

Triplex on Spruce Ave in Rialto

Price: \$389,000



279 N. Spruce Ave Rialto, CA

INVESTMENT HIGHLIGHTS

- Great Rialto Location
- High Demand Rental Location
- Lack of Inventory on Market
- Freeway / Transit Access

- Unit Mix: 2-2+1 | 1-3+1
- 11.68 GRM & 4.86% Cap Rate
- Residential Financing Available
- Garage Parking Space for Each Unit

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279 N. Spruce Ave, Rialto, CA

INVESTMENT SUMMARY				
Price:		\$389,000		
Down Payment:	25%	\$97,250		
Units:		3		
Cost per Unit:		\$129,667		
Current GRM:		11.68		
Current CAP:		4.86%		
Market GRM:		10.13		
Market CAP:		6.05%		
Age:		1978		
Lot SF:		7,503		
Building SF:		2,440		
Price per SF:		\$159.43		
Zoning:		R3		



Great Unit Mix: 2-2+1 | 1-3+1 Residential Financing Available Garage Parking Space for Each Unit Lack of Inventory on Market

PROPOSED FINANCING

First Loan Amount: \$291,750
Terms: 3.50% 30 Years (5-Year Fix)
Monthly Payment: \$1,310

ANNUALIZED OPERATING DATA					
	CURR	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$33,300		\$38,400		
Less Vacancy Rate Reserve:	999	3.0%	1,152	3.0%	
Gross Operating Income:	32,301		37,248		
Less Expenses:	13,401	40.2%	13,697	35.7%	
Net Operating Income:	\$18,900		\$23,551		
Less Loan Payments:	15,721	1.20	15,721		
Pre-Tax Cash Flow:	\$3,179	3.3%	\$7,830	8.1%	
Plus Principal Reduction:	5,599		5,599		
Total Return Before Taxes:	\$8,778	9.0%	\$13,428	13.8%	

Total Reta	in before Taxes.			φο, ττο	9.070	Ψ	13,420
	PROPER'	TY RENTA	L INFORMA	TION		ESTIMATE	ED EXPENSES
UNIT	MIX	CURI	RENT	PRO-F	ORMA	Taxes: (new)	\$4,863
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME	Insurance: Utilities:	\$854 \$3,420
2 1	2+1 3+1	\$838 \$1,100	\$1,675 \$1,100	\$1,000 \$1,200	\$2,000 \$1,200	Maintenance: Rubbish: Reserves: Landscaping: Pest Control: Off-Site Mgmt:	\$1,615 \$0 \$600 \$600 \$480 \$969
Laundry: Parking, Sto Monthly Scl	duled Rent: orage, Misc: heduled Gross Income: heduled Gross Income		\$2,775 \$0 \$0 \$2,775 \$33,300		\$3,200 \$0 \$0 \$3,200 \$38,400	Total Expenses: Per Net Sq. Ft.: Per Unit:	\$13,401 \$5.49 \$4,467

Rent Roll

UNIT#	UNIT	CURRENT	MARKET
	TYPE	RENT	RENT
A	3+1	\$1,100	\$1,200
В	2+1	\$850	\$1,000
C	2+1	\$825	\$1,000

GRAND TOTALS: \$2,775 \$3,200



Photos (continued)

