

**FOR SALE**



**15 UNIT MULTIFAMILY**

716 W Philips Street  
Ontario, CA 91762



Karl Markarian

**818.433.0548**

karl.markarian@expcommercial.com  
www.expcommercial.com

Edward Shamirian

**818.823.6697**

edward.shamirian@expcommercial.com  
www.expcommercial.com

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Karl Markarian

818.433.0548

karl.markarian@expcommercial.com

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edward.shamirian@expcommercial.com





Section 1

# Property Information



# Property Summary

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## PROPERTY DESCRIPTION

Presenting a prime investment opportunity in Ontario, CA, this impressive multifamily property boasts a 17,070 SF building with 15 units, offering significant potential for a prospective Multifamily / Low-Rise/Garden investor. Built in 1984, the property's enduring charm is matched by its exceptional 100% occupancy rate, highlighting its desirability and income-generating potential. With a strategic location in the heart of Ontario, investors will appreciate the strong appeal of this property within the thriving local market. Don't miss the chance to capitalize on this turnkey investment with a successful track record and promising future prospects.

## PROPERTY HIGHLIGHTS

- **Spacious Units:** Each unit features 2 bedrooms and 2.5 bathrooms, providing ample living space.
- **Modern Amenities:** Equipped with central A/C, heating, laundry hookups, garbage disposal, and dishwasher.
- **Private Outdoor Spaces:** Includes a porch and balcony for each unit, offering residents personal outdoor areas.
- **Attached Garages:** Each unit comes with a 2-car garage, providing secure parking and additional storage.
- **Nearby Amenities:** Close to shopping centers, schools, and recreational parks, enhancing the quality of life for residents.
- **Appreciation Opportunities:** Ontario's ongoing development and infrastructure improvements suggest potential for property value appreciation.
- **Tenant Demand:** The property's proximity to educational institutions and employment centers ensures a steady pool of prospective tenants.

## OFFERING SUMMARY

Sale Price:	\$5,850,000
Number of Units:	15
Lot Size:	46,282 SF
Building Size:	17,070 SF
NOI:	\$248,321.00
Cap Rate:	4.24%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	657	2,602	7,441
Total Population	2,364	9,171	25,967
Average HH Income	\$101,006	\$100,908	\$96,604

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# Property Description

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## LOCATION DESCRIPTION

Located in the bustling city of Ontario, CA, this desirable property offers an unbeatable location for prospective Multifamily investors. The surrounding area is brimming with vibrant energy and numerous points of interest, such as the Ontario Mills Mall, with its array of retail and dining options, and the Cucamonga-Guasti Regional Park, providing ample opportunities for outdoor activities. Additionally, the Ontario Convention Center is just moments away, making the location ideal for businesses seeking a prime commercial space. With its strategic positioning and nearby attractions, the area presents an exciting opportunity for investors to capitalize on the thriving Ontario market.

## SITE DESCRIPTION

**Strategic Position:** Situated in the heart of Ontario, offering convenient access to major highways and transportation hubs.

**Proximity to Educational Institutions:** Located near several colleges and universities, enhancing rental demand from students and faculty.

**Access to Public Transit:** Close to Metrolink stations and bus routes, facilitating easy commuting.

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

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- **Modern Amenities:** Equipped with central A/C, heating, laundry hookups, garbage disposal, and dishwasher.
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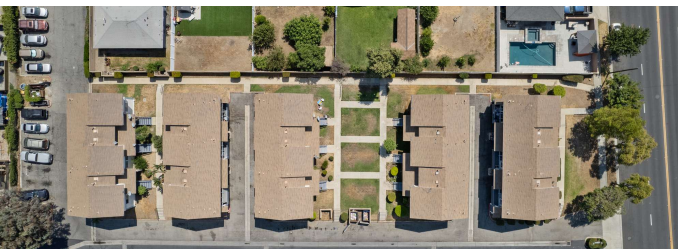
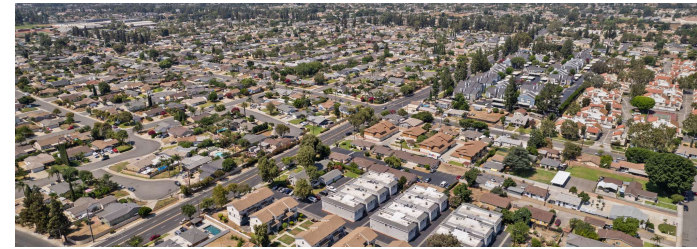


