



15868 Cobra Drive
14228 Rio Bravo Road



23874 Mark Twain Street
15336 Via Alicia Drive



MORENO VALLEY PORTFOLIO

BULK SALE OF 4 SINGLE FAMILY RESIDENCES

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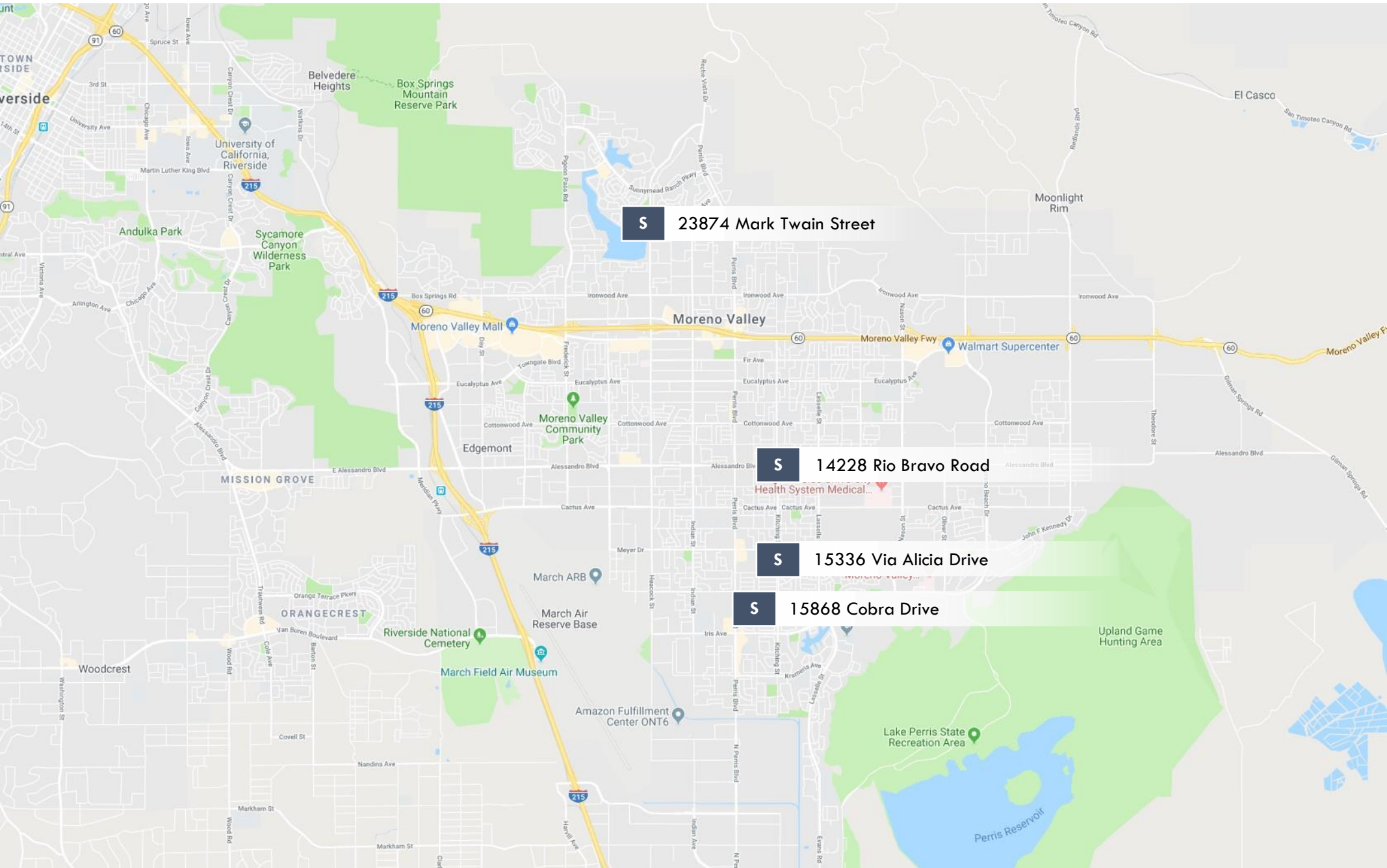
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THE PROPERTY



