



SPERRY

GATEWAY GROUP

1405

EAST 4TH STREET
ONTARIO, CA 91764

AFFORDABLE HOUSING
CONVERSION
OPPORTUNITY -
POTENTIAL TAX CREDITS

Proposal



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Group in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

This affordable housing redevelopment opportunity offers a three-story building with 50 rooms, located in a prime area near Ontario International Airport in Ontario, CA. Situated on a spacious 1-acre lot, the property spans 32,000 square feet, and was originally built in 1981 but recently renovated. It includes attractive amenities such as a pool and a liquor store attached to the building, providing additional revenue streams.

Given its strategic location and potential for further development, this project may qualify for tax credits, enhancing its financial appeal. The surrounding area is a growing hub with convenient access to transportation, shopping, and dining, making it a fantastic investment for those looking to contribute to the affordable housing market in a thriving community.

- Potential Tax Credits
- - Excellent Street Exposure very close to the Ontario Airport
- - Near Ontario Airport and popular retail establishments.
- - 50 Units within a 32,000 SF Building

OFFERING SUMMARY

Sale Price:	\$9,000,000
Number of Rooms:	50
Lot Size:	77,285 SF
Building Size:	31,892 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	8,660	128,051	322,584
Total Population	32,793	397,199	1,070,350
Average HH Income	\$88,864	\$109,168	\$127,419

Property Description



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LOCATION DESCRIPTION

Off Interstate 10, this straightforward hotel is less than 4 miles from Ontario Airport and under 5 miles from Ci zens Business Bank Arena.

FOR SALE |

Complete Highlights



PROPERTY HIGHLIGHTS

- Potential Tax Credits
- - Excellent Street Exposure very close to the Ontario Airport
- - Near Ontario Airport and popular retail establishments.
- - 50 Units within a 32,000 SF Building
- - Built in 1981 but recently Renovated
- - Amenities include a Pool



