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 SFLand 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



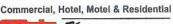
Hotel • Motel • Apartment Commercial • Investment

Ken Hsu

Realtor

808 E. Mission Road San Gabriel, CA 91776 Cell: (310) 941-3406 Direct: (562) 869-4248 Fax: (562) 869-6493 Email: hsuken@sbcglobal.net





Kotai REALTY INC.

802 E. Mission Road
San Gabriel, CA 91776

專精:旅館,酒店,買賣管理



Lily Wang

CRMLS

Tel: (562) 869-4248 Fax: (562) 861-7963 eMail: lilywang5@verizon.net

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

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

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

Net Operating Income: \$70,941.60

Above information deemed reliable, Although not guaranteed.