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# Photos

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Section 2

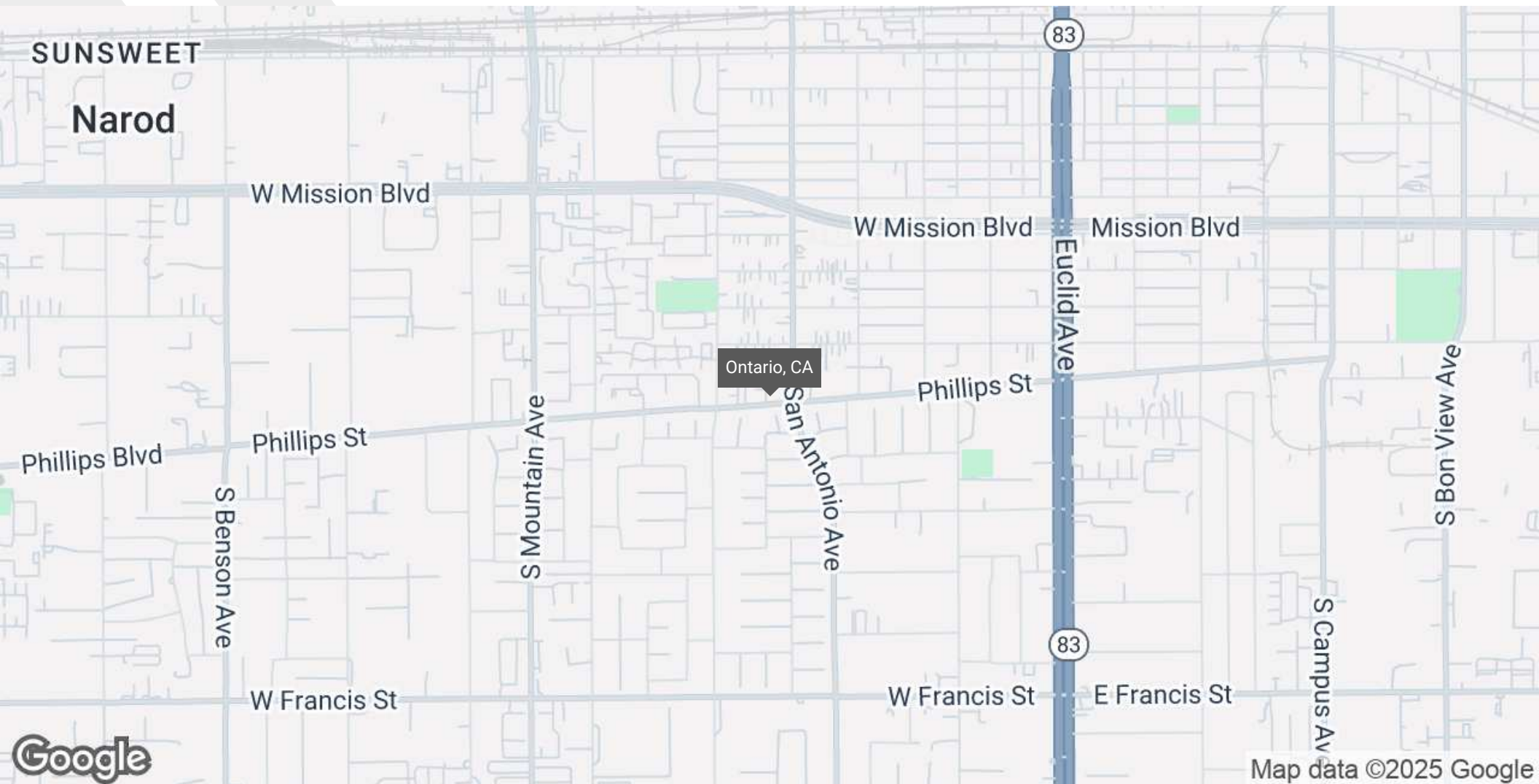
