

FOR SALE

203 N. Euclid Ave.
Ontario, CA 91762

List Price: \$1,200,000



PRESENTED BY:

Vineendra “Vinny” Jain
Broker/Realtor, CA BRE# 01413466
Office: (310) 997-2552
Mobile: (310) 433-6214
VinnyJain@IngeniousAssetGroup.com
www.IngeniousAssetGroup.com

PROPERTY INFORMATION:

Property Address: 203 N Euclid Ave. Ontario, CA 91762
 APN: 1048-565-10
 Number of Units: 12
 Year Built: 1950s (estimated)
 Approx. Bldg. Sq. Ft.: 14,000 (estimated)
 Approximate Lot Size: 7,855



INVESTMENT OVERVIEW:

Asking Price \$1,200,000

Value per Square Foot \$85.71

INCOME/EXPENSE ANALYSIS:

Number of Units	Bdrms./ Baths	Ave. Unit Size	Current Income		Market		Estimated Annual Expenses	
			Rent/Unit	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
2	Single w/ shared bath		\$313	\$625	\$350	\$700	New R. E. Taxes	\$13,500
3	Single w/ separate bath		\$462	\$1,386	\$475	\$1,425	New Insurance	\$9,500
1	1bed w/ shared bath		\$425	\$425	\$450	\$450	Water, Sewer, & Trash	\$13,200
3	1bed/1bath		\$483	\$1,450	\$550	\$1,650	Gas	\$1,200
2	2bed/1bath		\$750	\$1,500	\$800	\$1,600	House Electricity	\$6,000
Commercial	Furniture Store	7500	\$2,000	\$2,000	\$3,500	\$3,500	Fire System/Extinguisher	\$600
Monthly Scheduled Rents				\$7,386		\$9,325	Pest Control	\$2,940
Total Monthly Income				\$7,386		\$9,325	Repairs and Maint. (5%)	\$4,432
Annual Scheduled Gross Income (GSI)				\$88,632		\$111,900	Telephone (Fire System)	\$600
Less Vacancy & Concessions (5%)				(\$4,432)		(\$5,595)		\$0
Effective Gross Income				\$84,200		\$106,305		\$0
Less Estimated Annual Expenses			61.72%	(\$51,972)	53.78%	(\$57,169)		\$0
Net Operating Income				\$32,229		\$49,136	Total Expenses	\$51,972
Gross Rent Multiplier				13.54		10.72	Per Net Sq. Ft.	\$3.71
CAP Rate				2.69%		4.09%	Per Unit	\$4,331

Mixed-use property with street retail and multi-family units on upper-level. Retail tenant is a furniture store on a month-to month tenancy. All utilities are master-metered for the residential portion. Retail tenant pays own electricity and gas. The building is located on the north-west corner of Euclid Ave. and B St. in Ontario, CA. Owned by the same family for over 44 years. Just opposite to the brand new development "Ontario Town Square", scheduled to open later this year. Can be bought together with the commercial property located at 205 N. B St. in Ontario. Owner may carry.

Ingenious Asset Group, Inc.					
203 N. Euclid Ave.					
Rent Roll - December, 2013					
203 N. Euclid Ave. Ontario CA 91762					
Unit	Tenant	BD/BA	Rent	Lease From	Notes
Apt 01	Jose Varga Ramirez	0 bed + shared bath	\$350.00	MTM	Landlord Pays All Utilities
Apt 1	Alicia Salas	2 bed + 1 bath	\$700.00	MTM	Landlord Pays All Utilities
Apt 2	VACANT	2 bed + 1 bath	\$800.00	MTM	Landlord Pays All Utilities
Apt 3	Michelle Siane J.	0 bed + 1 bath	\$450.00	MTM	Landlord Pays All Utilities
Apt 4	Jose Antonio Vargas	1 bed + 1 bath	\$500.00	MTM	Landlord Pays All Utilities
Apt 5	Guadalupe Cusa	0 bed + 1 bath	\$475.00	MTM	Landlord Pays All Utilities
Apt 6	Jose Vargas	1 bed + 1 bath	\$550.00	MTM	Landlord Pays All Utilities
Apt 7	Carina	1 bed + shared bath	\$425.00	MTM	Landlord Pays All Utilities
Apt 8	Maricalla Contreras	1 bed + 1 bath	\$400.00	MTM	Landlord Pays All Utilities
Apt 9	Jesus	0 bed + shared bath	\$275.00	MTM	Landlord Pays All Utilities
Apt 10	Maria Elena	0 bed + 1 bath + full kitchen	\$325.00	MTM	Landlord Pays All Utilities
1st Floor	Furniture Store	Commercial	\$2,000.00	MTM	Landlord pays Water & Trash. Tenant responsible for electricity and gas.
			\$7,250.00		