

POMONA | CALIFORNIA

355 E. KINGSLEY AVE



EXCLUSIVE MARKETING PACKAGE



TABLE OF CONTENTS

03	EXECUTIVE SUMMARY
04	PROPERTY HIGHLIGHTS
05	PROPERTY PHOTOS
06	AERIAL MAP
07	PARCEL MAP
08	RENT ROLL & EXPENSES
09	FINANCIAL SUMMARY
10	MARKET OVERVIEW
11	CONTACT US

355 E. Kingsley Ave | Pomona, CA

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355 E. Kingsley Ave | Pomona, CA

EXECUTIVE SUMMARY

Priced at only \$165,000 Per Unit, this Pomona multi-family property features six rental units on a 9,287 square foot parcel in the Lincoln Park District. The layout includes (2) 1-Bed/1-Bath and (4) Studio units, designed for steady occupancy and straightforward operations.

Each unit is separately metered for gas and electricity, and residents benefit from ample onsite parking. The compact site and simple configuration help control expenses and make day-to-day management easier for an owner or portfolio operator.

Located near major job centers, Cal Poly Pomona, and regional freeway connections, the property draws consistent renter demand.

Two adjacent Vacant Lots can also be purchased in unison totaling over 17,000 Sq. Feet of Land. This provides an investor/builder the opportunity to collect stable cash-flow AND have a value-add opportunity for incredible upside potential.

\$995,000
PRICE

6 UNITS
UNITS

1905
YEAR BUILT

3,348 SQFT
9,287 LOT SIZE

POR4YY
ZONING

8336-001-005
APN





355 E. Kingsley Ave | Pomona, CA

PROPERTY HIGHLIGHTS

3,348 SQ. FT. | 9,287 LOT SIZE

- Comprised of (2) One-Bedroom / One-Bath and (4) Studio units
- Located in the Lincoln Park District of Pomona
- Three contiguous parcels, including two vacant lots totaling over 17,000 square feet of land (Lots Sold Separately)
- Great opportunity for builders and investors to add value while collecting income from existing units
- The six-unit property and two vacant lots can be sold together or separately