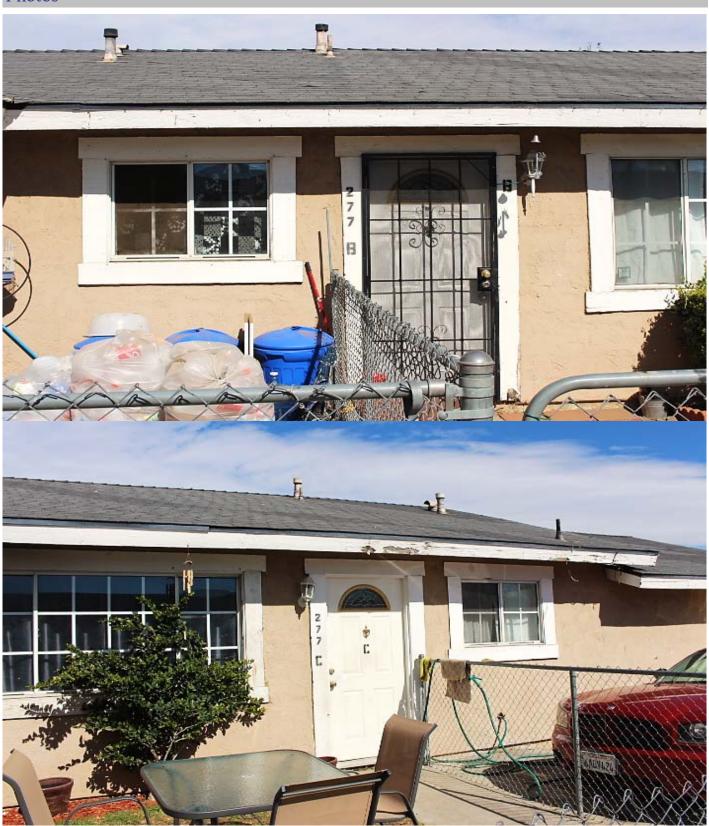




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Photos





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Photos (continued)



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Aerial View



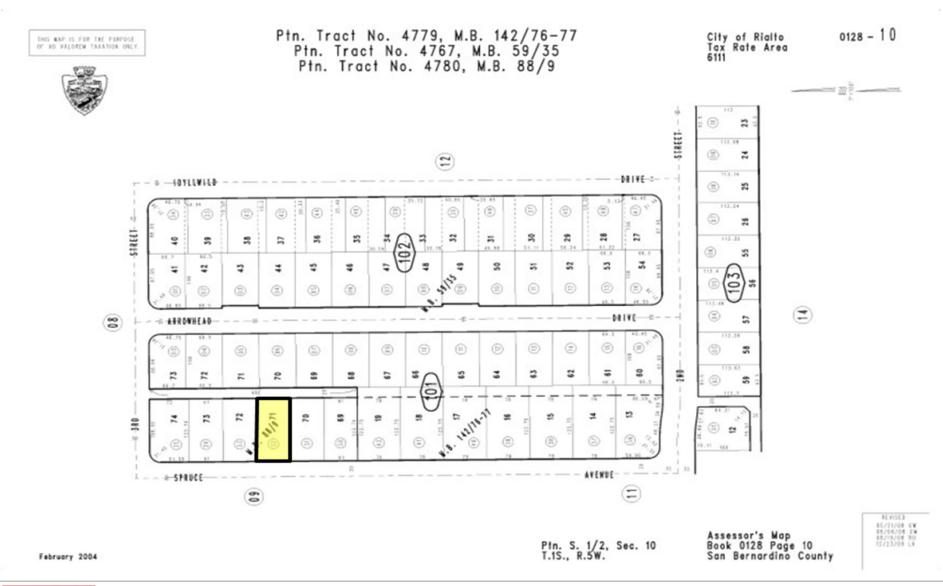


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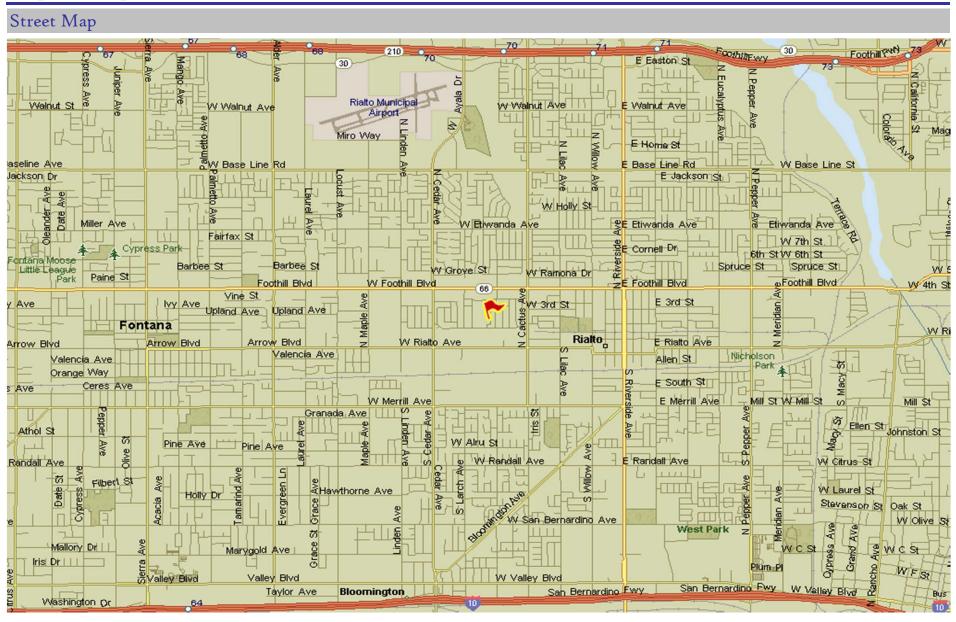
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Parcel Map









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