OFFERING MEMORANDUM · CONFIDENTIAL

383 Orchid Lane

Pomona, CA 91766

19-Unit Multifamily · 1960-Built · Value-Add

$4.50M

ASKING PRICE

6.44%

PROFORMA CAP

$237K

PER UNIT

NEWMONTIS

Real Estate Investments

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EXECUTIVE SUMMARY

$4.50M	**$237K**	**19**	**$345k**	**$442k+**	**6.44%**
ASKING PRICE	PRICE / UNIT	UNITS	CURRENT REVENUE	POTENTIAL REVENUE	PROFORMA CAP

383 Orchid Lane, Pomona, CA 91766

19-Unit Multifamily · 1960-Built · Stabilized Value-Add

Newmontis Real Estate is pleased to present 383 Orchid Lane, a 19-unit multifamily asset in Pomona offering stable in-place cash flow with clear value-add upside. The property has a strong history of high occupancy and serves Pomona's workforce housing demand.

Below-market legacy rents create meaningful loss-to-lease upside, providing a defined path to increased NOI through natural turnover, annual rent growth, continued renovation execution, and potential ADU development

INVESTMENT HIGHLIGHTS

- **Embedded Rent Upside —** $10,265/mo loss-to-lease; $123K+ annual upside.
- **Organic Value-Add Path —** 94.7% occupied with in-place income today; upside is captured through natural turnover alone. No repositioning capital, no construction risk, no lease-up — just rents resetting to market at each vacancy.
- **Multiple Income Streams —** Garages, laundry, and utility reimbursements.
- **ADU Opportunity —** 25 garages serving just 19 units, select conversions could turn $75/month stalls into $1,900+ residential units.

Free & Clear · R-3 Zoning · Garages + Open Parking · Common-Area Laundry

ANNOTATED AERIAL · SURROUNDING SCHOOLS, RETAIL & FREEWAY ACCESS

VALUE-ADD THESIS

Visible income growth through below-market rents and proven turnover execution.

MARKET POSITION

Established Pomona workforce-housing pocket with daily-needs retail and access nearby.

PROPERTY OVERVIEW

PROPERTY DETAILS

Address	383 Orchid Lane, Pomona, CA 91766
Total Units	19 Units
Unit Mix	1B/1B: 9 units 2B/1B: 8 units 3B/1B: 2 units
Year Built	1960
Building SF	15,200 SF ($296/ft – Below Replacement Cost)
Lot Size	0.53 Acres
Parking	25 Single Car Garages Tenants Paying for Extra Parking
Laundry	Common-Area (CSC Leased)
County	Los Angeles County
APN	8331-024-012

94.7%

STRONG HISTORICAL OCCUPANCY

10.06x

GRM

INVESTMENT HIGHLIGHTS

383 Orchid Lane | Pomona, CA 91766 | 19-Unit Multifamily

Proven Value-Add Execution

7 of 19 units renovated 2024–2026. Average rehab ~$11,000/unit. Buyer inherits a proven playbook with documented costs and timelines. $53K+ deployed in unit turns over 24 months. New windows, panels, plumbing, flooring.

Day-One Cash Flow + Clear Growth Path

Adjusted NOI $167,735 going-in; proforma NOI $289,896 as rents roll to market. 6.44% proforma cap @ $4.50M — 70% of upside concentrated in just 5 long-tenured units. $10,265/mo loss-to-lease (30.8% of GPR).

ADU & Development Potential

Half acre lot in Pomona. California ADU state law may permit 1–2 additional units. Buyer to independently verify feasibility with City of Pomona planning.

COMPLETED RENOVATIONS — Pre-Reno Rent → Market Rate = Lift achieved at turnover

UNIT	TYPE	PRE-RENO RENT	MARKET RATE	LIFT	RENO COST	PERIOD	STATUS
R	3/1	$1,725	$2,000	+$275	$27,740	May–Aug 2025	✓ Complete
J	1/1	$1,500	$1,600	+$100	$9,920	May–Aug 2025	✓ Complete
M	2/1	$1,854	$1,900	+$46	$1,765	Aug–Oct 2025	✓ Complete
I	1/1	$1,643	$1,700	+$57	$10,957+	Mar 2026	⌛ In Progress
A	2/1	—	$2,100	—	Cosmetic	2025	✓ Complete
L	2/1	—	$1,900	—	Cosmetic	Aug 2024	✓ Complete

REMAINING LOSS-TO-LEASE UPSIDE — Top 5 Units

UNIT	TYPE	YR. IN	IN-PLACE	MARKET RATE	MO. UPSIDE	ANN. UPSIDE
O	2/1	2006	$1,312	$1,900	+$588	+$7,056
P	2/1	2015	$1,312	$1,900	+$588	+$7,056
D	1/1	2008	$1,180	$1,700	+$520	+$6,240
B	2/1	2017	$1,554	$1,900	+$346	+$4,152
G	1/1	2017	$1,273	$1,700	+$427	+$5,124
TOTAL — 5 KEY UNITS					+$2,469/mo	+$29,628/yr

