

**27 UNIT TOWNHOME STYLE
INVESTMENT PROPERTY**

3164

N. Sterling Ave

SAN BERNARDINO, CA 92404



Michelle Bagi
michellebagi@outlook.com
(909) 642-0201

Christian Munive
cmunive10@gmail.com
(909) 774-9230

Edmond Melendez
edmond@emrecs.com
(626) 434-0494



Property Overview

3164 N. Sterling Avenue,
San Bernardino, CA 92404

Property Address

0272-372-59

Parcel Numbers

\$11M

Asking

27 Units

Number of Units

\$2,900

Pro Forma

3Bed/2.5Bath

Unit Mix

\$407,407

Cost Per Unit.

Appx. 30,240 SF

Rentable SF

6

Building Numbers

Appx. 70,509 SF

Net Lot Size:

Jan. 2025

Completion Date

Units:

- 27
- 3Bed/2.5Bath
- 1,120 Sq. Ft.

Outdoor Space:

- 9,601 Sq. Ft. (Total Balcony & Open First Floor Space)

Parking:

- 68 Spaces (54 Garage Spaces & 14 Covered Spaces)

Utilities:

- Individually Metered: Electricity & Gas
- Water/Sewer: Master Metered
- Trash Removal: Ownership

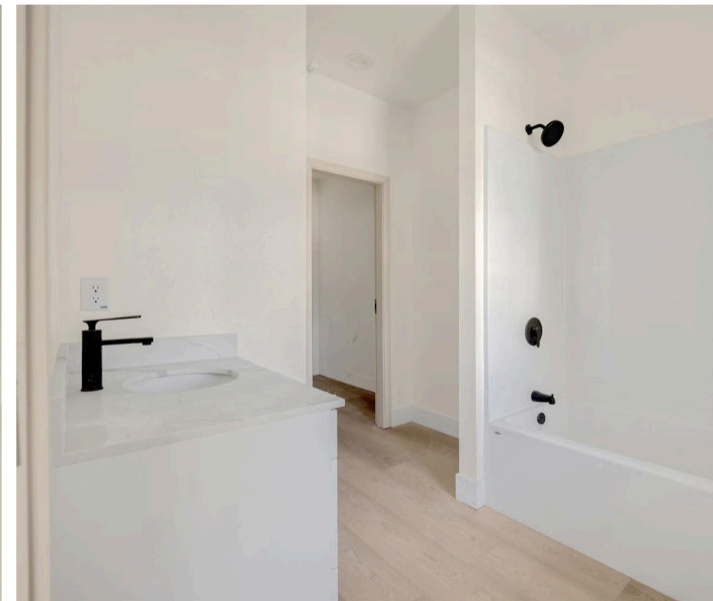
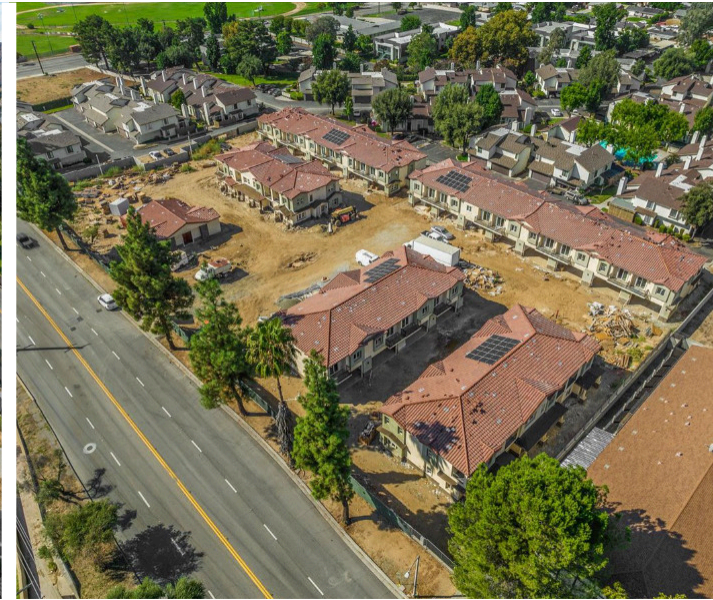
Common Area Features:

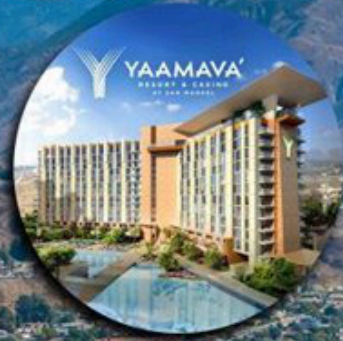
- Entry Gate
- Community Center
- BBQ Area
- Picnic Area
- ½ Basketball Court



Investment Highlights

- ✓ Prime rental location in the city of San Bernardino
- ✓ All units ideal 3B/2.5B mix.
- ✓ Situated in Opportunity Zone.
- ✓ Rooftop Solar System.
- ✓ Convenient access to 210 & 215 freeway, Cal State San Bernardino, Yaamava' Resort & Casino, Restaurants & Retail.





