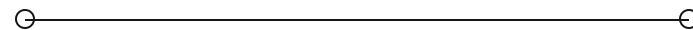




SALE BROCHURE

18544 Vidora Dr

Rowland Heights, CA 91748



PRESENTED BY:

STEVE LIN BRE #01884862

O: 714.446.0600

C: 562.569.3606

steve.lin@svn.com

CalDRE #01884862

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,495,000
NUMBER OF UNITS:	4
LOT SIZE:	8,187 SF
BUILDING SIZE:	3,500 SF
NOI:	\$56,005
CAP RATE:	3.75%
POTENTIAL CAP RATE:	4.24%
POENTIAL NOI:	\$63,371

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PROPERTY DESCRIPTION

High potential income investment for 4 units apartment as the annual rent increase for A-B-C 3 units as maximum 8.9% max catch up this year after Corvid pandemic and Unit D rent is current at \$2200-after upgrade 4 splitter A/C inverters, new bathroom, kitchen, a formal dining room-non permit, interior painting and floor in 2022. Potential Cap rate if sold at 1.495 million, is 4.24% as estimated after October 2025. Potential net of income estimated \$63,371.

PROPERTY HIGHLIGHTS

- 3 units tenants will accept maximum annual rent increase 8.9% after pandemic. Unit D will accept 5% annual rent increase
- Conveniently located within 0.87 mile to John A. Rowland High school
- Within 2 miles of Ranch 99, Costco, BJ's, Benihana, TS Emporium, and more!