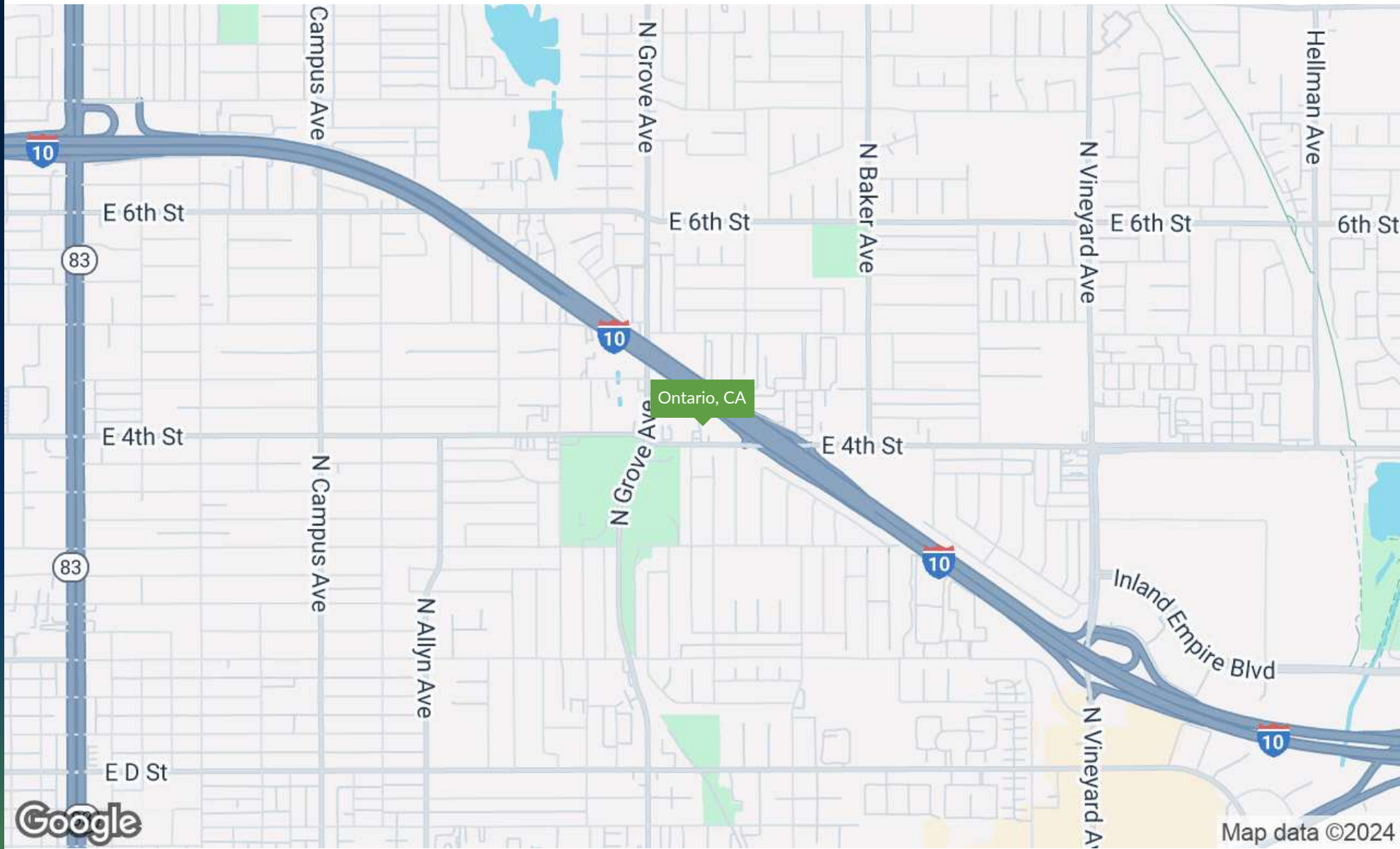
FOR SALE |



SECTION 2

LOCATION INFORMATION

Regional Map



SPERRY - GATEWAY GROUP | 800 S. BARRANCA