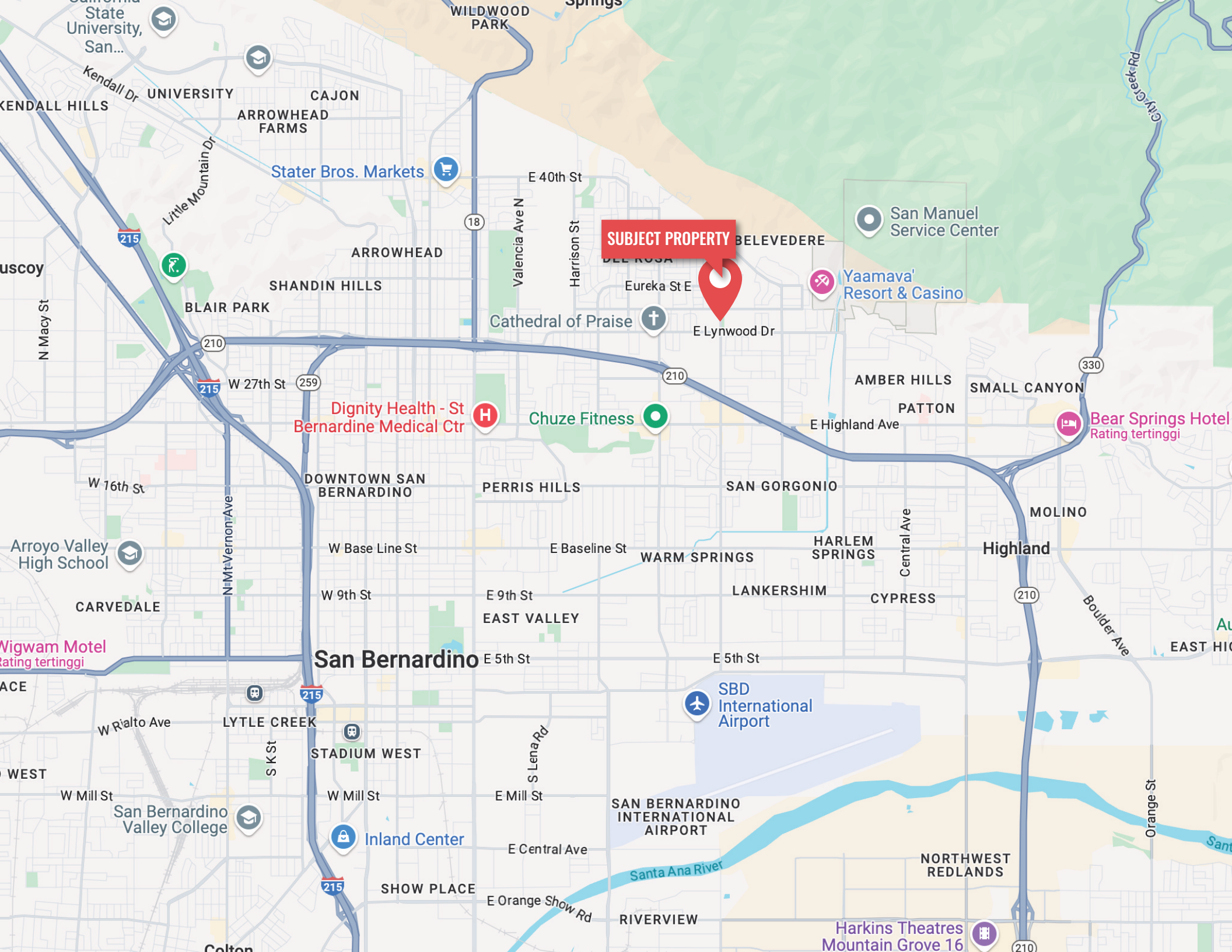
MARSHALL BLVD

E LYNWOOD DR

SUBJECT PROPERTY

N STERLING AVE





SUBJECT PROPERTY

Dignity Health - St Bernardine Medical Ctr

San Manuel Service Center

Yaamava' Resort & Casino

Bear Springs Hotel
Rating tertinggi

San Bernardino

SBD International Airport

Harkins Theatres Mountain Grove 16

Rent Roll



Unit #	Unit Type	Unit Detail	Unit SF	Monthly Pro Forma Rent	Annual Pro Forma Rent	Pro Forma Rent/SF
100	Unit Type A	Corner Unit	1,120	\$2,900	\$34,800	\$2.59
101	Unit Type A Reversed	Base Unit	1,120	\$2,850	\$34,200	\$2.54
102	Unit Type A	Base Unit	1,120	\$2,850	\$34,200	\$2.54
103	Unit Type A Reversed	Base Unit	1,120	\$2,850	\$34,200	\$2.54
104	Unit Type A	Base Unit	1,120	\$2,850	\$34,200	\$2.54
105	Unit Type A Reversed	Base Unit	1,120	\$2,850	\$34,200	\$2.54
106	Unit Type A Accessible	Corner Unit	1,120	\$2,900	\$34,800	\$2.59
200	Unit Type A	Corner Unit	1,120	\$2,900	\$34,800	\$2.59
201	Unit Type A	Base Unit	1,120	\$2,850	\$34,200	\$2.54
202	Unit Type A Reversed	Base Unit	1,120	\$2,850	\$34,200	\$2.54
203	Unit Type A Accessible	Corner Unit	1,120	\$2,900	\$34,800	\$2.59
300	Unit Type A Reversed Accessible	Corner Unit	1,120	\$2,900	\$34,800	\$2.59
301	Unit Type A	Base Unit	1,120	\$2,850	\$34,200	\$2.54
302	Unit Type A reversed	Base Unit	1,120	\$2,850	\$34,200	\$2.54
303	Unit Type A	Base Unit	1,120	\$2,850	\$34,200	\$2.54
304	Unit Type A reversed	Base Unit	1,120	\$2,850	\$34,200	\$2.54
305	Unit Type A	Base Unit	1,120	\$2,850	\$34,200	\$2.54
306	Unit Type A reversed	Base Unit	1,120	\$2,850	\$34,200	\$2.54
307	Unit Type A	Corner Unit	1,120	\$2,900	\$34,800	\$2.59
400	Unit Type A	Corner Unit Large Private Patio	1,120	\$2,950	\$35,400	\$2.63
401	Unit Type A	Large Private Patio	1,120	\$2,900	\$34,800	\$2.63
402	Unit Type A reversed	Large Private Patio	1,120	\$2,900	\$34,800	\$2.59
403	Unit Type A	Corner Unit Large Private Patio	1,120	\$2,950	\$35,400	\$2.63
