

UPLAND TERRACE APARTMENTS



529 EAST 11TH STREET
UPLAND, CA 91786

EXCELLENT LOCATION / NEAR SAN ANTONIO HOSPITAL





Investment Capital Real Estate

UPLAND TERRACE APARTMENTS

CONFIDENTIAL OFFERING MEMORANDUM

**529 East 11th Street
Upland, CA 91786**

LIST PRICE | \$3,800,000

**** Drive By Only, Do Not Disturb Residents ****

EXCLUSIVE LISTING BROKER

Ignacio Diaz Jr.
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(949) 201-8817

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INVESTMENT OVERVIEW

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Investment Highlights & Description

INVESTMENT HIGHLIGHTS

- Excellent Location Near San Antonio Regional Hospital
- Historic Downtown Upland within 1 Mile
- High Demand Rental Market
- Efficient Floor Plans with Upside in Rents
- Garage Parking for All Units
- Four Buildings on One Lot with No Shared Alleyway
- Well Maintained Charming Collection of 16 Units

PROPERTY DESCRIPTION

The Upland Terrace Apartments is a desirable investment property in an excellent location near San Antonio Regional Hospital and just one mile from Historic Downtown Upland, featuring boutique dining, cozy cafes, and a vibrant community atmosphere. The city of Upland known as the “City of Gracious Living,” offers a blend of small-town charm with modern conveniences, providing exceptional connectivity to major employment centers throughout San Bernardino, Los Angeles, Riverside, and Orange Counties for tenants. With nearby freeway access and transportation options, commuting and exploring Southern California is effortless.

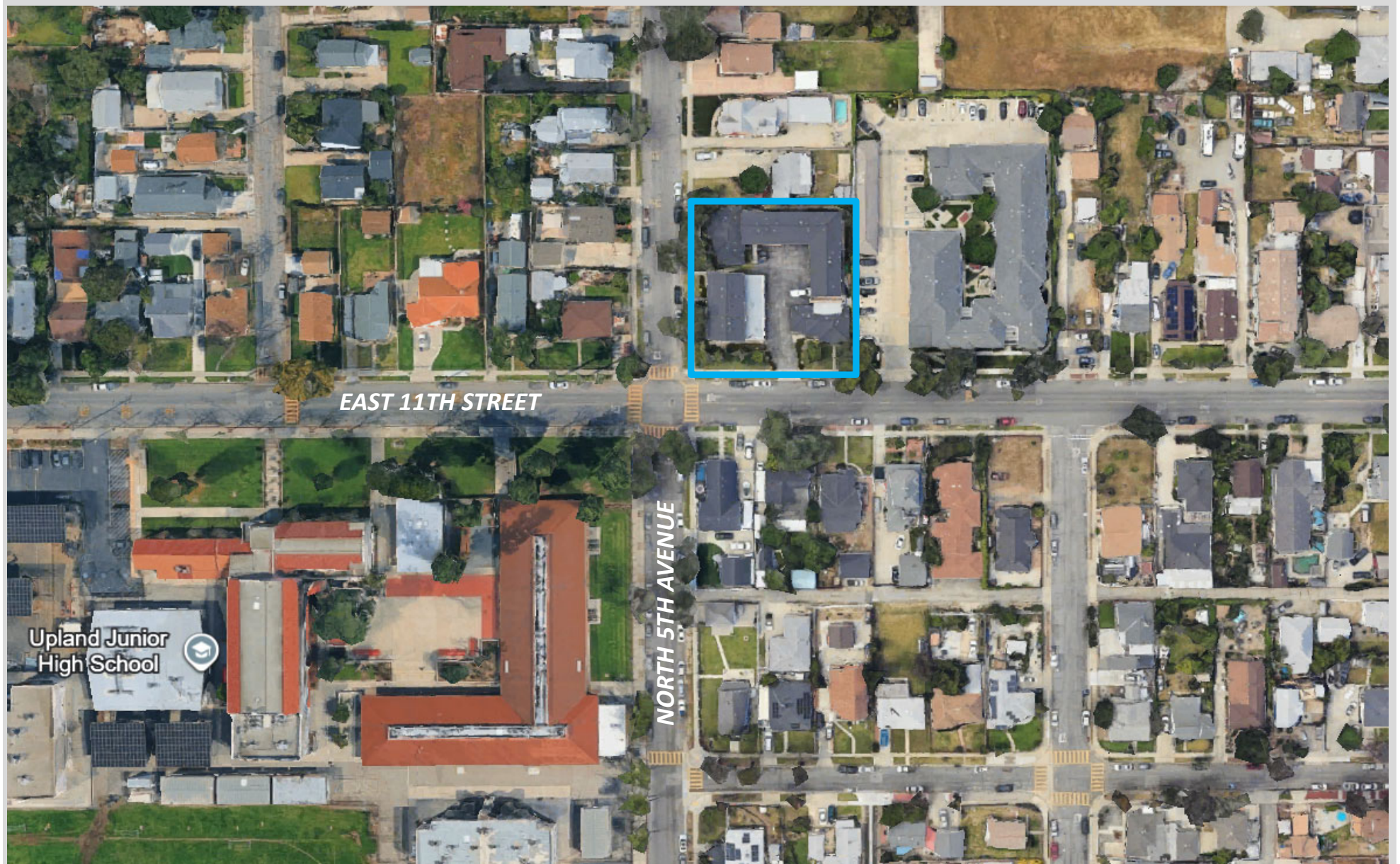
Built on a spacious corner lot, the property features four thoughtfully designed residential buildings surrounded by mature trees and lush landscaping. The community's unique layout creates a peaceful, private living environment rarely found in today's multifamily communities. Residents enjoy a variety of convenient amenities, including assigned garage parking, an on-site laundry facility, wall air-conditioned apartments, and efficient floor plans designed for comfortable everyday living. With its desirable location, tranquil setting, and welcoming neighborhood feel, The Upland Terrace Apartments offers a real estate investor an exceptional long-term investment in one of the Inland Empire's most sought-after communities.

