

## Properties for Sale

1 165 & 177 East Jackson Street, Rialto, CA 92376



### Property Details

Price	\$1,180,000
No. Units	8
Building Size	9,004 SF
Lot Size	14,810 SF
Price/Unit	\$147,500 /Unit
Property Type	Multifamily
Property Sub-type	Garden/Low-Rise
Property Use Type	Investment
Commission Split	
Cap Rate	4.37%
Gross Rent Multiplier	12.81
Occupancy	100%
No. Stories	2
Year Built	1978
Parking Ratio	2.50 / 1,000 SF
Tax ID/APN	012732126
Status	Active

### Property Notes

### Property Description

For sale this eight-unit multi-family investment opportunity located at 165 and 177 East Jackson Street in the city of Rialto, California. Built in 1978, this two-story property is comprised of four buildings with eight spacious units situated on a 14,810-square foot lot, with 8,884-rentable square feet. The Jackson Street Townhomes consist of an excellent unit mix of two, three-bedroom/two-bathroom units of approximately 1,352 square feet, four, two-bedroom/one and a half-bathroom units of approximately 1,050 square feet, and two, two-bedroom/ one-bathroom units of approximately 1,050 square feet. Both of the three-bedroom/ one and a half -bathroom units are townhouse style. The front three-bedroom/two-bathroom units, and the two-bedroom/one and a half bathroom units are two-story townhome-style with private enclosed patios. There is one, two-bedroom/one-bathroom unit above the garage. The building offers eight, one-car garages, six open parking spaces, and plenty of street parking for tenants. Two on-site laundry facilities for additional income.

### Location Description

All units are individually metered for gas and electricity, and each unit is equipped with central heating and air conditioning, newer windows, ample closet storage, electric stove range, dishwasher, and tile flooring in select units. This investment offering is 0.6 miles from Baseline Road where traffic counts exceed 53,022 vehicles per day, and it is also within a short driving distance to Interstates 210, 215, 10, and 15, and the Rialto Metro Link Station. Within a short 15-minute walk, tenants have access to Superior Market, Walmart Neighborhood Market, Stater Bros. Market, 99 Cents Store, Subway, Sizzler, Walgreens, Dollar Tree, Big Lots, Bank of America, and McDonald's. The subject property provides an astute investor with the potential to increase value by raising rents within the new up-and-coming rental market of San Bernardino County.

### Highlights

Rare 1978 Townhome-Style Units	Desirable Mix of Two and Three-Bedroom Units With	Two Contiguous Fourplex Selling Together as a Portfolio
North Rialto Location   North of Foothill Boulevard	Over 15% Upside on Rents With Long-Term Tenancy	Central A/C, Enclosed Private Patios for Each Unit

## Financial Summary

	Actual
Year	2015
Scheduled Gross Income	\$92,100
Effective Gross Income	\$92,337
Operating Expenses	\$40,768
Net Operating Income	\$51,569

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## Debt & Equity Information

Debt Type	Existing
Loan Amount	\$660,800
Interest Rate	4.25%
Amortized Over	30
Due In	5
Annual Debt Service	\$39,009
Down Payment	\$519,200

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## Unit Mix Information

Description	No. Units	Avg. Mo. Rent	Sq. Ft.
2 Bd 1 Bath	2	\$963	1,050
2 Bd 1.5 Bath Twhm	4	\$931	1,050
3 Bd 1.5 Bath Twhm	2	\$1,050	1,352

## Photos







Map



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Rialto, CA 92376

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