RENT ROLL

383 Orchid Lane | Pomona, CA 91766 | 19-Unit Multifamily

Unit	Type	Move-In	Lease End	Mkt Rent	Act Rent	Util	Garage	Total/mo	Current?	Renovated?	Notes
A	2/1	03/2025	Mar 2027	$1,900	$1,950	—	—	$1,950	Yes	Yes	Renovated 2025: windows + panel
B	2/1	12/2017	MTM	$1,900	$1,554	$75	—	$1,629	Yes		New Apr-26 lease; below mkt
C	1/1	09/2014	MTM	$1,700	$1,237	$50	$75	$1,362	Yes		11.5 yr; below market
D	1/1	10/2008	MTM	$1,700	$1,180	$50	$75	$1,305	Yes		17.5 yr — major T/O upside
E	1/1	05/2019	MTM	$1,700	$1,363	$50	—	$1,413	Yes		Below market
F	1/1	10/2025	Sep 2026	$1,600	$1,500	—	—	$1,500	Yes	Yes	Section 8
G	1/1	07/2017	MTM	$1,700	$1,273	$50	—	$1,323	Yes		Steady payer; annual bumps
H	1/1	11/2011	MTM	$1,700	$1,180	$50	$75	$1,305	Yes		14.4 yr below market
I	1/1	VACANT	—	$1,700	$0	—	—	$0	N/A	Yes	~$11K rehab in progress
J	1/1	08/2025	Aug 2026	$1,600	$1,500	—	—	$1,500	Yes	Yes	Post-rehab tenant
K	2/1	09/2014	MTM	$1,700	$544	—	$75	$619	Yes		MGR UNIT — implicit comp
L	2/1	08/2024	MTM	$1,900	$1,900	—	—	$1,900	Yes	Yes	
M	2/1	09/2025	Sep 2026	$1,900	$1,900	—	—	$1,900	Yes	Yes	
N	1/1	09/2023	MTM	$1,700	$1,597	—	—	$1,597	Yes		
O	2/1	05/2006	MTM	$1,900	$1,312	$75	$75	$1,462	Yes		OLDEST (2006); $588/mo below mkt
P	2/1	09/2015	MTM	$1,900	$1,312	$75	$75	$1,462	Yes		10.6 yr $588/mo below mkt
Q	3/1	09/2022	MTM	$2,300	$2,060	—	—	$2,060	Yes		
R	3/1	07/2025	Jul 2026	$2,300	$2,000	—	—	$2,000	Yes	Yes	Post-$28K rehab
S	2/1	03/2020	MTM	$1,900	$1,663	—	—	$1,663	Yes		Below market
TOTAL 19 Units				**$34,700**	**$27,025**	**$475**	**$450**	**$27,950**			**+$475 util +$450 garage/mo**

