



# 101 W FERN AVE

## REDLANDS, CA

**STAMPS** REAL ESTATE GROUP

**kW**  
BEVERLY HILLS



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# PROPERTY OVERVIEW

Positioned on prestigious Fern Avenue within the highly sought-after Smiley Heights Historic District, this seven-unit multifamily property represents a rare investment opportunity in one of Redlands' premier locations. The asset benefits from close proximity to Downtown Redlands, the University of Redlands, and ESRI's global headquarters, which drives consistent rental demand and long-term tenant stability.

Situated on an expansive 9,300+ square foot lot, the property features four private garages and additional open parking, providing ample on-site convenience for residents. The generous lot size also offers excellent potential for future Accessory Dwelling Unit (ADU) development, creating a clear path for increased income and long-term value appreciation.

Residents enjoy a prime South Redlands setting known for its mature tree-lined streets, historic architecture, and convenient access to everyday amenities. The neighborhood offers top-rated schools, scenic parks, shopping and dining destinations, fitness centers, and easy connectivity to I-10 and the San Bernardino International Airport, located just seven miles away.

This property presents investors with an exceptional opportunity to acquire a well-located, income-producing asset with significant value-add potential in one of the most desirable submarkets of Redlands.

101 W FERN AVE

**\$1,375,000**

Price

**9,360**

Lot Size

**7**

Number of Units

**R3**

Zoning

**1930**

Year Built

**8**

Number of Parking

**4,517**

Total Building Size

**6.0%**

Cap Rate

## HIGHLIGHTS

- **A+ REDLANDS LOCATION**
- **EXCELLENT CASH FLOW - 6% CAP RATE**
- **LOW CPU - \$196K/UNIT**
- **TONS OF PARKING + ADU POTENTIAL**

















101 W FERN AVE





# INVESTMENT SUMMARY

## PRICING SUMMARY

Listed Price:	\$1,375,000
Down Payment:	35%
Price per Unit:	\$196,429
Price per NRSF:	\$304.41

## PROPERTY INFORMATION

Address:	101 W Fern Ave Redlands, CA 92373
Zoning:	Apts 5-14 Units

## PROPERTY DESCRIPTION

No. Units:	7
Year Built:	1930
Building Size:	4,517
Lot Size:	9,360

## GRM & CAP RATE

Current GRM:	10.35
Current CAP:	6.00%
Cash on Cash:	3.39%
Pro Forma GRM:	8.95
Pro Forma CAP:	7.46%
Pro Forma Cash on Cash:	7.58%

## INVESTMENT HIGHLIGHTS

Unit Mix				Current		Pro Forma	
# of Units	Bed	Bath	SF	Avg. Rent	Monthly	Avg. Rent	Monthly
1	2	1	750	\$1,725	\$1,725	\$1,995	\$1,995
4	1	1	550	\$1,640	\$6,558	\$1,795	\$7,180
2	S	1	400	\$1,265	\$2,530	\$1,595	\$3,190
Garages					\$180		\$360
Laundry					\$75		\$75
Total Scheduled Rent:					\$11,068	\$12,800	
Monthly Gross Income:					\$11,068	\$12,800	
Annual Gross Income:					\$132,816	\$153,600	

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



## ANNUAL INCOME

	CURRENT		PRO FORMA	
Scheduled Gross Income:	\$132,816		\$153,600	
Less Vacancy Reserve Rate:	(\$3,984)	3.00%	(\$4,608)	3.00%
Effective Gross Income:	\$128,832		\$148,992	
Less Expenses:	(\$46,486)	35.00%	(\$46,486)	30.26%
Net Operating Income:	\$82,346		\$102,506	
Less Debt Service:	\$66,036		\$66,036	
Pre-Tax Cash Flow:	\$16,310	3.39%	\$36,471	7.58%
Plus Principal Reduction:	\$10,176		\$10,176	
Total Return Before Taxes:	\$26,487	5.50%	\$46,647	9.69%

## FINANCING INFORMATION

Price:	\$1,375,000	Term/Ammortization:	5/30 Fixed
Down Payment:	\$481,250	Interest Rate:	6.25%
Loan Amount:	\$893,750	Monthly Payment:	\$5,502.97

## EXPENSES

Taxes:	\$15,469
Insurance:	\$8,433
Utilities:	\$5,700
Gardener:	\$1,800
Pest Control:	\$1,250
Maintenance & Repairs:	\$10,334
Reserves:	\$3,500

Total Expenses:	\$46,486
Expense/NRSF:	\$10.29
Expense/Unit:	\$6,641



# RENT ROLL

UNIT #	BED/BATH	SQ.FT.	RENT
1	2 + 1	750	\$1,725
2	1 + 1	550	\$1,726
3	1 + 1	550	\$1,695
4	1 + 1	550	\$1,585
5	single + 1	400	\$1,250
6	1 + 1	550	\$1,552
7	single +1	400	\$1,280
Garages			\$180
Laundry			\$75

Rent Total

**\$11,068**



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