LIST PRICE | \$3,800,000
529 East 11th Street, Upland, CA 91786



ADDRESS	529 East 11th Street Upland, CA 91786
LAND SQ. FT.	21,344
BUILDING SQ. FT.	9,685
YEAR BUILT	1961
# OF UNITS	16
UNIT MIX	(2) 2+1, (14) 1+1
PARCEL #	1046-091-38
TAX AUTHORITY	San Bernardino County
PARKING	Enclosed Garages
ELECTRICITY	Individually Metered
GAS	Individually Metered
WATER	Master Metered
FEATURES	Wall A/C, Carport Parking, Wall Heaters, On-Site Laundry, Pitched Roofs, Near Historic Downtown Upland





Parcel # : 1046-091-38

Ptn. Ontario Colony Lands
M.B. 2/8, 11/6

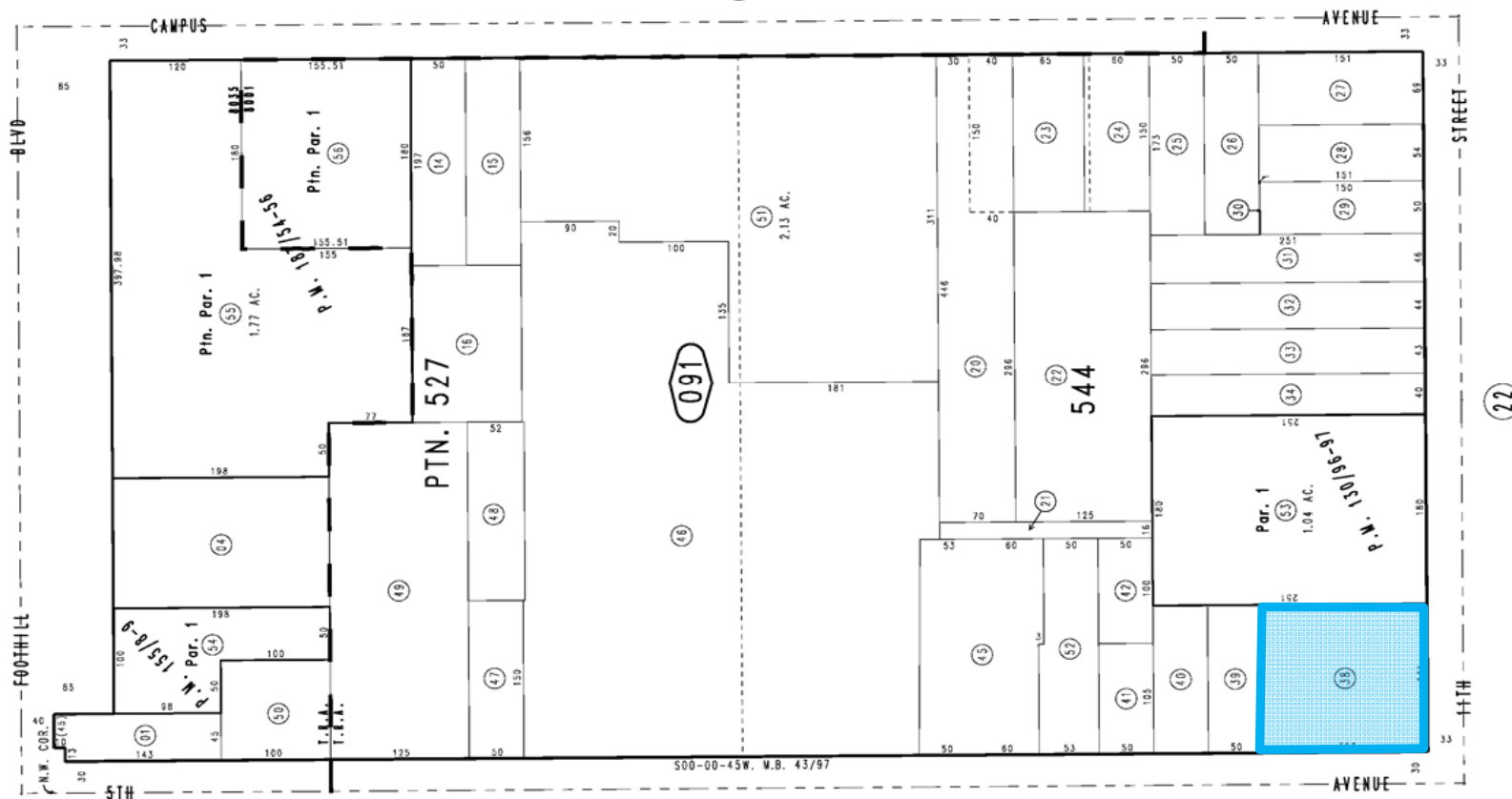
City of Upland
Tax Rate Area
8001,8035

1046 - 09

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



1045
52



Parcel Map No. 15248, P.M. 187/54-56
Parcel Map No. 12008, P.M. 155/8-9
Parcel Map No. 11534, P.M. 130/96-97

Ptn. N.W.1/4, Sec.8
T.1S..R.7W.

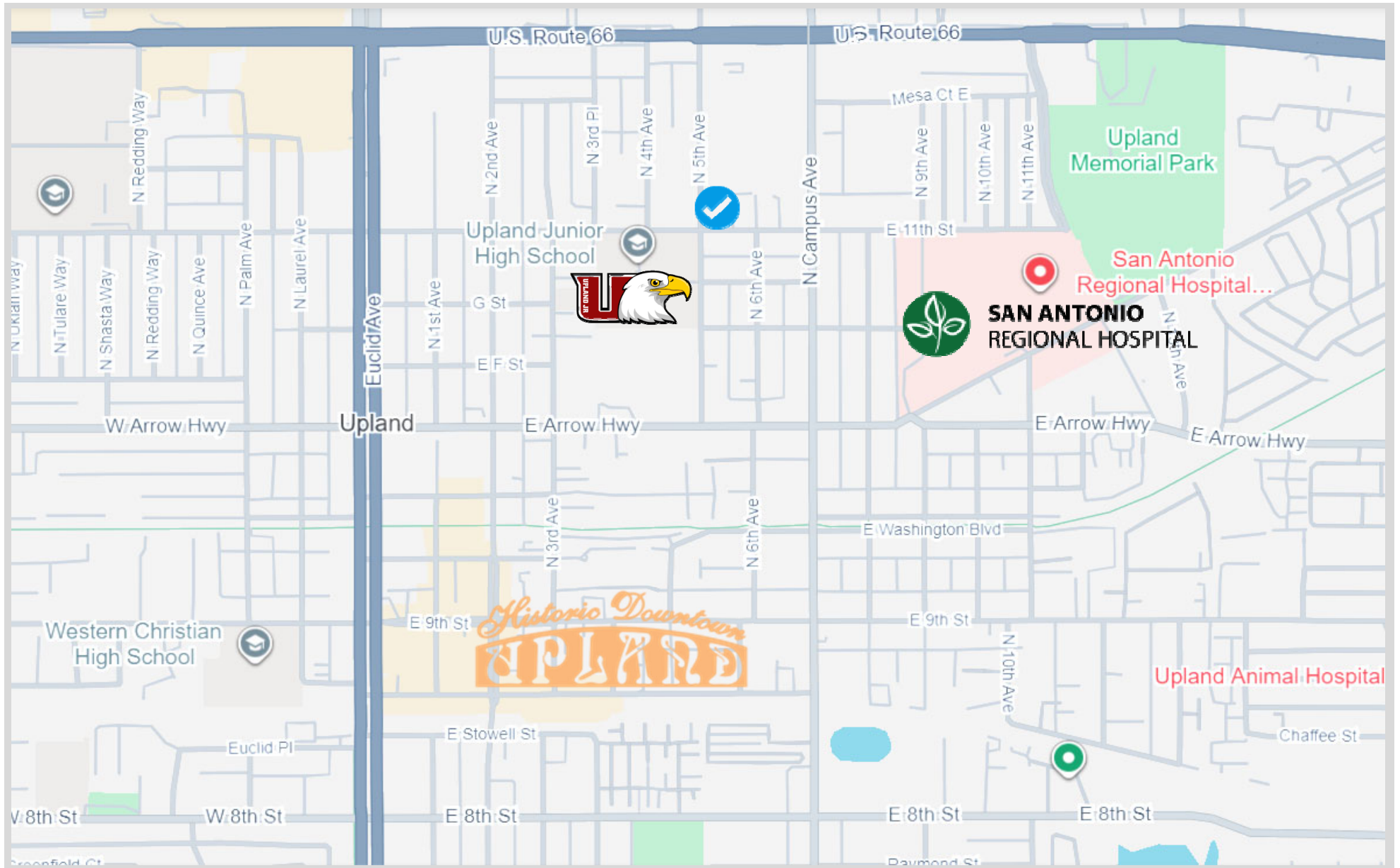
Assessor's Map
Book 1046 Page 09
San Bernardino County