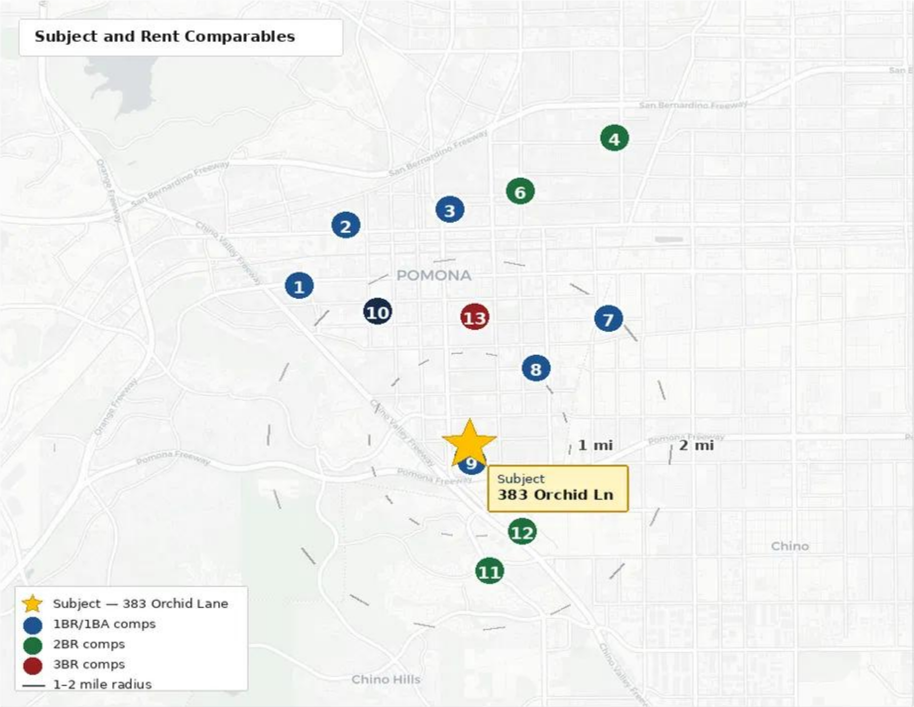
FINANCIAL SUMMARY

	T-12 ACTUAL (Jan–Dec 2025)	★ YEAR 1 PROFORMA YEAR 1 PROFORMA
INCOME		
Gross Scheduled Rent	$324,300	$447,480
Less: Vacancy & Credit Loss	—	($22,374)
Net Rental Income	$324,300	$425,106
Garage / Storage Rent	$3,600	$5,400
Tenant Utility Reimbursement	$6,300	$5,700
Laundry Income	$10,622	$6,000
Late Fees / Other	$470	$500
EFFECTIVE GROSS INCOME	**$345,292**	**$442,706**
OPERATING EXPENSES		
Property Taxes (est. @ sale price)	$56,250	$56,250
Insurance	$8,500	$9,025
Utilities (Elec + Gas)	$6,742	$7,000
Water & Sewer	$20,806	$21,500
Trash	$11,788	$12,300
Repairs & Maintenance	$24,001	$11,400
Grounds & Pest Control	$6,022	$5,000
Management Fee (5%)	$20,133	$22,135
Mgr Unit Discount (implicit)	$13,872	—
Admin / Legal / Postage	$2,510	$2,500
Replacement Reserves	—	$5,700
TOTAL OPERATING EXPENSES	**$170,624**	**$152,810**
NET OPERATING INCOME	**$174,668**	**$289,896**
Cap Rate @ $4,500,000	3.88%	6.44%

Note: T-12 taxes estimated at sale price basis. R&M adjusted to $600/unit in Adj/PF. Mgr unit discount excluded in Proforma (converted to market). All figures to be independently verified by buyer.

MARKET COMP

383 Orchid Lane · Pomona, CA · 2-Mile Comparable Set



MARKET RENT COMPARABLES

#	Address	Unit Type	Asking Rent
1 BEDROOM	**$1,600-$1,700**		
1	530-578 Curran Pl	1 Bed/1 Bath	**$1,650**
2	610 Fillmore Pl	1 Bed/1 Bath	**$1,750**
3	252 San Francisco Ave	1 Bed/1 Bath	**$1,850**
7	3828 E Grand Ave	1 Bed/1 Bath	**$1,950**
8	1104-1118 E Franklin Ave	1 Bed/1 Bath	**$1,995**
9	2482 Chanslor St	1 Bed/1 Bath	**$2,195**
10	1064 Waters Ave	1 Bed/1 Bath	**$2,100**
2 BEDROOM	**$1,900-$2,100**		
4	1760 Cordova St	2 Bed/1 Bath	**$2,000**
5	2424 Angela St	2 Bed/2 Bath	**$2,190**
6	967 N San Antonio Ave	2 Bed/1 Bath	**$2,250**
11	13439 Peyton Dr	2 Bed/2 Bath	**$2,450**
12	3141 Hillview Dr N	2 Bed/1 Bath	**$2,450**
3 BEDROOM	**$2,200+**		
13	565 E 12th St	3 Bed/2 Bath	**$3,295**