500	Unit Type A	Corner Unit Large Private Patio	1,120	\$2,950	\$35,400	\$2.63
501	Unit Type A Reversed	Large Private Patio	1,120	\$2,900	\$34,800	\$2.59
502	Unit Type A	Large Private Patio	1,120	\$2,900	\$34,800	\$2.59
503	Unit Type A	Corner Unit Large Private Patio	1,120	\$2,950	\$35,400	\$2.63
Total Unit: 27			30,240	\$77,850.00	\$934,200.00	

Income & Expenses



Income	Pro Forma	Per Unit
Gross Potential Rental Income	\$934,200	\$34,600
Late Fees & Renters Insurance	\$9,180	\$340
RUBS	\$23,382	\$866
Gross Potential Total Income	\$966,762	\$35,806
Less Vacancy & Turnover	\$48,388	\$1,792
Effective Gross Income	\$918,374	\$34,014

Expenses	Pro Forma	Per Unit
New Real Estate Taxes	\$137,500	\$5,093
Insurance	\$20,385	\$755
Water	\$12,312	\$456
Sewer	\$9,720	\$360
Trash	\$6,480	\$240
Gas	\$810	\$30
Site Specific Services	\$8,160	\$302
Marketing	\$2,700	\$100
On-Site Payroll	\$60,500	\$2,241
Management	\$45,900	\$1,700
Maintenance/Repairs	\$7,938	\$294
Reserves	\$6,750	\$250
Total Expenses	\$319,155	\$11,821
Net Operating Income	\$599,219	\$22,193

Rental Comps



	Address	Units	Year Built	Unit Type	Avg Unit SF	Stories	Rent/SF	Vacancy
	The Trails at Canyon Crest 5377 Quail Run Rd	216	2019	1 Bed 2 Bed 3 Bed	991	3	\$2.89	7.4%
	Cypress Villas Apartment 301 E Cypress Ave	82	2005	1 Bed 2 Bed 3 Bed	824	2	\$2.84	6.1%
	The Venue at Orange 1610 Orange Ave	328	2023	1 Bed 2 Bed 3 Bed	944	3	\$2.77	8.5%
	Linden Court 372 S Ironwood Ave	180	1988	- 2 Bed 3 Bed	1,084	2	\$2.72	2.8%
	The Bungalows 33800 Chapman Heights Rd	74	2006	1 Bed 2 Bed 3 Bed	915	2	\$2.70	0%
	The Summit 27431 San Bernardino Ave	281	2019	1 Bed 2 Bed 3 Bed	893	3	\$2.65	2.9%
	Bella Park Apartments 210 N Beechwood Ave	360	1985	1 Bed 2 Bed 3 Bed	870	2	\$2.63	5.3%
	Santa Barbara Apartments 606 S Riverside Ave	104	2018	1 Bed 2 Bed 3 Bed	1,049	3	\$2.63	3.9%
	The Hills at Quail Run 5059 Quail Run Rd	208	1998	1 Bed 2 Bed 3 Bed	907	2	\$2.61	2.9%

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