

EXCLUSIVE LISTING

695 N Main St, Pomona CA 91768

Student Housing near CAL POLY POMONA and Downtown Pomona, High 6.72% CAP Rate as a fully occupied Student Housing, Superb Location, Exempt from Pomona Rent Control (SFR), Well-maintained + Large Lot + ADU Upside, Priced To Sell at Low Price/SF



SUMMARY

Subject Property:	695 N Main St Pomona, CA 91768
Price:	\$990,000
Price/SF:	\$341
CAP Rate/GRM (as fully occupied Student Housing):	6.72% / 10.14x
Year Built:	1903
Building Size:	± 2,900 SF
Lot Size:	± 9,145 SF
APN:	8336-014-001
Zoning/Parking:	PO-AP

Investment Highlights

- ±6.72% CAP Rate (proforma – 50% Vacant) on beautifully located Student Housing; Low Down-payment with 30-year fixed financing
- Priced to Sell at lower price/sf VS competing SFRs
- Lease Renegotiation in end of July- early August of every year providing annual rent increase upside
- EXEMPT from POMONA Rent Control (SFR - BUYER TO VERIFY)
- Perfect for Owner-User or Investor –flexibility as a Student Housing investment, or primary residence or combinations of both
- Superb location in Pomona, quiet tree-lined residential area, and minutes away from Cal Poly Pomona and Fairplex Pomona
- Walker's Paradise - Walk Score 92

Property Highlights

- Large EIGHT (8) bedrooms and two (2) bathrooms SFR priced to sell at much lower price VS competing SFRs
- Operated as Student Housing with in-place tenants and value-add opportunity
- Very well-maintained 2 story SFR with plenty of charm and characters; Upgraded electrical panel and subpanel
- Corner Lot with large 9,148SF lot; 2 car garage ready for ADU conversion!
- Located in one of the best locations in Historical District Pomona, right on Main Street and walking distance to Downtown Pomona, Museums, Churches, and surrounded by well maintained SFR

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Walk Score
86

Very Walkable
Most errands can be
accomplished on foot.

Exclusively Listed By:

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CITY OF LA VERNE



FAIRPLEX POMONA



CITY OF CLAREMONT



THE CLAREMONT COLLEGES

GROWTH INVESTMENT GROUP



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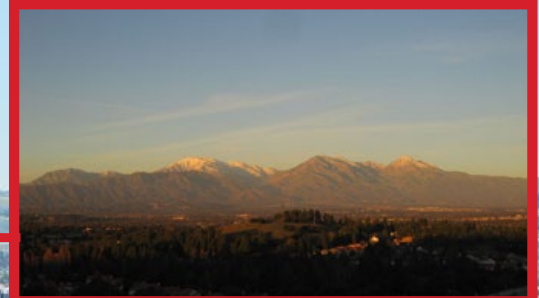
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DOWNTOWN POMONA