Avg 1BR Comparable	Avg 2BR Comparable
$1,927	**$2,268**

383 ORCHID LANE — POMONA, CA

Aerial View — Location

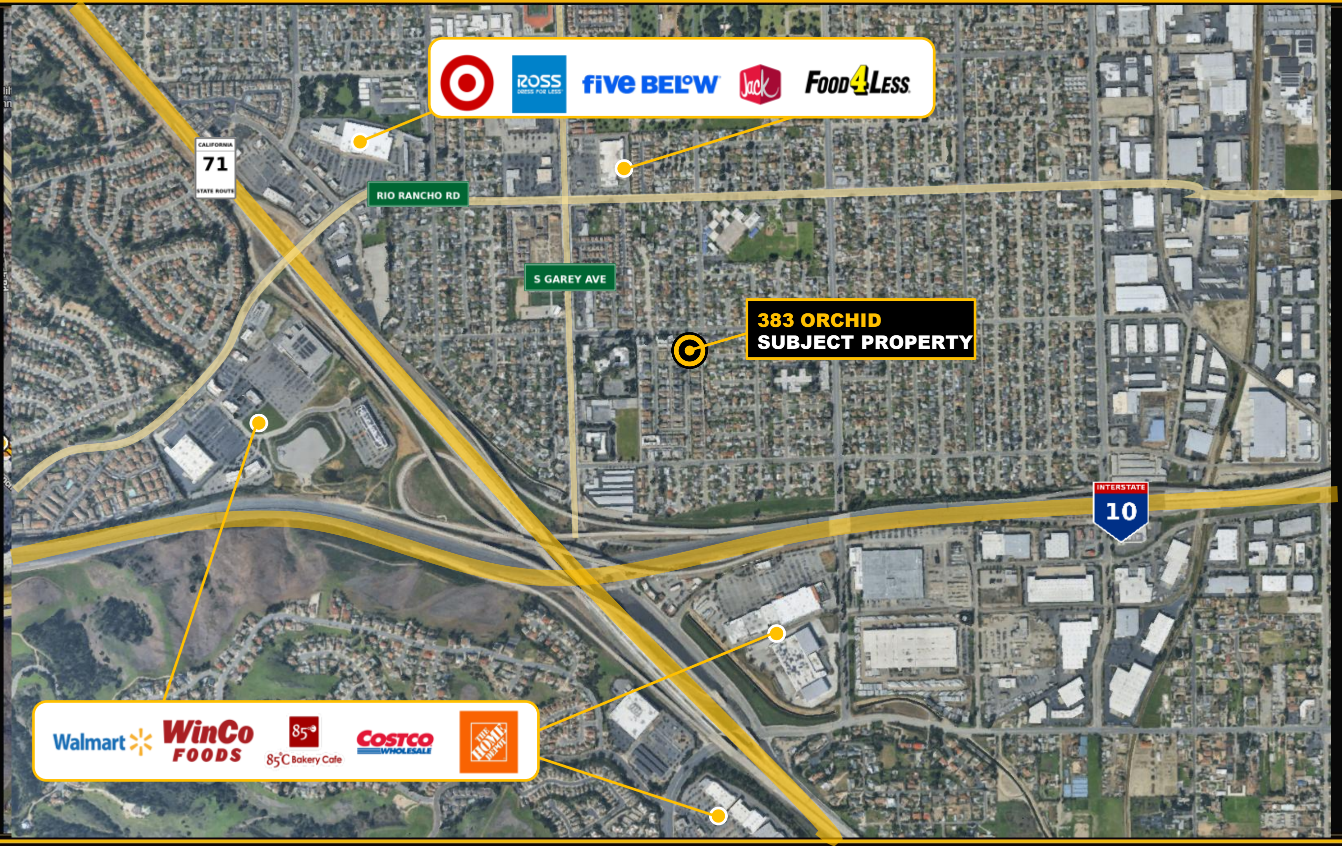
Courtyard + Common Area

Interior Courtyard

Upper Balcony

Garages (6 @ $75/mo)

383 ORCHID LANE - RETAIL AMENITY



CITY OF POMONA — MARKET OVERVIEW

152,000+
CITY POPULATION

$79,400
AVERAGE HH INCOME

52%
RENTER-OCCUPIED HOUSING

3%
MULTIFAMILY VACANCY RATE

30 mi
FROM DOWNTOWN LOS ANGELES

15 mi
FROM ORANGE COUNTY

CITY OVERVIEW

Pomona is a city in the eastern San Gabriel Valley within Los Angeles County, California. Situated at the crossroads of the I-10, SR-71, and I-210 freeways, Pomona serves as a regional hub connecting Greater Los Angeles to the Inland Empire. With a dense, established renter population and a diversified employment base anchored by healthcare, education, and logistics, Pomona offers durable multifamily fundamentals with a below-median cost basis relative to surrounding submarkets.

MAJOR EMPLOYERS

Cal Poly Pomona	Pomona Valley Hospital
Casa Colina Hospital	Amazon Fulfillment
Pomona Unified School Dist.	Western University of Health

TRANSPORTATION & ACCESS

Freeway Access: I-10 , I-210, SR-71

Metrolink: Pomona North & Pomona (Downtown) stations — San Bernardino Line

Transit: Foothill Transit and Omnitrans bus lines

SUBMARKET CONTEXT

Pomona sits within the SGV East multifamily submarket, where limited new supply and sustained rental demand from Cal Poly Pomona (~29,000 students) and regional medical institutions have kept vacancy rates below 4%. Pomona's cost of living versus LA proper continues to attract workforce tenants, supporting stable long-term occupancy.

PROPERTY PHOTOS

Interiors · Courtyard · Common Areas

Courtyard

Courtyard

Laundry Room

Interior — Kitchen

Interior — Living

Interior — Room

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383 Orchid Lane

Pomona, CA · 19-Unit Multifamily · Value-Add

$4,500,000 ASKING PRICE	$236K/Unit PRICE PER UNIT	$123k+ Annual Rent Upside
6.44% PROFORMA CAP	13.88× GRM	$289,896 PROFORMA NOI

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