S 23874 Mark Twain Street

S 14228 Rio Bravo Road

S 15336 Via Alicia Drive

S 15868 Cobra Drive

EXECUTIVE SUMMARY



15868 COBRA DRIVE

APN	486-213-006
Home Size	2,016 SF
Lot Size	7,840 SF
Year Built	1986



23874 MARK TWAIN

APN	264-235-007
Home Size	1,598 SF
Lot Size	6,098 SF
Year Built	1986



14228 RIO BRAVO ROAD

APN	484-052-002
Home Size	1,759 SF
Lot Size	7,840 SF
Year Built	1985



15336 VIA ALICIA DRIVE

APN	486-122-010
Home Size	1,630 SF
Lot Size	10,018 SF
Year Built	1986

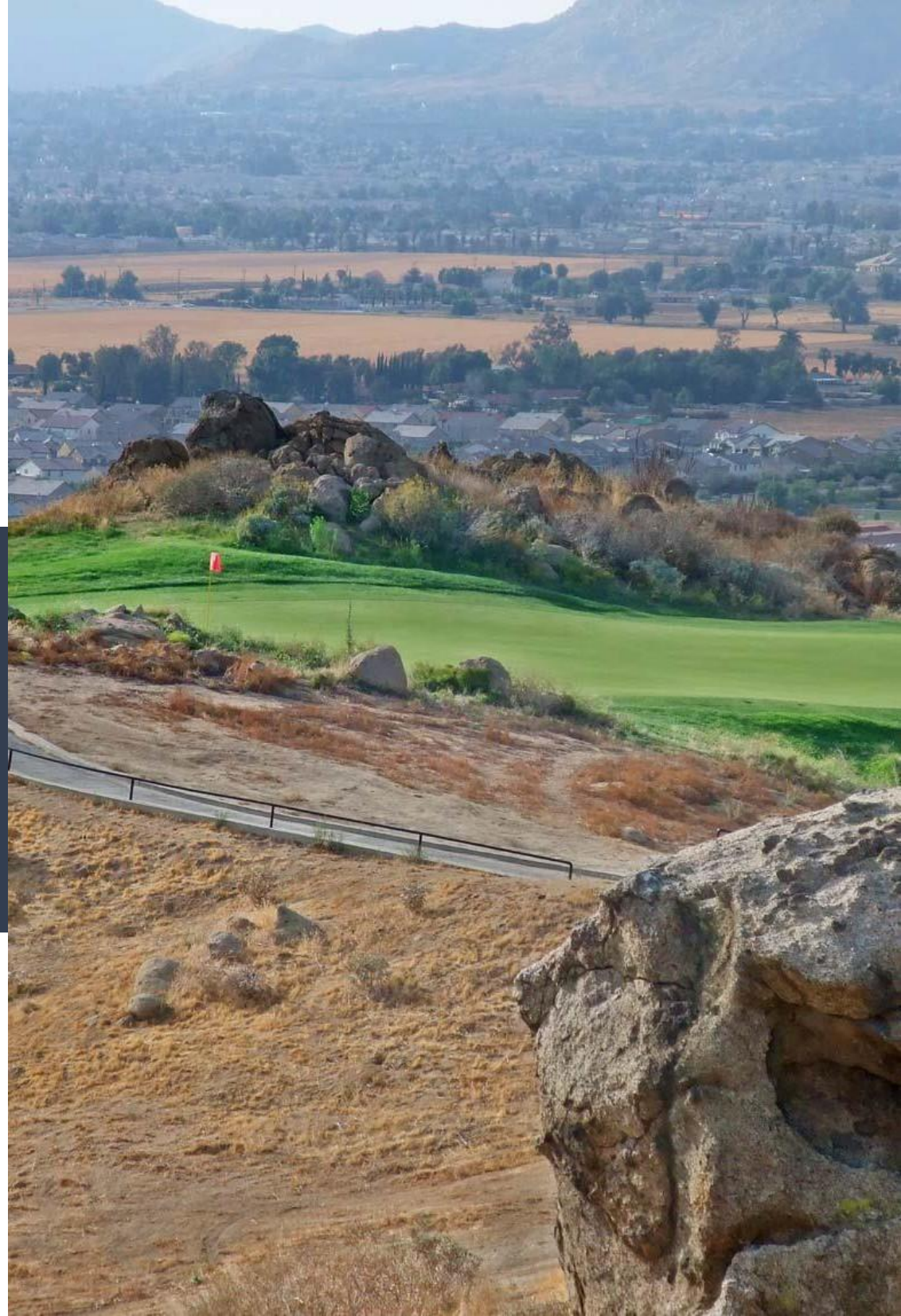
PORTFOLIO DESCRIPTION

AGGREGATE INVESTMENT PARTNERS is proud to present The Moreno Valley Portfolio – the bulk sale of four single family residences in the City of Moreno Valley, California. The City of Moreno Valley is a rapidly growing city in Riverside County, California. These well-maintained properties present an opportunity for an investor to acquire in this high-growth submarket and generate excellent cash flow. Furthermore, the opportunity presents approximately 35% upside in rental income potential.