PHILLIPS RANCH

GROWTH INVESTMENT GROUP



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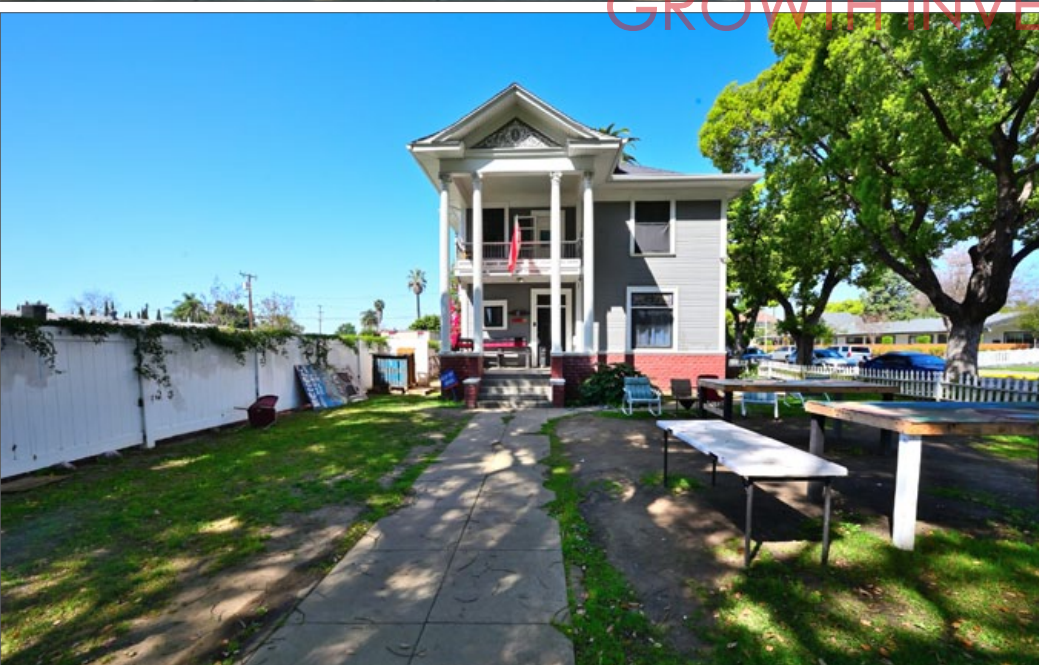
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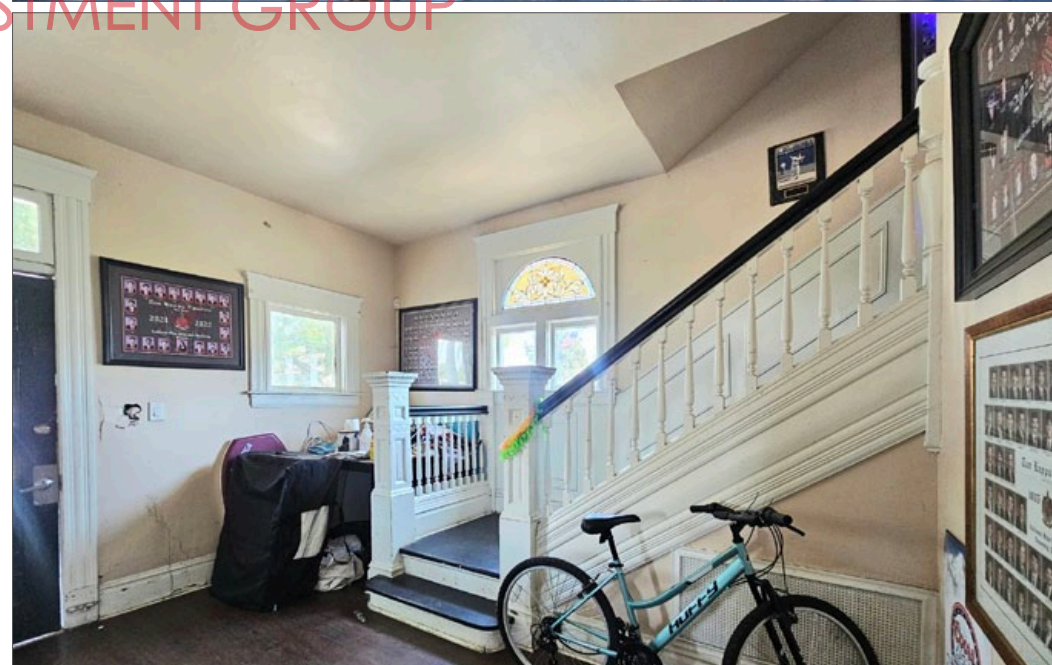
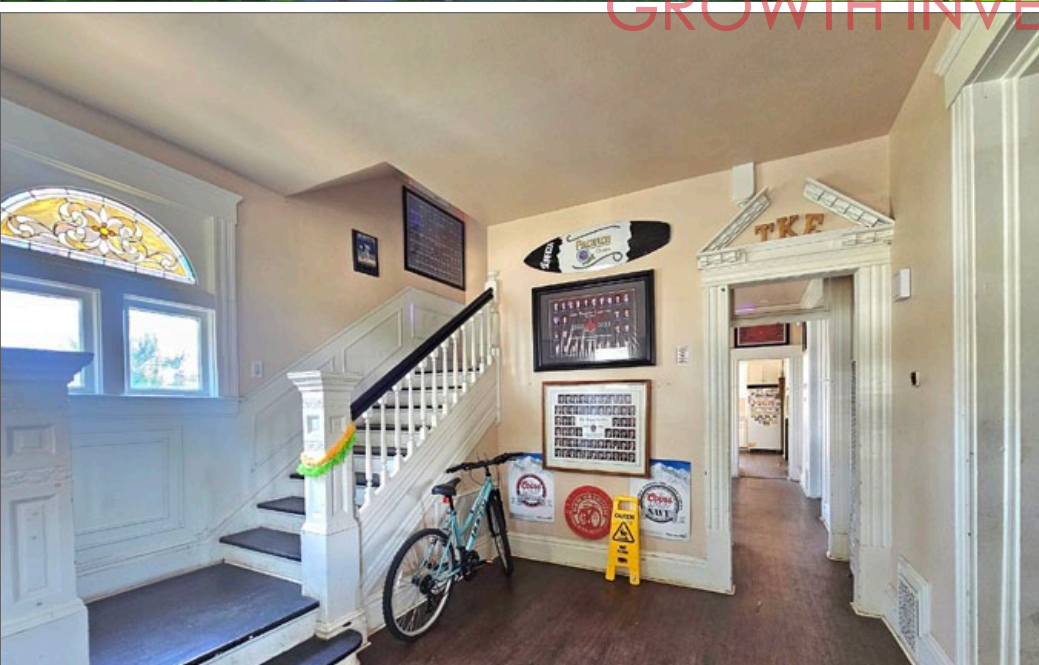
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