# Location Information





# Regional Map

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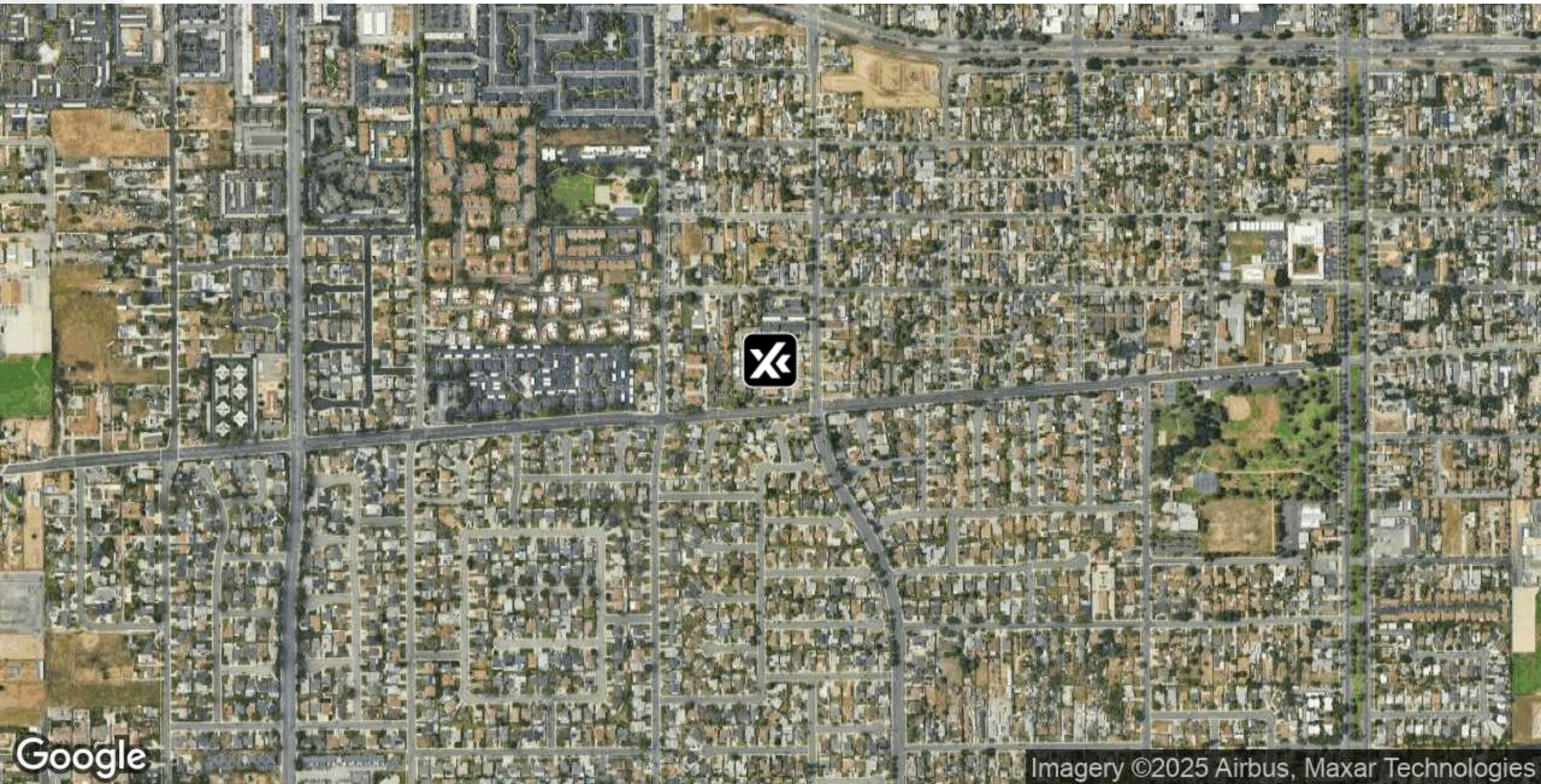