AVENUE | SUITE 160 | COVINA, CA 91723

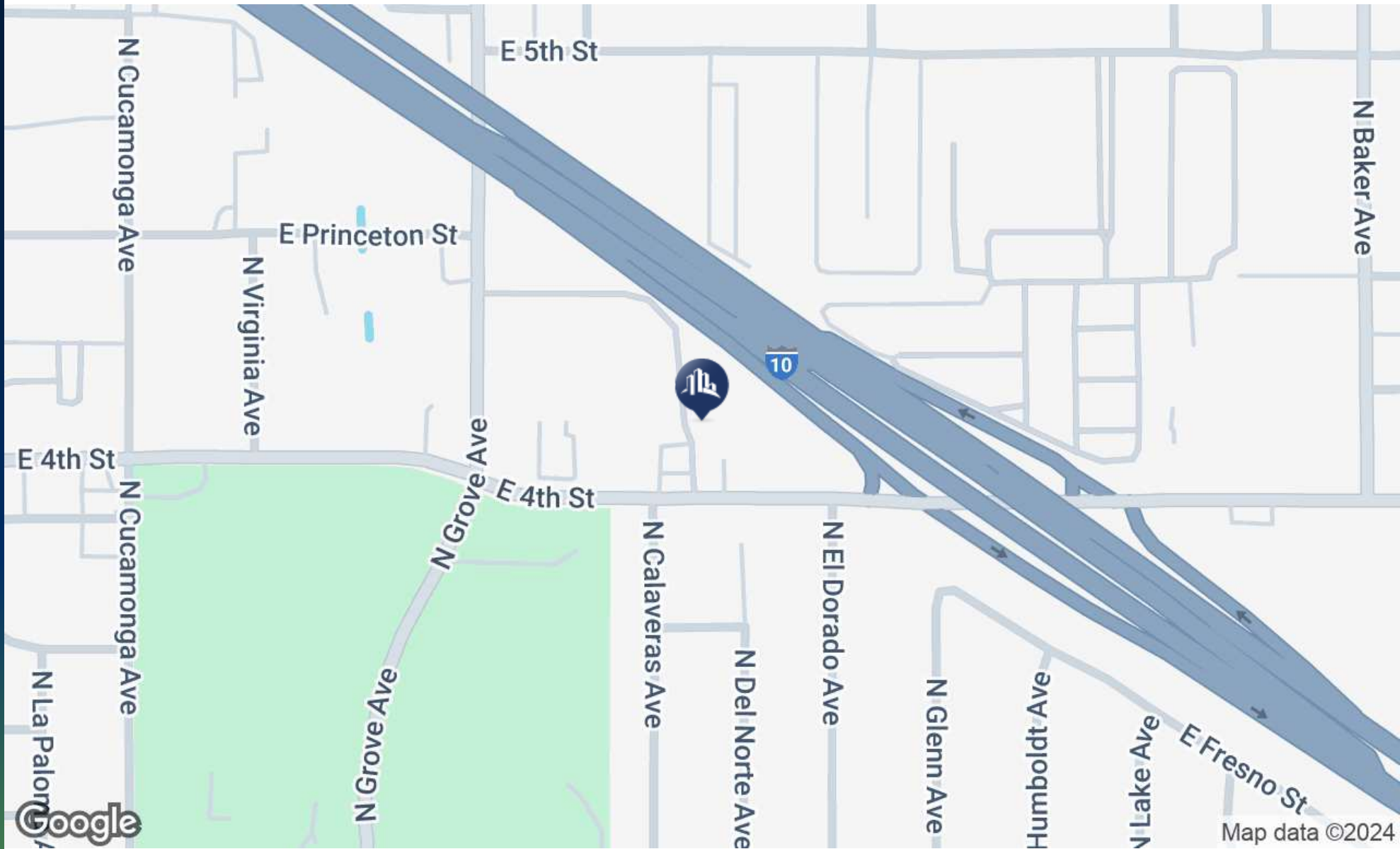
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FOR SALE