The Moreno Valley Portfolio is comprised of the following four single family residences:

- 15868 Cobra Drive: 3 bed / 2.5 bath house with a total building size of $\pm 2,016$ square feet, on a $\pm 7,840$ square foot lot.
- 23874 Mark Twain Street: 3 bed / 2.5 bath house with a total building size of $\pm 1,598$ square feet, on a $\pm 6,098$ square foot lot.
- 14228 Rio Bravo Road: 3 bed / 2.25 bath house with a total building size of $\pm 1,759$ square feet, on a $\pm 7,840$ square foot lot.
- 15336 Via Alicia Drive: 4 bed / 2.25 bath house with a total building size of $\pm 1,630$ square feet, on a $\pm 10,018$ square foot lot.

The property is conveniently located nearby Walmart Supercenter, Moreno Valley College, Loma Linda University Healthcare, Riverside University Health System Medical Center, and Woodland Park. The location has easy access to the 60 and 215 freeway.





- BULK SALE PRICING: \$310,000 per house, \$177.07 per SF
- HIGH-GROW SUBMARKET: Moreno Valley is ranked #17 in the List of Fastest-Growing Cities in California (by WalletHub)
- GREAT UNIT MIX: two 3 bed / 2.5 bath, one 3 bed / 2.25 bath, and one 4 bed / 2.25 bath
- HUGE UPSIDE POTENTIAL: approx. 35% upside potential in rental income
- FOUR SFRs: with a total building size of $\pm 7,003$ square feet, on four separate parcels totaling $\pm 31,796$ square feet
- CONVENIENT LOCATION: near Walmart Supercenter, Moreno Valley College, Loma Linda University Healthcare, Riverside University Health System Medical Center, and Woodland Park

