1,700	\$5,100	\$1,950	\$5,850
37	1 bedroom/1 bathroom	0	\$1,400	\$51,800	\$1,700	\$62,900
42		0		\$59,600		\$71,600

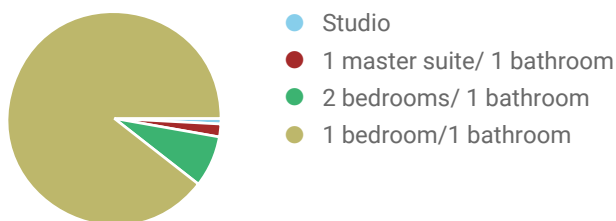
UNIT MIX



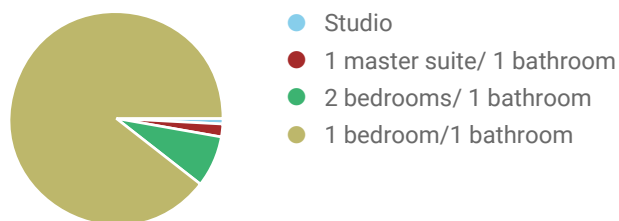
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



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