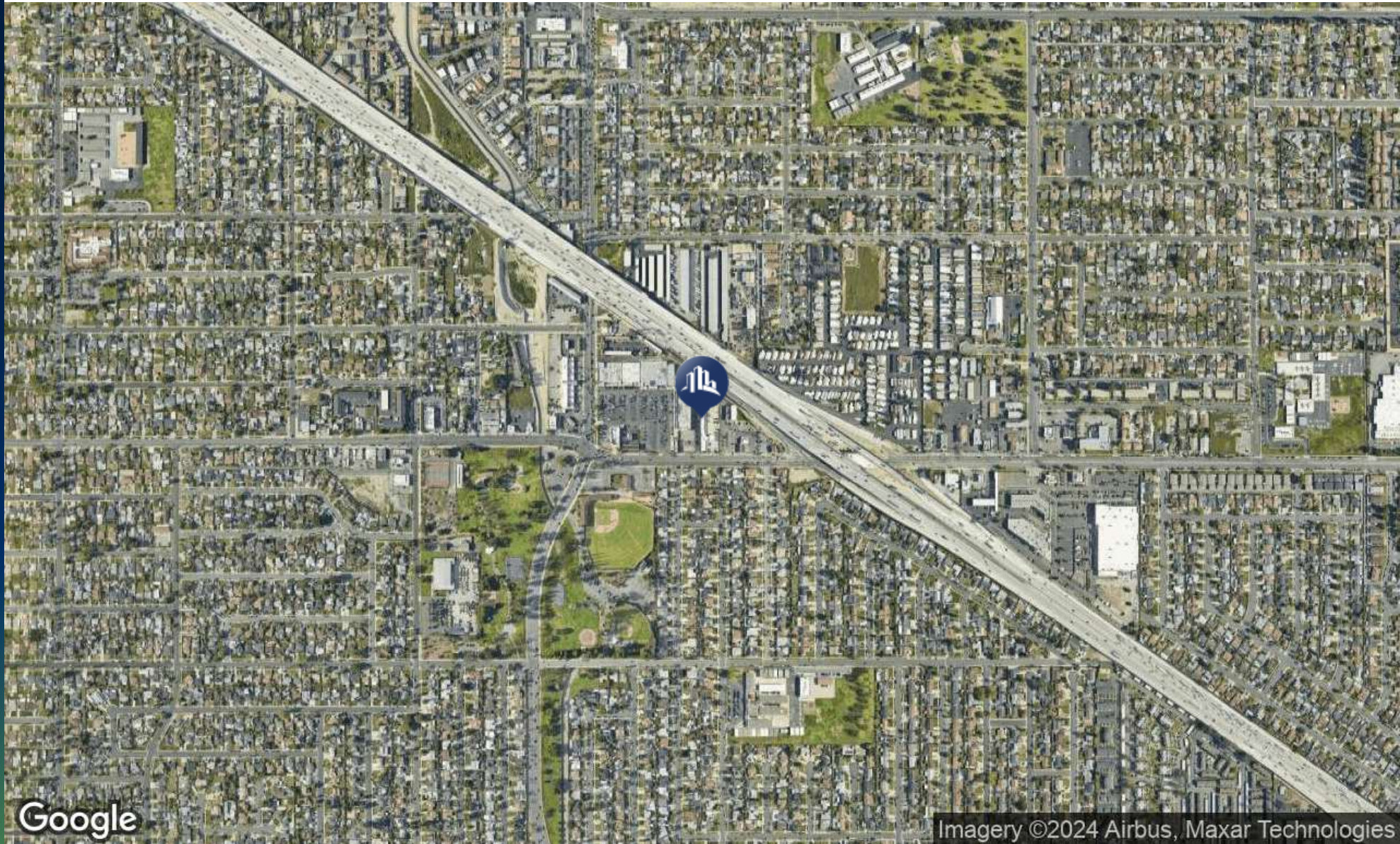


Location Map



FOR SALE |

Aerial Map



Google

Imagery ©2024 Airbus, Maxar Technologies

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SECTION 3

FINANCIAL ANALYSIS

Financial Summary



INVESTMENT OVERVIEW

AFFORDABLE HOUSING CONVERSION OPPORTUNITY -POTENTIAL TAX CREDITS

Price	\$9,000,000
Price per SF	\$282
Price per Unit	\$180,000

OPERATING DATA

AFFORDABLE HOUSING CONVERSION OPPORTUNITY -POTENTIAL TAX CREDITS

FINANCING DATA

AFFORDABLE HOUSING CONVERSION OPPORTUNITY -POTENTIAL TAX CREDITS



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SECTION 4

DEMOGRAPHICS

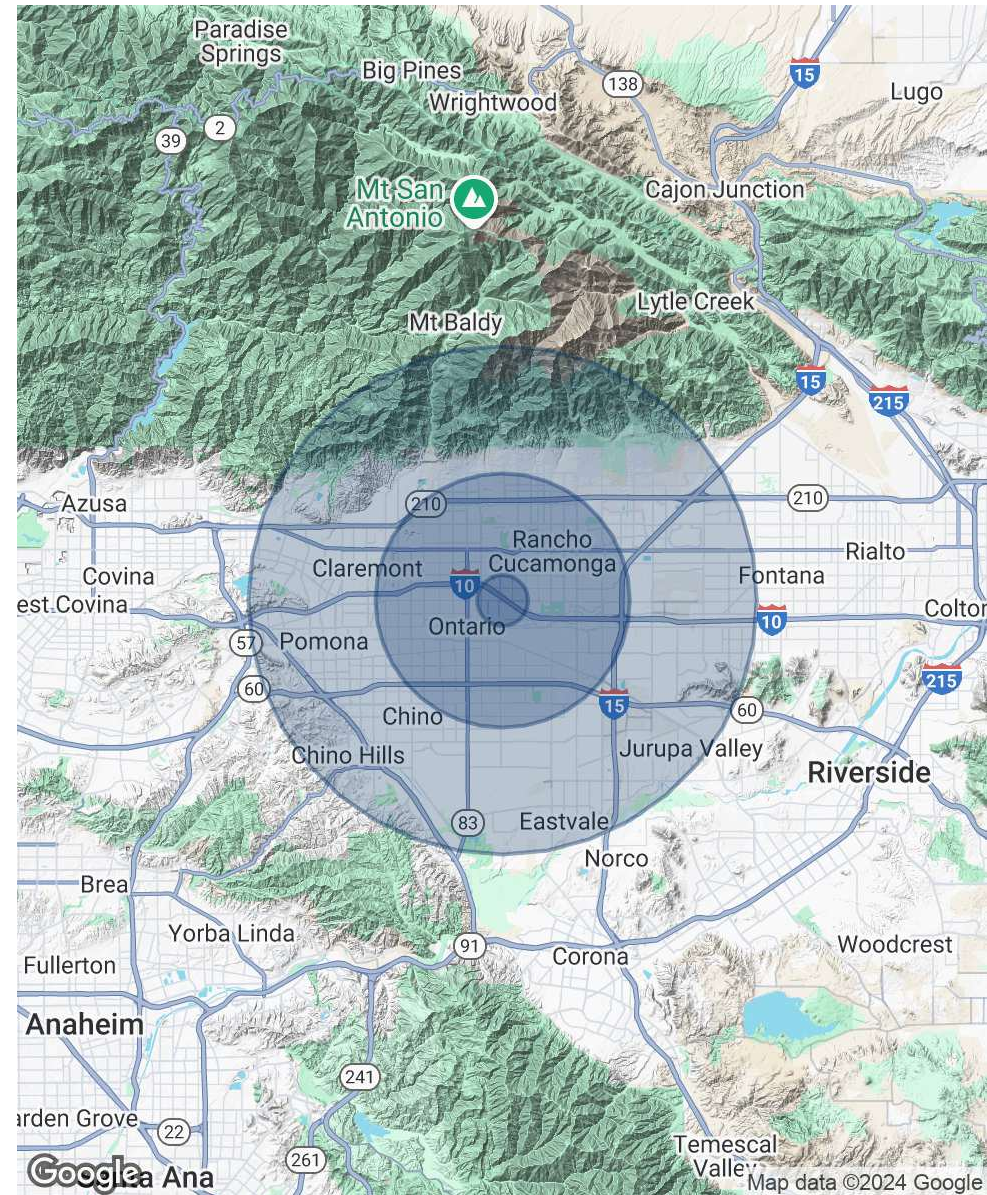
Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	32,793	397,199	1,070,350
Average Age	36	39	39
Average Age (Male)	35	37	38
Average Age (Female)	37	40	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,660	128,051	322,584
# of Persons per HH	3.8	3.1	3.3
Average HH Income	\$88,864	\$109,168	\$127,419
Average House Value	\$594,540	\$643,171	\$701,096

Demographics data derived from AlphaMap



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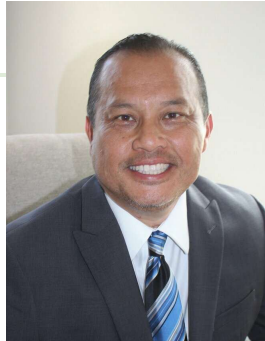


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SECTION 5

ADVISOR BIOS

Advisor Bio 1



HENRY LIU, CCIM

Managing Director | Principal

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CalDRE #01104611

PROFESSIONAL BACKGROUND