Prime Location



Value-Add w/Land flexibility



Rare Builder/Investor Opportunity



Ample onsite parking



Separately metered for Gas & Electricity



355 E. Kingsley Ave | Pomona, CA



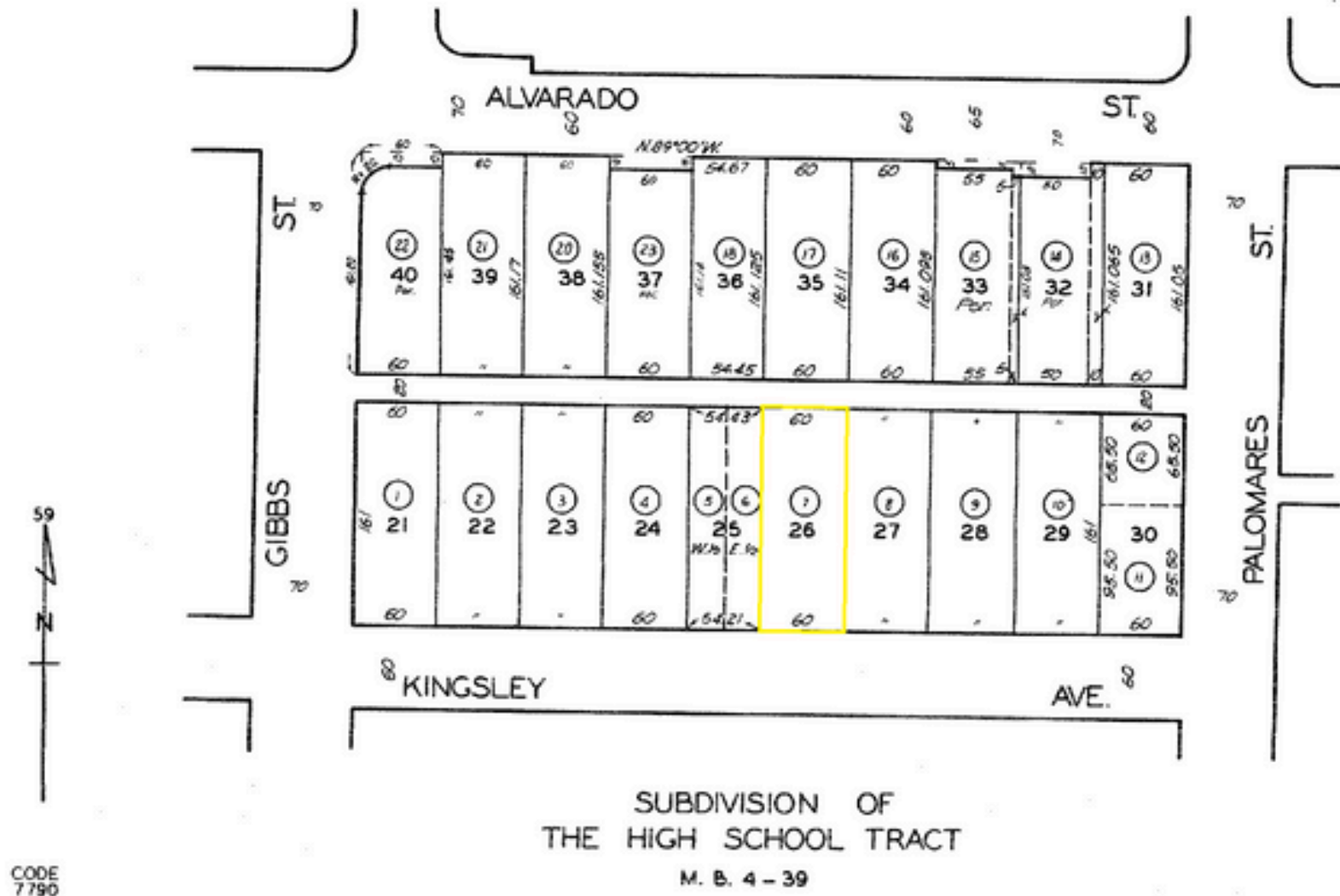
AERIAL MAP

355 E. Kingsley Ave | Pomona, CA



PARCEL MAP

355 E. Kingsley Ave | Pomona, CA



FINANCES

355 E. Kingsley Ave | Pomona, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	1 + 1	\$1,648	\$1,650
2	1 + 1	\$1,155	\$1,650
3	Studio	\$1,395	\$1,395
4	Studio	\$1,236	\$1,395
5	Studio	\$1,093	\$1,395
6	Studio	\$823	\$1,395

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$12,456
New Insurance Quote	\$5,950
Water/Sewer	\$2,450
Trash	\$3,650
Gardener	\$2,160
Electricity	\$504
Repairs & Maintenance	\$6,174
Reserves for Replacement	\$900
TOTAL EXPENSES	\$34,244

FINANCES

355 E. Kingsley Ave | Pomona, CA

ANNUALIZED OPERATING DATA

	CURRENT	PROFORMA
Scheduled Gross Income	\$7,350	\$8,880
Laundry & Other Income	\$0	\$0
Total Scheduled Gross Income	\$88,200	\$106,560
Less: Vacancy Allowance	3% \$2,646	3% \$3,197
Effective Gross Income	\$85,554	\$103,363
Less: Expenses	\$34,244	\$34,244
Net Operating Income	\$51,310	\$69,119
Less: Debt Service	\$0	\$0

PRE-TAX CASH FLOW 5.16% \$51,310 **6.95%** **\$69,118**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
2	1 + 1	\$1,155- \$1,648	\$2,803	\$3,300
4	Studio	\$823-\$1,395	\$4,457	\$5,580

MONTHLY TOTALS **\$7,350** **\$8,880**

PROPERTY SUMMARY

Price	\$995,000
Down Payment	\$995,000
Loan Amount	\$0
Number of Units	6 Units
Price/Unit	\$165,833
Price/SF	\$297
Cash on Cash %	5.16%
COC Pro Forma	6.95%
Cap Rate	5.16%
Cap Rate (Proforma)	6.95%
GRM	11.28
GRM (Proforma)	9.34
Year Built	1905
Square Feet	3,348 Sq. Ft.
Lot Size	9,287 Lot Size

ABOUT POMONA

Pomona sits at the eastern edge of Los Angeles County, positioned between the San Gabriel Valley and the Inland Empire. The city offers investors access to major job corridors via the 10, 57, and 60 freeways, creating strong rental demand from commuters and local professionals alike. Its balance of affordability and proximity to employment hubs continues to attract steady investor activity.

Nearly 60% of Pomona's residents are renters, supported by consistent demand across one-bedroom and studio layouts. The city's multi-family housing stock includes many mid-century and courtyard-style properties that remain competitive due to limited new construction. Rental rates have trended upward while occupancy levels stay strong, reflecting stable long-term tenancy.

With sustained job growth tied to Cal Poly Pomona, the Fairplex, and regional logistics centers, Pomona remains positioned for steady rent performance and appreciation. Continued investment in downtown revitalization and transportation infrastructure supports ongoing stability and upward potential for multi-family operators and exchange buyers.

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DEMOGRAPHICS

\$81,000

MEDIAN HH INCOME

\$677,000

MEDIAN PROPERTY VALUE

151,000

POPULATION

35.4

AVERAGE AGE



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17

Years of
Experience

400+

Number of total
transactions closed

\$550M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

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