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# Aerial Map

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Karl Markarian

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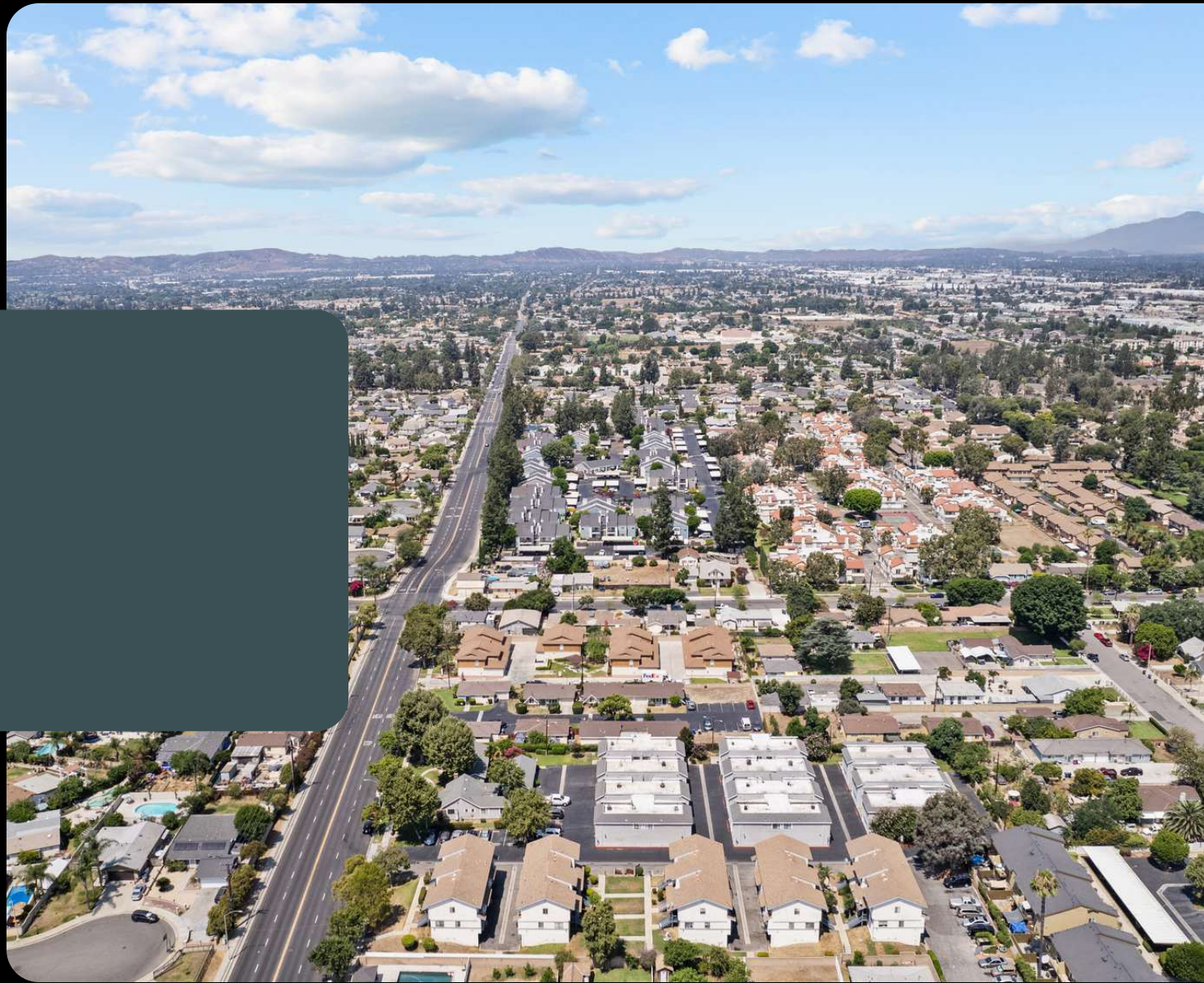


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Section 3

# Financial Analysis





# Financial Summary

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## INVESTMENT OVERVIEW

Price	\$5,850,000
Price per SF	\$343
Price per Unit	\$390,000
GRM	16.08
CAP Rate	4.24%
Cash-on-Cash Return (yr 1)	4.24%
Total Return (yr 1)	\$248,321

## OPERATING DATA

Gross Scheduled Income	\$363,840
Total Scheduled Income	\$363,840
Gross Income	\$363,840
Operating Expenses	\$115,519
Net Operating Income	\$248,321
Pre-Tax Cash Flow	\$248,321

## FINANCING DATA

Down Payment	\$5,850,000
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# Income & Expenses

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## INCOME SUMMARY

Rental Income	\$363,840
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$363,840</b>

## EXPENSES SUMMARY

Utilities	\$18,925
Trash	\$8,760
Gardener & Landscaping	\$8,400
Common area Electricity	\$684
Property Insurance	\$14,400
Property Tax (Pro-Forma) @ 1.10%	\$64,350
<b>OPERATING EXPENSES</b>	<b>\$115,519</b>
<b>NET OPERATING INCOME</b>	<b>\$248,321</b>