ASSET PHOTOS

MORENO VALLEY PORTFOLIO



15868 Cobra Drive
14228 Rio Bravo Road

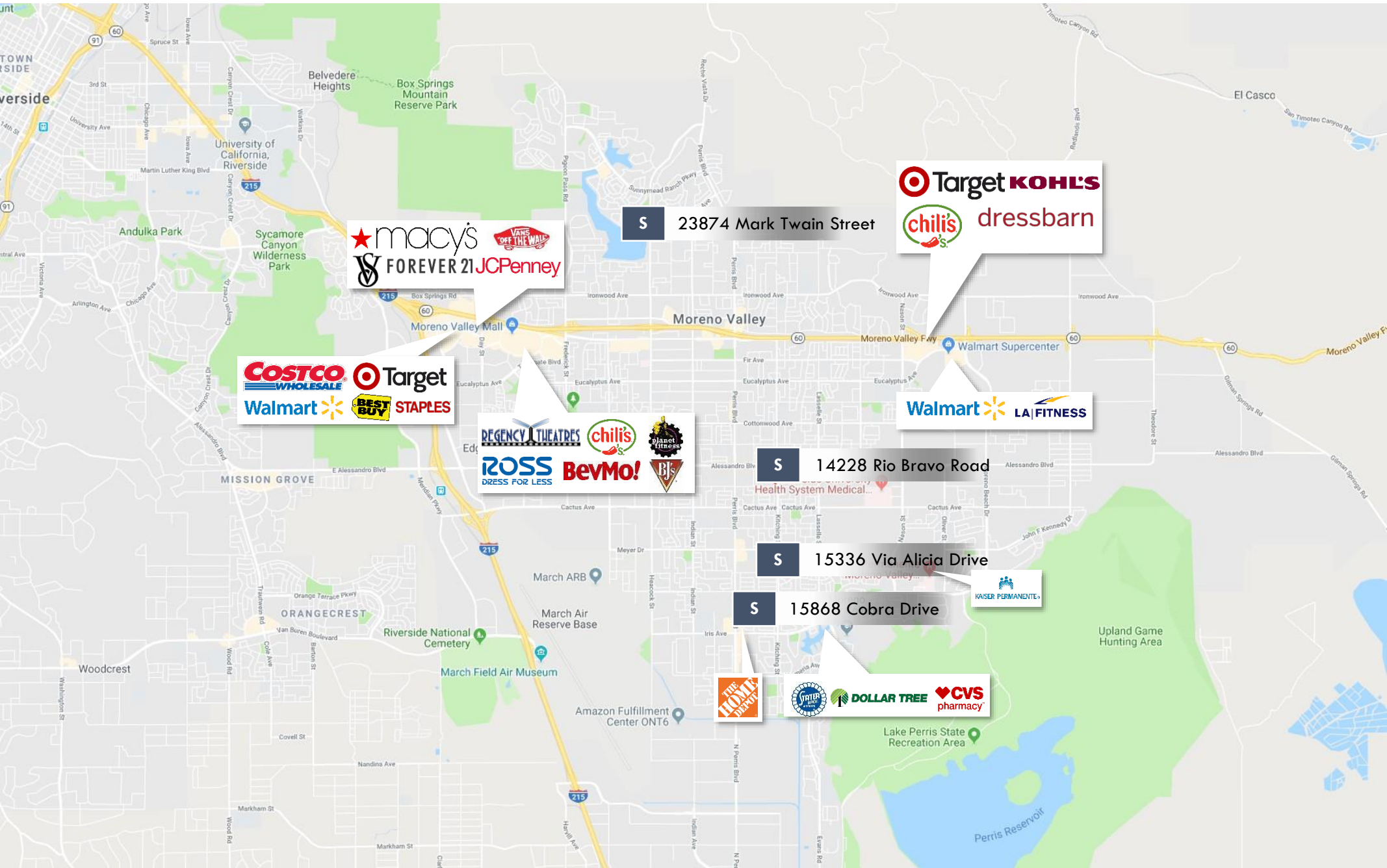


23874 Mark Twain Street
15336 Via Alicia Drive



LOCATION MAP

MORENO VALLEY PORTFOLIO



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

MORENO VALLEY PORTFOLIO

PRICING	
Bulk Price	\$1,240,000
Price/Unit	\$310,000
Price/SF	\$177.07
GRM (Pro Forma)	13.08
Cap Rate (Pro Forma)	5.62%

FINANCING		
Down	50%	\$620,000
Loan	50%	\$620,000
Amort Years		30
Interest Rate		4.50%
Payments		(\$3,141)

THE ASSET	
Units	4
Year Built	1985, 1986
Gross SF	7,003
Lot SF	31,796
APN	5350-013-044

MONTHLY RENT SCHEDULE

House #	Type	Year	Sq Ft	Lot Sq Ft	Current	Total	Market	Retail Price	Total
15868 Cobra Dr	3 Bed / 2.5 Bath	1986	2,016	7,840	\$1,500.00	\$1,500	\$2,000	\$335,000.00	\$2,000
23874 Mark Twain St	3 Bed / 2.5 Bath	1986	1,598	6,098	\$1,455.00	\$1,375	\$1,800	\$315,000.00	\$1,800
14228 Rio Bravo Rd	3 Bed / 2.25 Bath	1985	1,759	7,840	\$1,505.00	\$1,425	\$1,900	\$315,000.00	\$1,900
15336 Via Alicia Dr	4 Bed / 2.25 Bath	1986	1,630	10,018	\$1,560.00	\$1,560	\$2,200	\$325,000.00	\$2,200
4 SFRs						\$5,860			\$7,900

ANNUALIZED INCOME			Current	Market
Gross Potential Rent			\$70,320	\$94,800
Less Vacancy	3%		(\$2,110)	(\$2,844)
Effective Gross Income			\$68,210	\$91,956

ANNUALIZED EXPENSES			Current	Market
Property Tax	1.224874%		\$15,188	\$15,188
Insurance			\$2,000	\$2,000
Repairs & Maintenance (3% of EGI)			\$2,000	\$2,700
Landscaping			\$2,400	\$2,400
Total Expenses			\$21,588	\$22,288
Expenses/Unit			\$5,397	\$5,572
Expenses/SF			\$3.08	\$3.18
% of EGI			31.65%	24.24%

RETURN			Current	Market
NOI			\$46,622	\$69,668
Less Debt			(\$37,697)	(\$37,697)
DSCR			1.24	1.85
Cashflow			\$8,925	\$31,970
Cash on Cash			1.44%	5.16%