As Managing Director of Sperry Commercial Global Affiliates – Gateway Group, Mr. Henry Liu has over 30+ years of experience background in mortgage lending, residential and commercial real estate in varying capacities including asset management, investment acquisition, and financing. Mr. Liu has represented foreign investors in acquisitions of multi-unit income properties, industrial warehouses, and other real estate assets throughout Southern California. The affiliation with SPERRY provides the opportunity to collaborate with a national and global commercial brokerage team of specialists.

EDUCATION

San Diego State University - Business Administration
Cal Poly Pomona - Finance, Real Estate, Law

MEMBERSHIPS

- CCIM - Certified Commercial Investment Member
- NAR - National Association of REALTORS
- CAR - California Association of REALTORS
- NARPM - National Association of Residential Property Managers
- ICSC - International Council of Shopping Centers

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800 S. Barranca Avenue Suite 160
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Advisor Bio 2



MICHAEL LIU

VICE PRESIDENT

michael@gatewaygroupcre.com

Direct: 626.679.2876

CalDRE #02177815

PROFESSIONAL BACKGROUND

Michael Liu is a Commercial Real Estate Agent serving the Southern California Region. Specializes in Multifamily, Hospitality, Industrial and Retail. Helping clients achieve financial freedom with capital accumulation through commercial real estate Investments.

CCIM - Candidate Member

Member of CAR - California Association of REALTORS

Member of NAR- National Association of REALTORS

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