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# Rent Roll

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
1	2	2.5	1,138 SF	\$2,300	\$2.02	\$2,750	\$2.42
2	2	2.5	1,138 SF	\$1,900	\$1.67	\$2,750	\$2.42
3	2	2.5	1,138 SF	\$1,750	\$1.54	\$2,750	\$2.42
4	2	2.5	1,138 SF	\$1,780	\$1.56	\$2,750	\$2.42
5	2	2.5	1,138 SF	\$1,820	\$1.60	\$2,750	\$2.42
6	2	2.5	1,138 SF	\$2,250	\$1.98	\$2,750	\$2.42
7	2	2.5	1,138 SF	\$1,705	\$1.50	\$2,750	\$2.42
8	2	2.5	1,138 SF	\$2,150	\$1.89	\$2,750	\$2.42
9	2	2.5	1,138 SF	\$2,400	\$2.11	\$2,750	\$2.42
10	2	2.5	1,138 SF	\$1,900	\$1.67	\$2,750	\$2.42
11	2	2.5	1,138 SF	\$2,300	\$2.02	\$2,750	\$2.42
12	2	2.5	1,138 SF	\$1,775	\$1.56	\$2,750	\$2.42
13	2	2.5	1,138 SF	\$2,150	\$1.89	\$2,750	\$2.42
14	2	2.5	1,138 SF	\$2,250	\$1.98	\$2,750	\$2.42
15	2	2.5	1,138 SF	\$1,890	\$1.66	\$2,750	\$2.42
TOTALS			17,070 SF	\$30,320	\$26.65	\$41,250	\$36.30
AVERAGES			1,138 SF	\$2,021	\$1.78	\$2,750	\$2.42

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# Unit Mix Summary

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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
Townhouse	2	2.5	15	100%	1,138 SF	\$2,021	\$1.78	\$1,705	\$2,400	\$2,750	\$2.42
TOTALS/AVERAGES			15	100%	1,138 SF	\$2,021	\$1.78	\$1,705	\$2,400	\$2,750	\$2.42