COMPARABLES

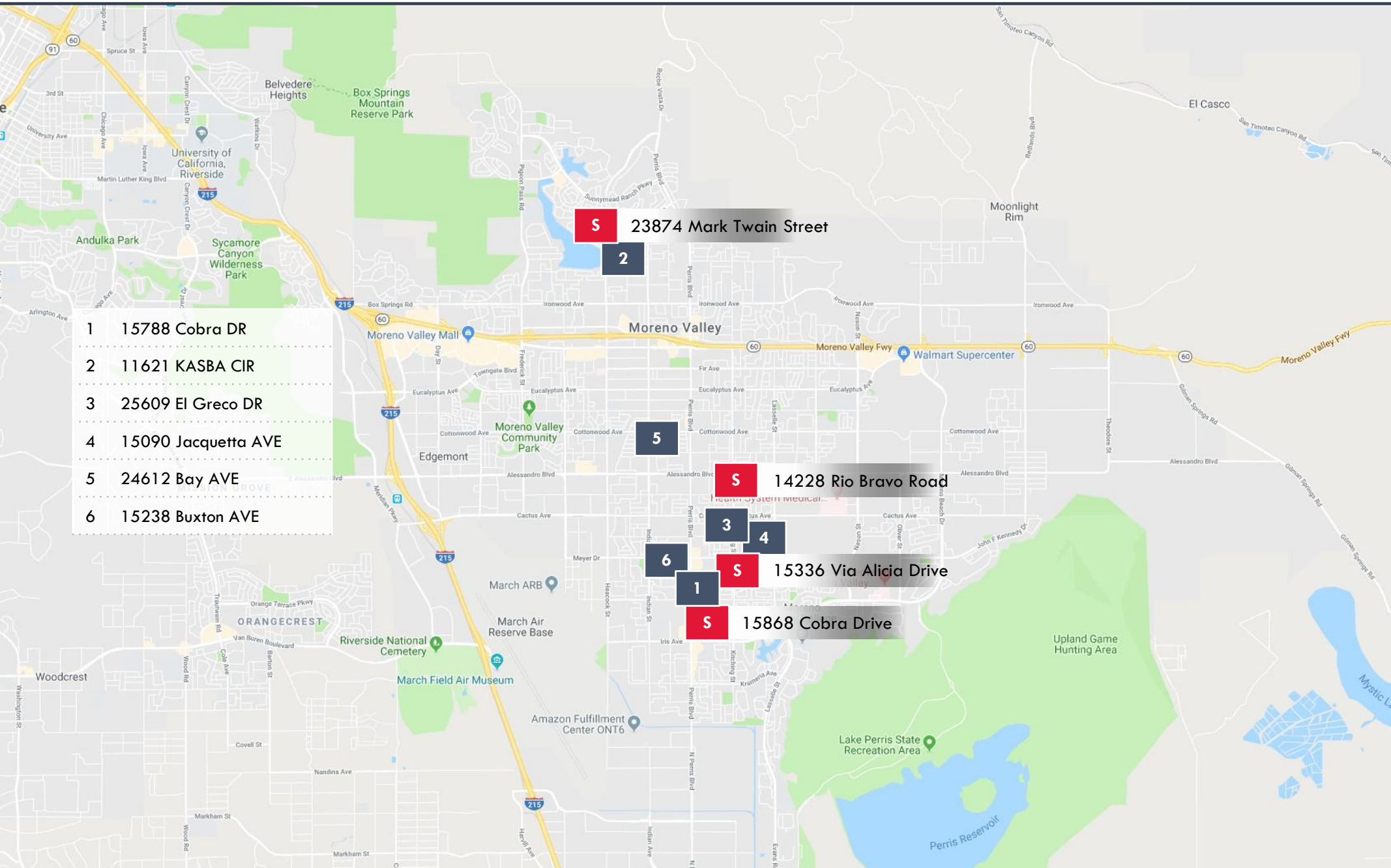
SALES COMPARABLES

MORENO VALLEY PORTFOLIO

Address & Total Units	Building SF	Unit Mix	Built	Sale Date	Price	Price/SF
1 15788 Cobra DR Moreno Valley CA 92555	2,016	1 - 4/3	1986	05/30/18	\$360,000	\$178.57
2 11621 KASBA CIR Moreno Valley CA 92557	1,867	1 - 4/2	1986	08/28/18	\$315,000	\$168.72
3 25609 El Greco DR Moreno Valley CA 92553	1,749	1 - 4/3	1985	04/17/18	\$318,000	\$181.82
4 15090 Jacquetta AVE Moreno Valley CA 92551	1,622	1 - 4/2	1985	05/25/18	\$305,000	\$188.04
5 24612 Bay AVE Moreno Valley CA 92553	1,712	1 - 3/3	1986	08/22/18	\$279,900	\$163.49
6 15238 Buxton AVE Moreno Valley CA 92551	1,696	1 - 3/3	1986	06/14/18	\$285,000	\$168.04
Total/Averages						\$174.78
S Moreno Valley Portfolio Moreno Valley, CA	7,003	3 - 3/2.5 1 - 4/2.25	85, 86		\$1,240,000	\$177.07

