

ALL NATIONS REALTY & INVESTMENTS

Jerry Avila · DRE #01354211 · DRE #01525024

INVESTMENT OFFERING

MULTIFAMILY DEVELOPMENT OPPORTUNITY · INLAND EMPIRE, CA

1253 & 1255 Agate Avenue

Mentone, CA 92359 · San Bernardino County · 4-Parcel Assemblage

\$1.4M

ASKING PRICE

4

TOTAL PARCELS

8

PLANNED UNITS

SFR+ADU

PER LOT

EXECUTIVE SUMMARY

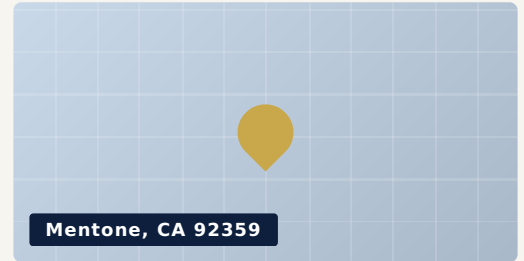
A Rare Multi-Parcel Development Opportunity in the Heart of the Inland Empire

All Nations Realty & Investments presents an exceptional land assemblage at 1253 & 1255 Agate Avenue in Mentone, CA — four contiguous parcels offered together at \$1,400,000. This site is positioned for an 8-unit residential development (one SFR + one ADU per lot), catering to both build-and-hold investors seeking long-term rental income and developers pursuing a phased resale strategy.

Mentone sits within the rapidly appreciating San Bernardino submarket, benefiting from strong rental demand, proximity to major employment centers, and continued infrastructure investment throughout the Inland Empire corridor.

INVESTMENT HIGHLIGHTS

- **4-Parcel Assemblage** — Rare opportunity to control a contiguous site with 4 separate APNs, providing flexibility for phased development or individual lot disposition.



PROPERTY DETAILS

Asking Price	\$1,400,000
Price/Parcel	\$350,000
Price/Unit	\$175,000
Total Parcels	4
County	San Bernardino
City	Mentone, CA 92359
Property Type	Residential Land
Development	SFR + ADU Per Lot

PLANNED UNIT MIX

Single Family Residences	4
Accessory Dwelling Units	4

- **8-Unit Development Potential** — Each parcel supports one SFR + one ADU, creating a high-density residential income play within low-density zoning.
- **Dual Exit Strategy** — Investors may pursue build-and-hold for recurring rental income or a resale strategy upon project completion for realized equity gains.
- **Inland Empire Growth Market** — San Bernardino County continues to attract residents priced out of coastal markets, sustaining above-average rental demand and appreciation.
- **ADU-Friendly Jurisdiction** — California's SB 9 and ADU reform laws continue to streamline permitting, reducing timeline risk for qualifying projects.
- **Flexible Basis** — At \$1,400,000 across 4 lots, the per-unit land cost is approximately \$175,000, providing a competitive entry point for the submarket.

PRO FORMA SUMMARY — BUILD & HOLD SCENARIO

INCOME CATEGORY	UNITS	MONTHLY / UNIT	ANNUAL TOTAL
SFR Rental Income	4	\$2,400	\$115,200
ADU Rental Income	4	\$1,600	\$76,800
Gross Scheduled Income	8	—	\$192,000
Vacancy & Credit Loss (5%)	—	—	(\$ 9,600)
Operating Expenses (Est.)	—	—	(\$ 38,400)
Net Operating Income (NOI)	—	—	\$144,000

* Pro forma figures are projections based on current submarket rental comparables and are not guaranteed. Buyer to conduct independent due diligence. Construction costs not included in pro forma.

Total Units

8

INVESTMENT STRATEGIES

BUILD & HOLD

RESALE

PHASED DEV.

LAND BANK

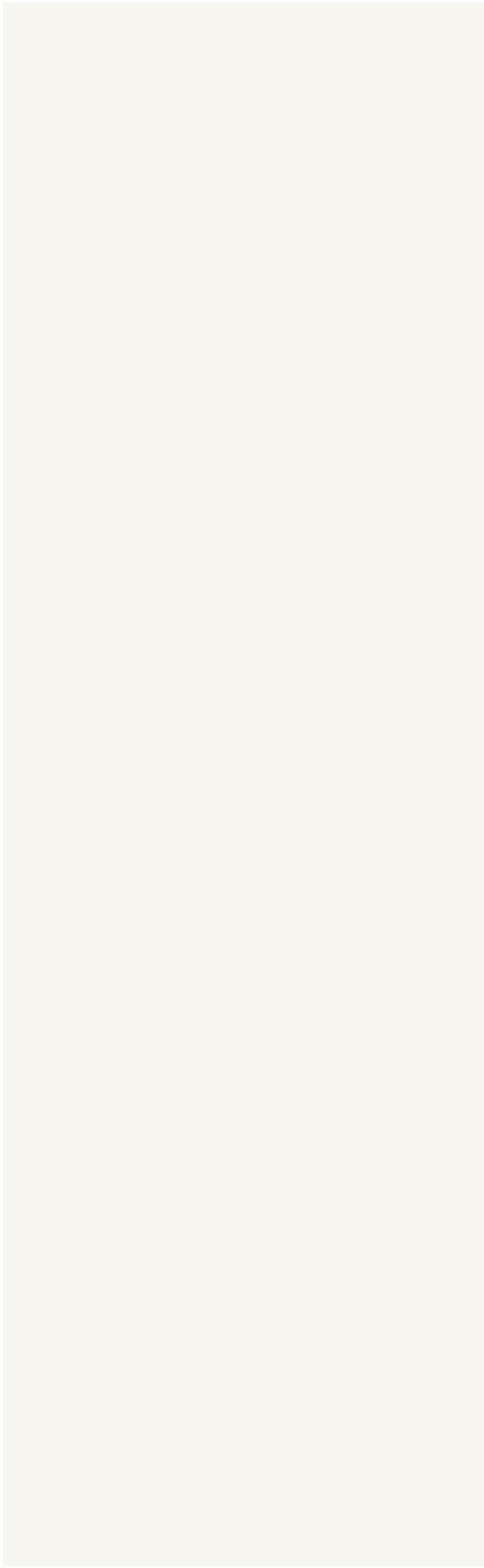
Ideal for investors seeking rental income, equity upside, or a phased build-and-sell approach in one of Southern California's most active growth corridors.

LISTING AGENT

Jerry Avila

GERARDO "JERRY" AVILA · DRE
#01354211

All Nations Realty & Investments
1757 S. Euclid Ave, Ontario, CA
DRE Brokerage #01525024



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