



OFFERING MEMORANDUM

2325

ANGELA STREET

POMONA | CA | 4 UNITS



Investment Overview	
Purchase Price	\$1,650,000
Address	2325 Angela St. Pomona CA 91766
No. of Units	4
Unit Mix	4 - 3B/2B
\$/Unit	\$412,500
\$/SF	\$380.27
Current Cap Rate	4.33%
Pro Forma Cap Rate	5.08%
Current GRM	14.42
Pro Forma GRM	12.55

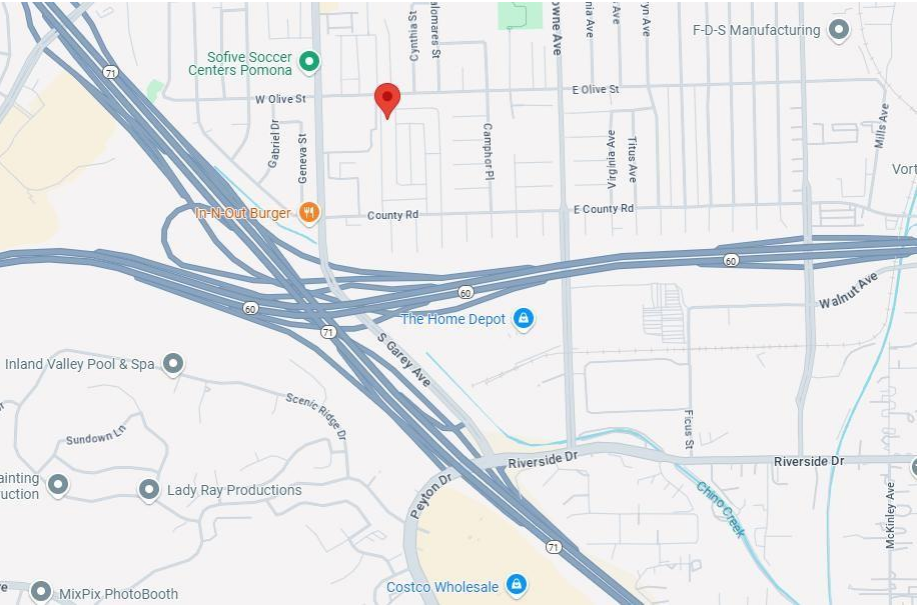
Utilities/Metering	Paid By
Electricity	Individually Metered
Gas	Individually Metered
Water/Sewer	Landlord Pays
Trash Removal	Landlord Pays

Property Overview	
Year Built	1965
Rentable SF	4,339
Lot Size	7,160
Avg Unit SF	±1,084
No. of Buildings	One
No. of Floors	Two
Parcel Number	8331024003
Parking	Detached Garage

Income & Expenses

Income	Current	Pro Forma
Gross Potential Rent Income	\$114,420	\$119,520
Gross Potential Laundry Income	-	\$12,000
Less: Expenses	(\$42,906)	(\$47,735)
Total Return	\$71,514 / 4.33%	\$83,785 / 5.08%

Expenses	Current	Pro Forma
Property Tax	\$16,957	±\$20,955
Insurance	\$1,951	\$2,100
Electric	\$420	\$420
Gas	\$2,040	\$2,040
Trash	\$5,760	\$5,760
Water	\$5,400	\$5,400
Landscaping	\$960	\$960
Off-Site Management	\$3,868	\$4,250
Repairs & Maintenance	\$5,550	\$5,850
TOTAL EXPENSES	\$42,906	\$47,735



Rent Roll

Unit	Vacant	Unit Type	Unit SF	Actual Rent Monthly	Actual Rent Annual	Actual Rent/SF	Pro Forma Rent Monthly	Pro Forma Rent Annual	Pro Forma Rent/SF
1		3B/2B	±1,084	\$2,490	\$29,880	\$2.30	\$2,490	\$29,880	\$2.30
2		3B/2B	±1,084	\$2,395	\$28,740	\$2.21	\$2,490	\$29,880	\$2.30
3		3B/2B	±1,084	\$2,200	\$26,400	\$2.03	\$2,490	\$29,880	\$2.30
4		3B/2B	±1,084	\$2,450	\$29,400	\$2.26	\$2,490	\$29,880	\$2.30
4	0%		4,339	\$9,535	\$114,420		\$9,960	\$119,520	
Average:			1,084	\$2,384		\$2.20	\$2,490		\$2.30

