

PROPERTY OVERVIEW

Positioned on prestigious Fern Avenue within the highly soughtafter 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.

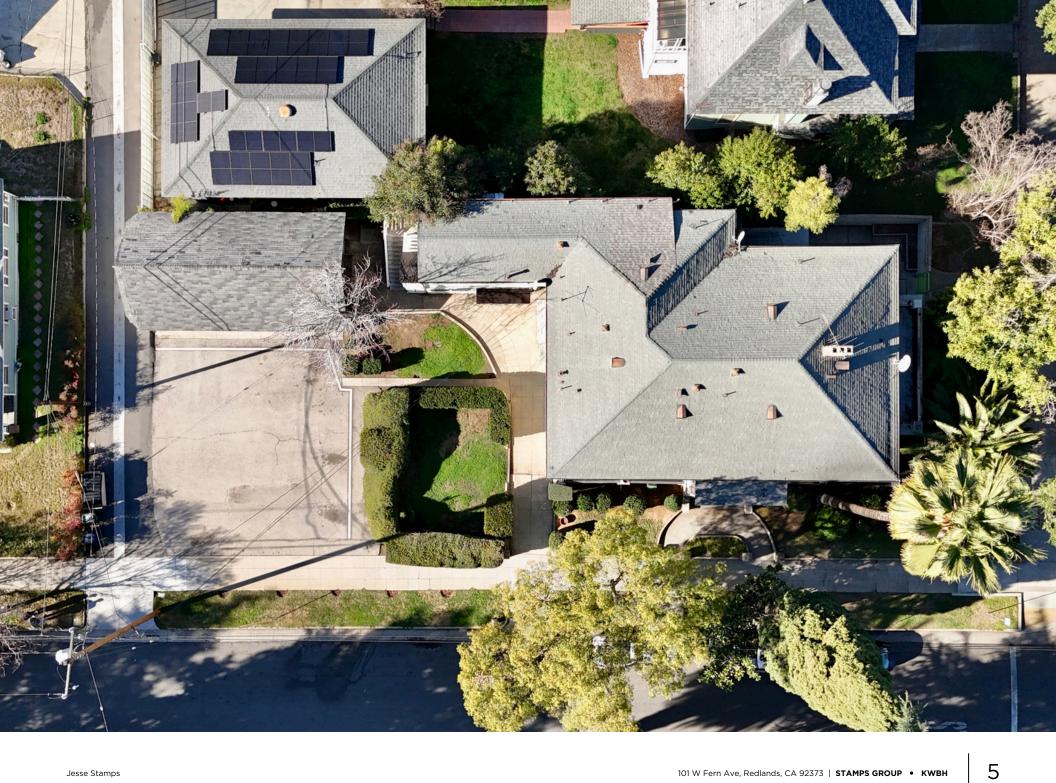
101 W FERN AVE

\$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

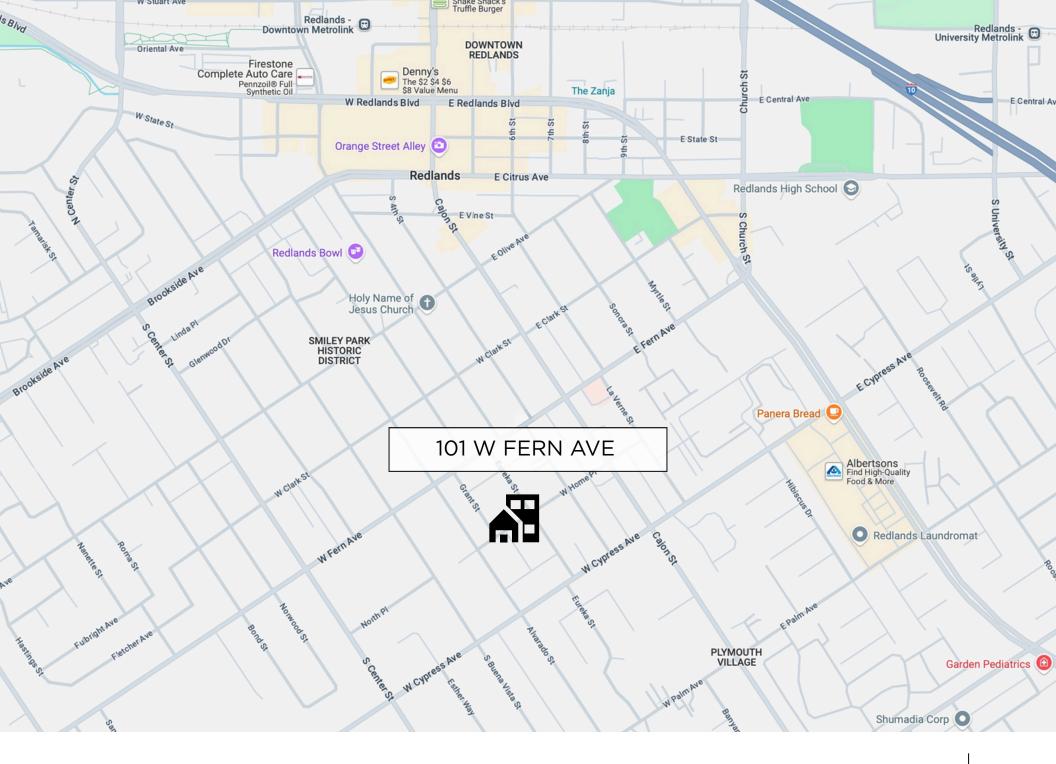
HIGHLIGHTS

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









INVESTMENT SUMMARY

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

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

PROPERTY DESCRIPTION	ON
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%

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

\$15,469
\$8,433
\$5,700
\$1,800
\$1,250
\$10,334
\$3,500
\$46,486
\$10.29
\$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

10

\$11,068

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