REVISED

August 2004

Exterior Images







The city of Upland, California, where the vibrant spirit of community meets the serene beauty of nature. Nestled on the west end of San Bernardino County, Upland offers a unique blend of small-town charm and modern amenities. A city with rich history, from its roots as a farming community to its present-day status as a thriving suburban hub. A stroll down the Historic Downtown Upland, you will find quaint shops and cozy cafes, or discover the beauty of nature in one of many parks and recreational areas. Upland is more than just a place to live, it's a place to thrive. With top-rated schools, diverse dining options, and a strong sense of community, Upland offers something for everyone.

Established in 1906, Upland boasts a population of approximately 77,000 residents and covers an area of 15.6 square miles. Upland is located at the foot of the highest part of the San Gabriel Mountains and is part of the Inland Empire, a metropolitan area situated directly east of Los Angeles County.



LOCATION

UPLAND TERRACE APARTMENTS
 529 East 11th Street
 Upland, CA 91786

PROPERTY SUMMARY

PRICE	\$3,800,000		
Number of Units	16		
Price Per Unit	\$237,500		
Price Per Sq. Ft.	\$392.36		
CAP Rate (Current / Market)	5.01%	/	6.25%
GRM (Current / Market)	13.73	/	11.73
Year Built	1961		
Building Sq. Ft.	9,685		
Land Sq. Ft.	21,344		
Parcel #	1046-091-38		
Electricity	Individually Metered		
Gas	Individually Metered		
Water	Master Metered		

AMENITIES & HIGHLIGHTS

- Well Maintained Garden Style Community
- Efficient Floor Plans with Upside in Rents
- High Demand Rental Market
- Historic Downtown Upland within 1 Mile
- Garage Parking for All Units
- Four Buildings on One Lot with No Shared Alleyway
- On-Site Laundry Room and Storage Rooms
- Near San Antonio Hospital & Upland JR High School

Please Do Not Disturb Residents Or Manager



UNIT MIX & RENT SCHEDULE

Scheduled Rents				Market Rents	
# Of Units	Type	Rent / Unit	Income / Month	Rent / Unit	Income / Month
2	2+1	\$1,600	\$3,200	\$1,950	\$3,900
14	1+1	\$1,419	\$19,866	\$1,650	\$23,100

Total Monthly Rental Income:	\$23,066	\$27,000
Total Scheduled Annual Income:	\$276,792	\$324,000

EXCLUSIVELY LISTED BY:

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PROPERTY INCOME	CURRENT		MARKET
Gross Annual Income	\$276,792		\$324,000
Gross Operating Income	\$276,792		\$324,000
Plus Laundry Income	\$2,400		\$2,400
Plus Other Income (2 Storage)	\$300		\$300
Total Annual Income	\$279,492		\$326,700
EXPENSES (ESTIMATED)			
New Property Taxes	\$41,097		
Insurance	\$12,000		
Electric	\$300		
Gas	\$420	Expenses	
Water & Sewer	\$9,600	Per Unit:	\$11,155
Trash	\$7,200		
Prof. Management	Optional	Expenses	\$11.97
On-Site Management	\$10,200	Per Sq. Ft.:	
Landscaping	\$2,100		
Miscellaneous & Maint. / Repair	\$5,600		
Pest Control	\$720		
Total Annualized Operating Expenses	\$89,237		
NOI (NET OPERATING INCOME)			
Total Annual Income	\$279,492		\$326,700
Less Expenses	(\$89,237)	32%	(\$89,237) 28%
Net Operating Income	\$190,255		\$237,463
Annual Projected Cash Flow	\$190,255		\$237,463



GENERAL ASSUMPTIONS

- New Taxes calculated at a rate of 1.07318228% plus special assessments of \$316.21.

PROPOSED LOAN

Down Payment
Percent Down PMT
Loan Amount
Loan to Value
Terms

Call Listing Broker
For Available
Financing Options:
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