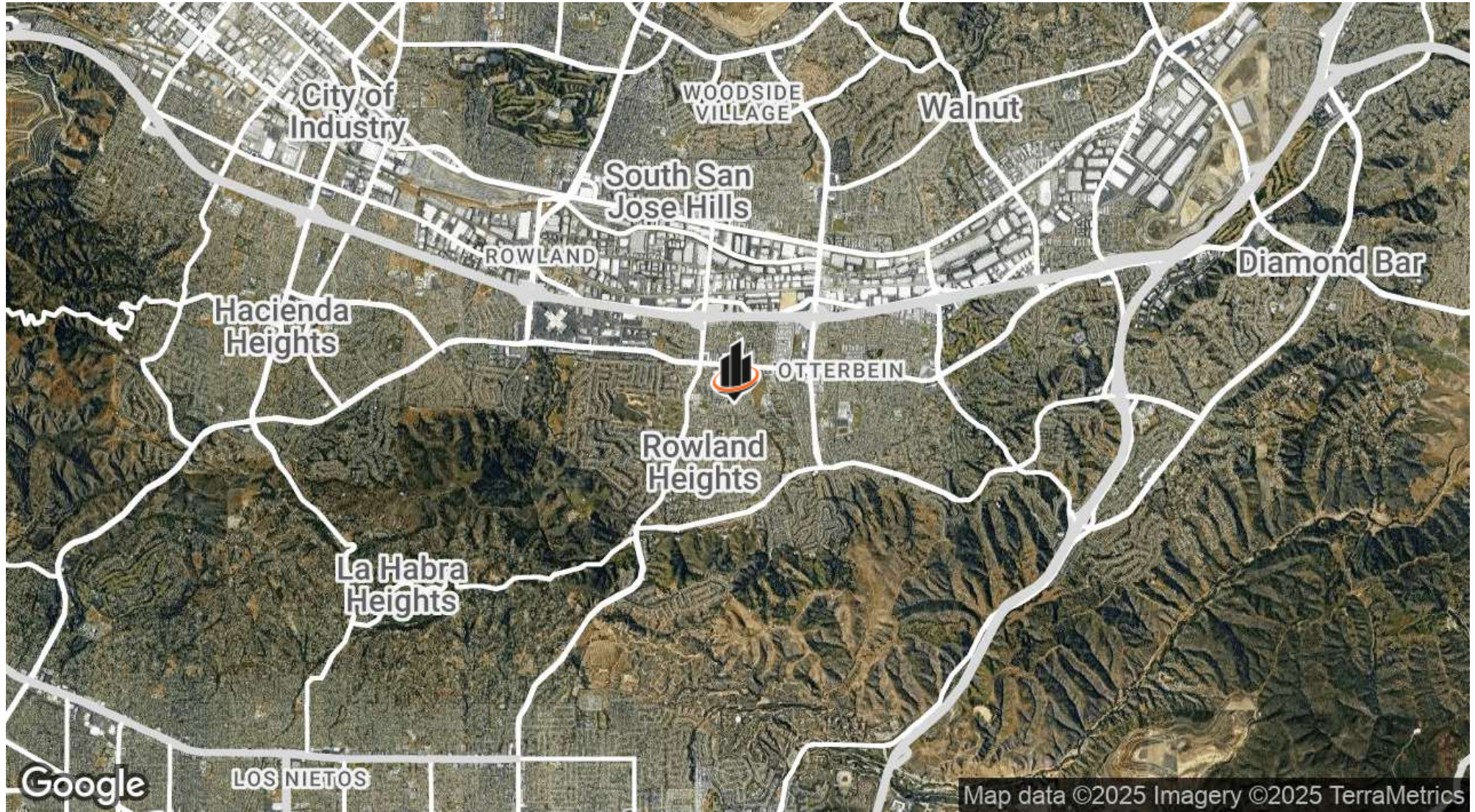
ADDITIONAL PHOTOS



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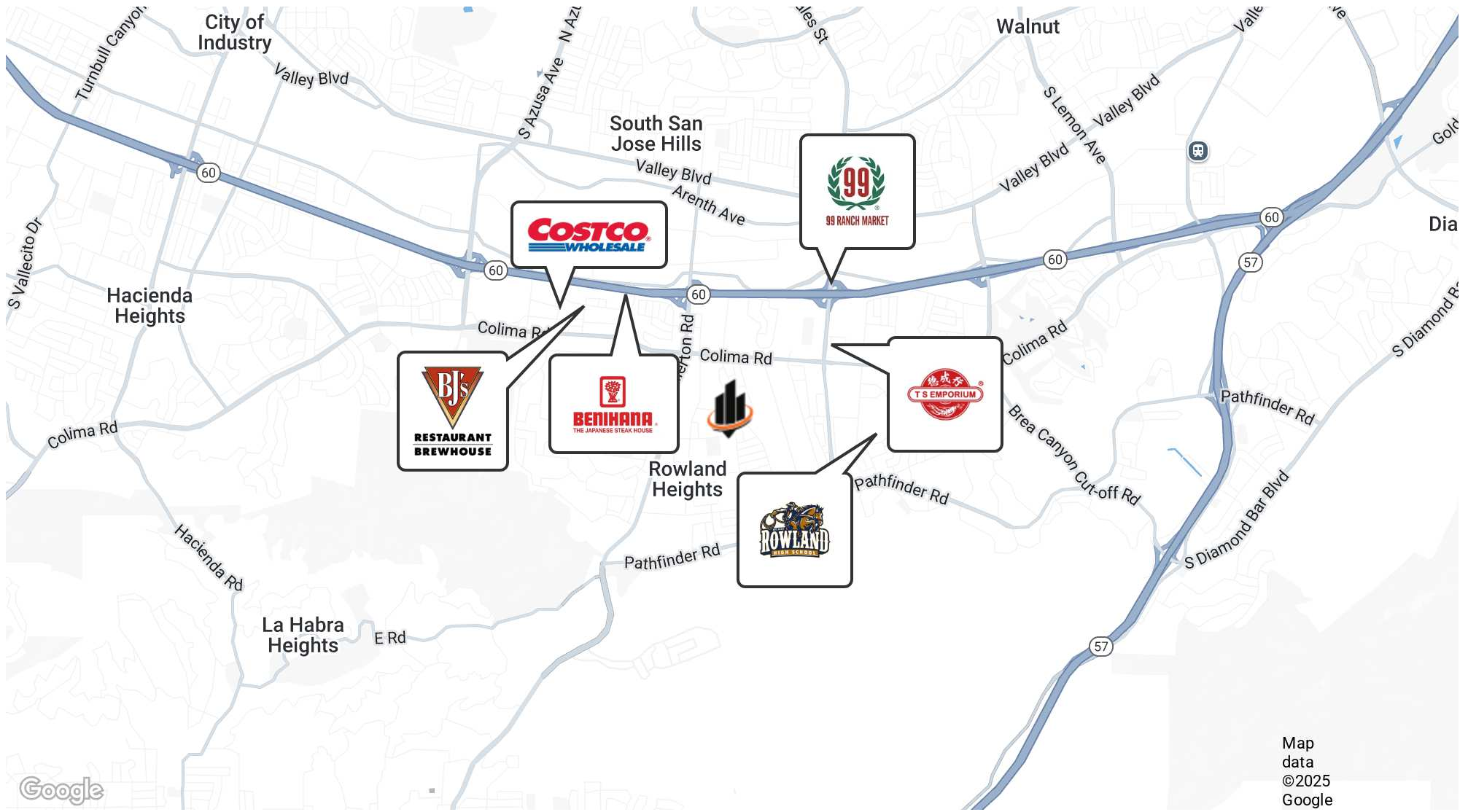
LOCATION MAP



