

480 W. 18th Street San Bernardino 92405  
 APN 0145-061-09-0000

Rare 5-unit residential-style multifamily compound situated on an expansive approximately 20,000 sq. ft. lot in the heart of San Bernardino. This unique investment property features a charming front Craftsman-style residence offering 4 bedrooms, 2 bathrooms, spacious living and family rooms, dining area, laundry room, bonus/flex room, and a large private side yard with secured gated parking. The rear portion of the property consists of four thoughtfully designed single-story 1-bedroom/1-bath units, each with private entry and its own individual yard space, creating a strong residential feel rarely found in traditional multifamily properties. The gated rear parking area offers additional secure parking and can be locked nightly for added tenant privacy and security. The property offers approximately 4,249+ sq. ft. of living space (buyer to verify), strong in-place income, and additional upside potential through future rent growth and continued property improvements. Seller has completed upgrades during ownership, including electrical improvements to the front home, and is currently making additional updates prior to market launch. Additional features include 5 gas meters, 5 electric meters, approximately 11 parking spaces, select mini-split A/C systems, and flexible tenancy structure providing future operational upside for investors. Conveniently located near San Bernardino High School, shopping, dining, medical facilities, and quick access to the 215 Freeway, this property is well-positioned for long-term rental demand and future value-add potential. Buyer to verify all information including square footage, permits, zoning, unit count, legal use, and condition to their satisfaction.

<b>Summary</b>		Units	5	List Price	\$ 799,900.00
<b>Price</b>	\$ 799,900.00	Year Built	1940	# Garages	0
<b>Downpayment 30%</b>	\$ 239,970.00	Approx. Lot Size:	20,000	# of spaces	0
<b>Number of Units</b>	5	Approx. Bldg. Size:	4249	Sqft Per Unit	849.80
<b>Cost Per Unit</b>	\$ 159,980.00	Cost Per sq.ft	\$ 188.26		
<b>Current GRM:</b>	9.50	Water Mtrs	1		
<b>Market GRM</b>	8.03	Gas Meters	5		
<b>Current CAP:</b>	7.10%	Electric Mtrs	5		
<b>Market CAP</b>	8.97%				

<b>Proposed Financing</b>	
First Loan	
Terms:	
Payment- P & I	Monthly
Expenses	Monthly
Total	\$ -

<b>Annualized Operating Data</b>			
	<b>Current Rents</b>		<b>Market Rents</b>
Scheduled Gross Income:	\$ 84,180.00		\$ 99,600.00
Vacancy Rate Reserve:	\$ 2,525.40	3%	\$ 2,988.00
Gross Operating Income:	\$ 81,654.60		\$ 96,612.00
Expenses: ESTIMATED	\$ 24,824.49	29%	\$ 24,824.49
Net Operating Income:	\$ 56,830.11		\$ 71,787.51

<b>Scheduled Income</b>					<b>Annual Expenses</b>	
Units Info	Bdrms/Ba	Appx. Sq. Ftg.	Current Rents Monthly	Market Rents Monthly	Estimated	
<b>Unit 1</b>	4 br / 2 ba	2030	\$ 2,075.00	\$ 2,500.00	Taxes	\$ 9,998.75
<b>Unit 2</b>	1 br / 1 ba	638	\$ 1,225.00	\$ 1,450.00	Insurance	\$ 7,800.22
<b>Unit 3</b>	1 br / 1 ba	441	\$ 1,155.00	\$ 1,450.00	Water	\$ 2,364.00
<b>Unit 4</b>	1 br / 1 ba	556	\$ 1,350.00	\$ 1,450.00	Trash	\$ 3,287.52
<b>Unit 5</b>	1 br / 1 ba	584	\$ 1,210.00	\$ 1,450.00	Electricity	\$ -
					Management	\$ -
					gardener	\$ 1,200.00
					Business Lic.	\$ 174.00
					Repairs (Est)	\$ -
<b>Total Scheduled Rent</b>			\$ 7,015.00	\$ 8,300.00		
<b>Monthly Gross Income</b>			\$ 7,015.00	\$ 8,300.00	<b>Total Expense:</b>	\$ 24,824.49
<b>Annual Gross Income</b>			\$ 84,180.00	\$ 99,600.00	Per Net Sq. Ft.	\$ 5.84
<b>Annual Expenses</b>			\$ 24,824.49	\$ 24,824.49	Per Unit:	\$ 4,964.90
<b>Projected NET</b>			\$ 59,355.51	\$ 74,775.51		

**Enrique J. Lizarazu** Broker-Associate  
 626.818.0980 | 680 East Colorado Blvd. Suite 400, Pasadena, CA 91101  
 DRE #00691382 enrique.lizarazu@compass.com

**Adam Reifer** Associate  
 951.500.8505 6930 Indiana Ave, Suite 1, Riverside, Ca 92506  
 DRE #02013465 adam.reifer@compass.com