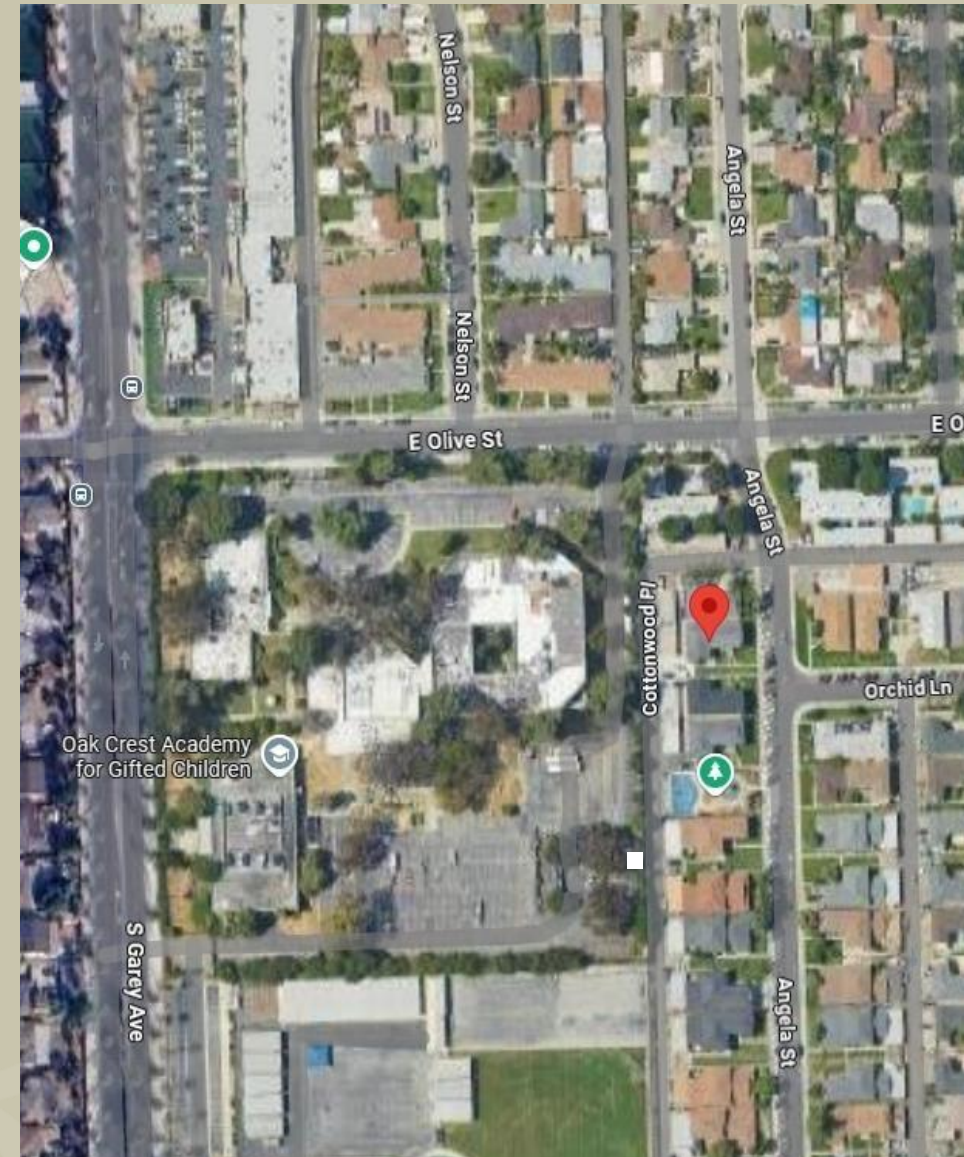
Nearby Retailers





INVESTMENT HIGHLIGHTS

- Value added investment opportunity in prime location at the heart of Pomona
- Existing layout allows space to add laundry room for additional income
- Minutes away from the City's charming Crossroads Marketplace
- Surrounded by nearby shopping centers and highly-ranked restaurants and movie theatre
- Ideally located with convenient access to the neighboring cities of the San Gabriel Valley, Los Angeles County and San Bernardino County
- Property Features new flooring, fresh paint, newly remodeled kitchens, bedrooms, and bathrooms



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