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RETAILER MAP



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SVN | VANGUARD 5

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

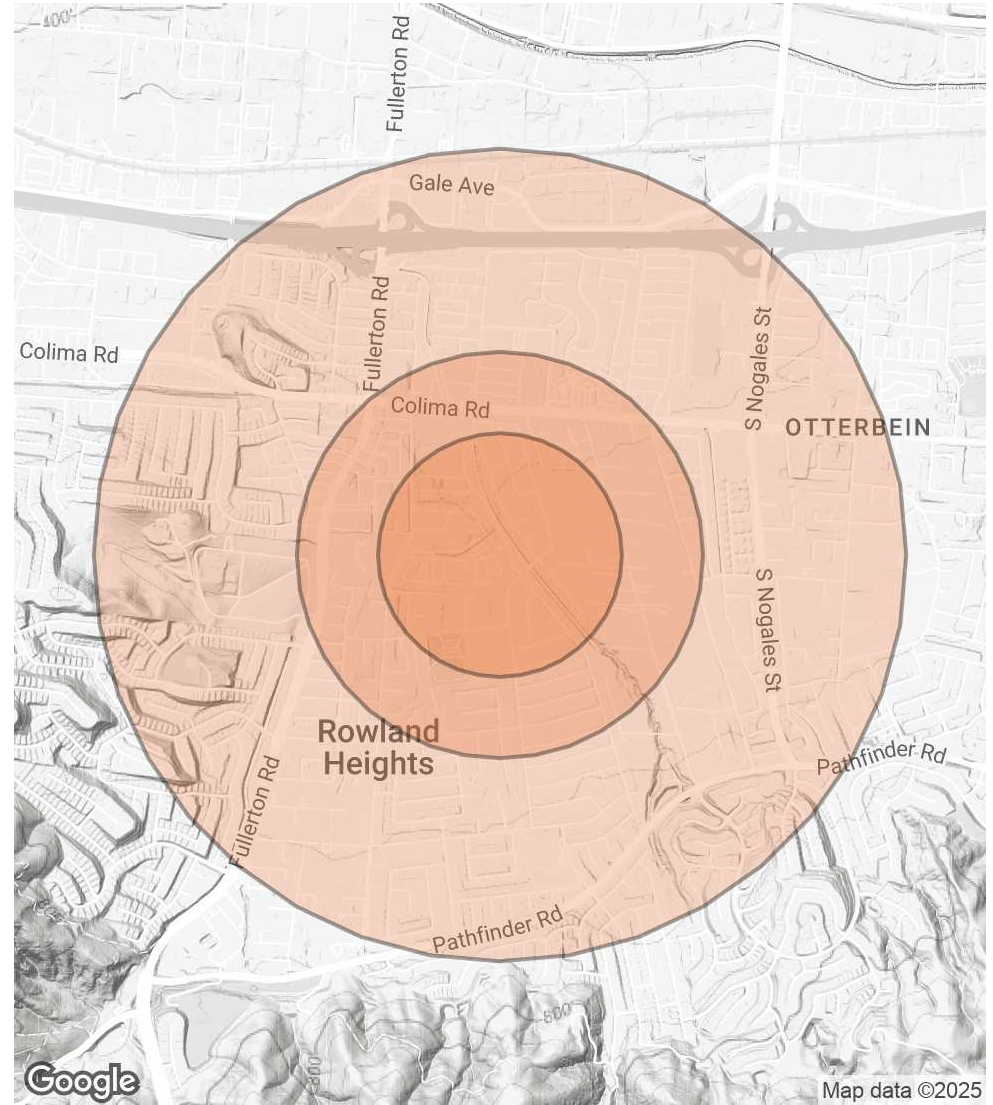
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	4,665	10,440	26,169
AVERAGE AGE	37	39	42
AVERAGE AGE (MALE)	36	38	41
AVERAGE AGE (FEMALE)	38	40	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,376	3,207	8,010
# OF PERSONS PER HH	3.4	3.3	3.3
AVERAGE HH INCOME	\$75,212	\$79,227	\$96,617
AVERAGE HOUSE VALUE	\$738,842	\$793,669	\$799,847

Demographics data derived from AlphaMap



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