

Great Opportunity For Investor



602 Karesh Ave . Pomona , CA 91767

Selling Price \$ 1,320,000

- **Property Type : Apartment**
- **Number Of The Unit : 6**
- **All 6 units have one bedroom and one bathroom**
- **Parking : New 6 carport Parking Spaces**
- **Building Shape : 2 Story Building**
- **Current Cap Rate : 5.37%**
- **Year Built : 1960**
- **Building Square Feet : 3,838 SF**
- **Land Size : 6,987 Square Feet**
- **Current Gross Income Per Year \$ 101,940 & Net Income Per Year \$ 70,941**
- **7 Minute driving distance to the Western University of Health Sciences**
- **15 Minute driving distance to the California State Polytechnic University Pomona**
- **16 Minute driving distance to the Pomona Fairplex**
- **APN # 8323-029-001**



Hotel • Motel • Apartment
Commercial • Investment

Ken Hsu

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Commercial, Hotel, Motel & Residential



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Rent Roll

602 Karesh Ave., Pomona, CA. 91767

As of July 1, 2025

Unit	Type (bed & bath)	Current Monthly Rent	Proforma Rent	Lease Start	Deposits Held
1	1+1	\$1,250	\$1,900	5/25/2013	\$0
2	1+1	\$1,425	\$1,900	11/28/2018	\$1,100
3	1+1	\$1,120	\$1,900	1/19/2010	\$750
4	1+1	\$1,585	\$1,900	5/1/2022	\$2,900
5	1+1	\$1,265	\$1,900	1/5/2014	\$850
6	1+1	\$1,590	\$1,900	3/6/2020	\$1,200

Total: \$8,235

Total Monthly income: \$8,235.00

Total Annual income \$98,820.00

Remarks: The rent of all units will be increased on July 1, 2026

PRICE: \$1,320,000.00
PROPERTY ADDRESS: 602 Karesh Ave., Pomona, CA. 91767
PROPERTY TYPE: 6U Apartment
NO. Units: 6 (Each unit has 1 bedroom & 1 bathroom)
YEAR BUILT: 1960
LOT SIZE: 6,987 SF
BUILDING SIZE: 3,838 SF
OCCUPANCY: 100%
Current GIM: 12.95X
Current CAP Rate: 5.37%
APN: 8323-029-001

INCOME & EXPENSE STATEMENT

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 Property Highlights: Nice building with incredible upside potential in the rents. All 6 units have one bedroom and one bathroom. Gated apartment with New Carport Parking. There is a Laundry room and current owner owns the equipment which provides additional income.

Income:

Gross Income:

Room Revenue	\$98,820.00
Laundry Income	3,120.00

Gross Income:	\$101,940.00
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Expense:

Property Taxes	\$13,483.20
Insurance	5,121.00
Electric	451.20
Water	2,220.00
Gas	3,151.00
Trash	2,532.00
Landscaping	1,200.00
Pet Control	720.00
Operating repair	1,900.00
Licensing and Permits	220.00

Total Annual Expense	\$30,998.40
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Net Operating Income:	\$70,941.60
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Above information deemed reliable, Although not guaranteed.