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Section 4

# Demographics

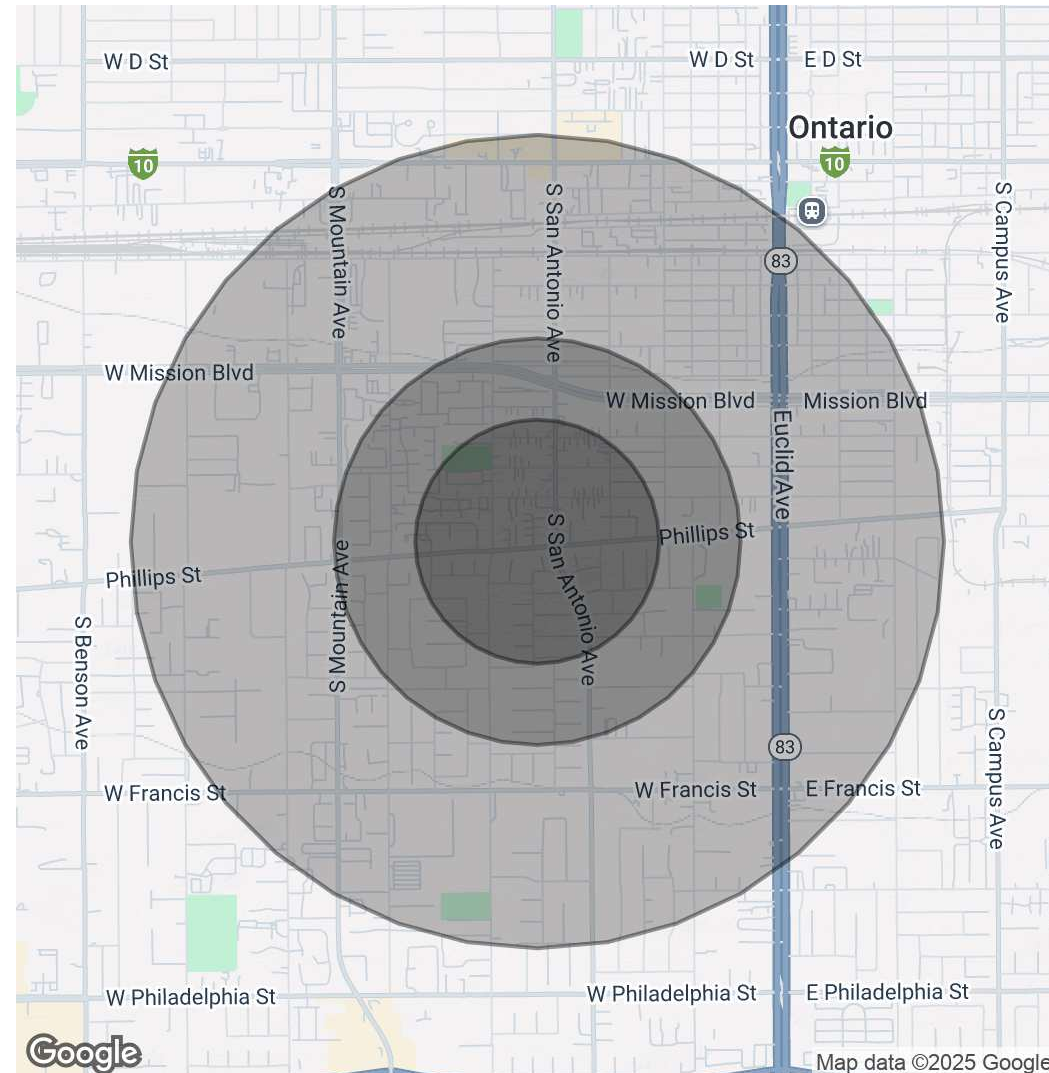


# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,364	9,171	25,967
Average Age	36	36	36
Average Age (Male)	35	36	36
Average Age (Female)	36	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	657	2,602	7,441
# of Persons per HH	3.6	3.5	3.5
Average HH Income	\$101,006	\$100,908	\$96,604
Average House Value	\$573,973	\$585,685	\$584,349

Demographics data derived from AlphaMap



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Section 5

# Advisor Bios



# Advisor Bio 1

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## KARL MARKARIAN

Senior Advisor and Vice-President of Sales

karl.markarian@expcommercial.com

Direct: 818.433.0548

CalDRE #01932970

## PROFESSIONAL BACKGROUND

Founder – One West Group at eXp Commercial Commercial Real Estate Advisor | 30+ Years of Industry Experience

With over three decades in the real estate industry, Karl Markarian brings a wealth of experience, market insight, and a proven track record of success. Having closed more than \$200 million in commercial transactions, Karl has built a reputation for delivering results across multifamily, retail, office, and development properties. As the founder of One West Group, Karl leads a dynamic team of commercial advisors dedicated to excellence, collaboration, and client-focused solutions. Backed by the national platform of eXp Commercial, One West Group combines local market expertise with a national reach, offering strategic opportunities to investors, developers, and property owners. Karl's approach is hands-on and relationship-driven, with a deep focus on growth, leadership, and long-term success, for his clients, his team, and the communities they serve.

## EDUCATION

York University, Toronto, Canada  
Master's in International Business

Seneca College, Toronto, Canada  
Diploma in Business & Commerce

**eXp Commercial**  
2603 Camino Ramon Suite 200  
San Ramon, CA 94583  
855.451.1236

Karl Markarian

818.433.0548

karl.markarian@expcommercial.com

Edward Shamirian

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# Advisor Bio 2

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**EDWARD SHAMIRIAN**

Advisor

edward.shamirian@expcommercial.com

Direct: **818.823.6697**

CalDRE #02012226

## PROFESSIONAL BACKGROUND

Commercial Investment Advisor | One West Group | eXp Commercial

Edward Shamirian is a Commercial Investment Advisor with One West Group at eXp Commercial, specializing in the acquisition and disposition of multifamily, industrial, retail, and mixed-use assets across California and key U.S. markets. With a background in asset management and a proven track record in real estate syndication—including involvement in a \$21 million, 120-unit multifamily syndication in North Florida—Edward brings a comprehensive investment perspective to every transaction.

Drawing on deep experience in underwriting, investor relations, and capital structuring, Edward advises clients through the full investment lifecycle, from sourcing and analyzing opportunities to executing strategic exits. His clients include private investors, syndicators, developers, and owner-users seeking to maximize returns and scale portfolios.

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**FOR MORE INFO, CONTACT  
LISTING BROKERS DIRECTLY**

**716 W PHILIPS ST - ONTARIO, CA  
15 UNIT MULTIFAMILY INVESTMENT PROPERTY**



**Karl Markarian**

**818.433.0548**

[karl.markarian@expcommercial.com](mailto:karl.markarian@expcommercial.com)  
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**Edward Shamirian**

**818.823.6697**

[edward.shamirian@expcommercial.com](mailto:edward.shamirian@expcommercial.com)  
[www.expcommercial.com](http://www.expcommercial.com)