SALES COMPARABLES

MORENO VALLEY PORTFOLIO



- 1 15788 Cobra DR
- 2 11621 KASBA CIR
- 3 25609 El Greco DR
- 4 15090 Jacquetta AVE
- 5 24612 Bay AVE
- 6 15238 Buxton AVE

S 23874 Mark Twain Street

2

5

S 14228 Rio Bravo Road

3

4

S 15336 Via Alicia Drive

1

6

1

S 15868 Cobra Drive

THE LOCATION



Moreno Valley is a city located in Riverside County, California and is part of the San Bernardino-Riverside Metropolitan Area. A relatively young city, its rapid growth from the 1980s to the early 2000s made it the second-largest city in Riverside County by population, and one of the Inland Empire's population centers.

As of the 2010 census, the city's population was 193,365. The city is closely tied to Riverside, California, the county seat and largest city in the county, which neighbors Moreno Valley directly to the west. Moreno Valley is also part of the Greater Los Angeles area. The city is 19 miles south of downtown San Bernardino, while Riverside lies directly to the west.

Moreno Valley was founded in 1984 and exploded in population by 1990 to become the second largest city in Riverside County. Per the California Department of Finance, Moreno Valley boasts 198,129 residents with a projected population growth to 216,450 by 2018. Moreno Valley is also one of the most populous area of the Inland Empire, a region comprised of Riverside and San Bernardino Counties with a population of more than 4,000,000 people. The Inland Empire market saw a population surge in the late 1990's and early 2000's, a following the demand for affordable family housing, and is still growing today.

ECONOMIC OVERVIEW

Ideally situated in Southern California at the junction of Interstate 215 and State Route 60, Moreno Valley is one of the Inland Empire's best opportunities for Logistics, Distribution, & Fulfillment operations. Our central location allows for easy, same-day deliveries to California's largest population centers, including Los Angeles, Orange County, San Diego, as well as Northern California, Arizona and Nevada. The City led Riverside County with 8.4 million square feet of industrial space absorption in the past two years. Moreno Valley continues to be a leading location for the logistics industry with an array of developable parcels, available facilities and projects entitled by the nation's most recognized development and investment firms.

COMPANY	FACILITY SF
Amazon (2 facilities)	2,000,000
Harbor Freight Tools (2 facilities)	2,000,000
Skechers USA	1,800,000
Ross Dress For Less	1,600,000
Procter & Gamble	1,500,000
Floor & Decor	1,100,000
Aldi Foods	800,000
Deckers Outdoor (UGG Boots)	800,000
Lowe's Home Improvement	756,000
Walgreens	685,000
United Natural Foods	613,000
Serta Simmons Mattress	533,000





With two REGIONAL retail shopping destinations AND more than forty quality shopping plazas, Moreno Valley offers excellent shopping opportunities supported by our growing population. The local residential community exceeds 210,000 in population with strong disposal incomes. Moreno Valley is located within a 20-mile regional market of 2.3 million in population.

Moreno Valley offers contemporary retail and restaurant destinations. With high disposable income growth and a surging daytime employment population, Moreno Valley's retail centers are well-positioned for success.

Over 500 national retailers call Moreno Valley home:



DEMOGRAPHICS

Having just surpassed 210,000 in population, Moreno Valley is the second largest city in Riverside County and one of the fastest growing cities in the region. We understand that your success depends on connecting with consumers. Here's a sampling of information about Moreno Valley's residents, workforce, and culture.

POPULATION

City population over 210,639; 20-mile population over: 2,340,555

2nd largest city in Riverside County, 21st in California

Median Age is 31.5

Consumers: Plentiful, Youthful, & Driven

EDUCATION

75% High School graduates

47% College

Three colleges (University of California Riverside, California Baptist University and Moreno Valley

College) attract more than 40,000 students

HOUSEHOLDS

Over 55,449 Households; 20-mile radius over 665,379 Households

Average Household Size is 3.79

Rate of Home Ownership is 64%

WORKFORCE

99,285 workforce population; 20-miles radius offers 1,098,740

White Collar Workers make up 50%

Average Commute is 36 minutes

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is one of the



FASTEST GROWING

cities in the region.



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