

1101 North Mt. Vernon Ave.,
San Bernardino, CA 92411

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:

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1101 NORTH MT. VERNON AVE.,
SAN BERNARDINO, CA 92411



Acreage Real Estate
15210 Central Avenue
Chino, CA 91710
Office: 909-606-1505
theAcreage.net





PROPERTY SUMMARY

Offering Price	\$1,300,000.00
Building Size	3,297 ± SF
Lot Size	5,940 SF
Levels	1
Units	3.00
Year Built	1930
Subdivision Name	HOCKADAY PARK SUB
County	San Bernardino
Parcel ID / APN	0139-072-24-0000

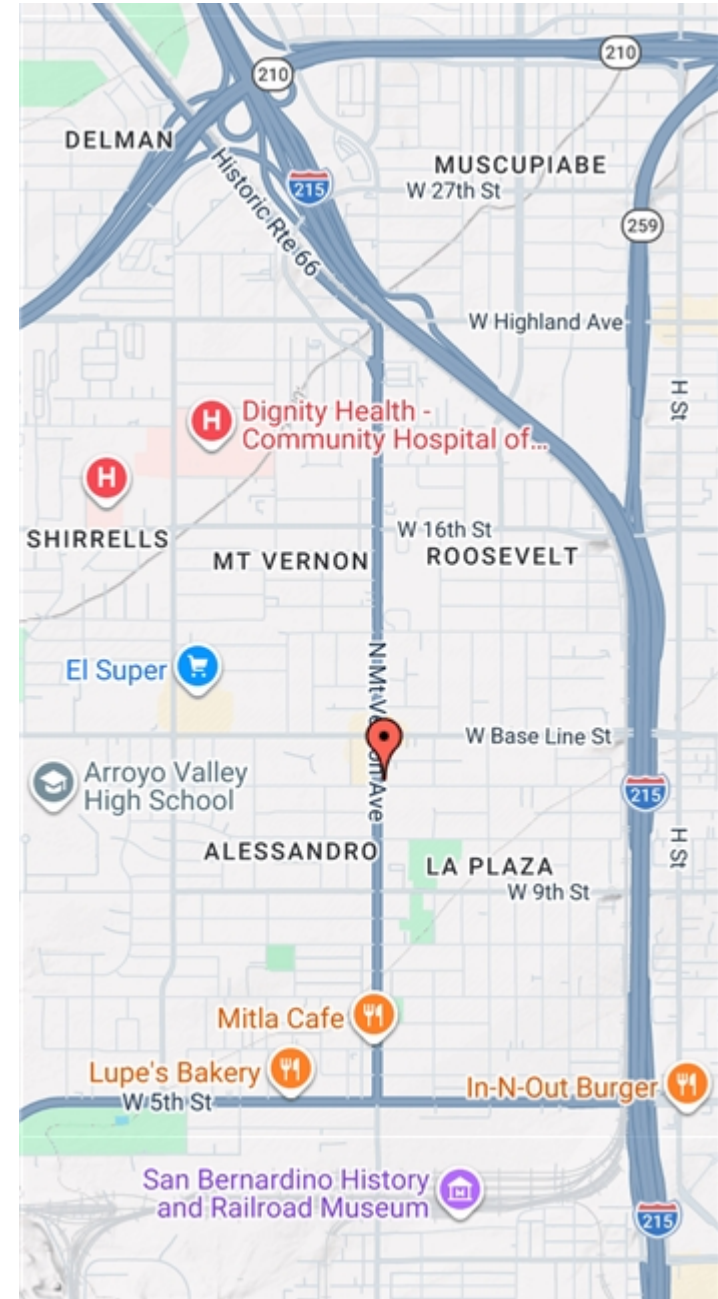
INVESTMENT SUMMARY

Acreage Real Estate is pleased to present the exclusive opportunity to acquire the mixed-use property comprised of 3 units, including one (1) retail unit occupied by a liquor store and two (2) apartment units of 2 BD/1BA each, ideally located near the intersection of Base Line St. & Mt. Vernon Ave. With excellent proximity to shopping centers and eateries directly across the street, and more within walking distance, this property will continue to attract future Tenants and ensure a continuous flow of rental income for the future Owner.



INVESTMENT HIGHLIGHTS

- Excellent Freeway Accessibility - only 3/4 mile to the I-215 Fwy and about 1.5 miles to the 210 Fwy.
- Convenient Living - walking distance to Shopping Centers, Charter school, and eateries nearby.
- Mixed-use - one (1) retail unit occupied by a long-term liquor store tenant, and two (2) apartment units generating a total of \$80,400 annual rental income.
- Expense pass-throughs - Tenants pay their own utilities and maintain the grounds.
- Low Landlord responsibility - Landlord only pays property tax, property insurance, water/sewer/trash.
- Added amenity - Secure gated parking for Tenants.





THE LIQUOR

LIQUOR

STOP

CALIFORNIA WINE & SPIRITS

RENT ROLL

Unit Type	# Of Units	Avg Size (SF)	Monthly Rent	Annual Rent	Pro Forma Monthly	Pro Forma Annual
Liquor Store	1	1,500	\$3,500.00	\$42,000.00	\$4,275.00	\$51,300.00
Residence (1)	1	900	\$1,600.00	\$19,200.00	\$1,850.00	\$22,200.00
Residence (2)	1	900	\$1,600.00	\$19,200.00	\$1,850.00	\$22,200.00
Total Occupied		3300				\$95,700.00
Total		3300		\$80,400.00		\$95,700.00

CASH FLOW PROJECTIONS

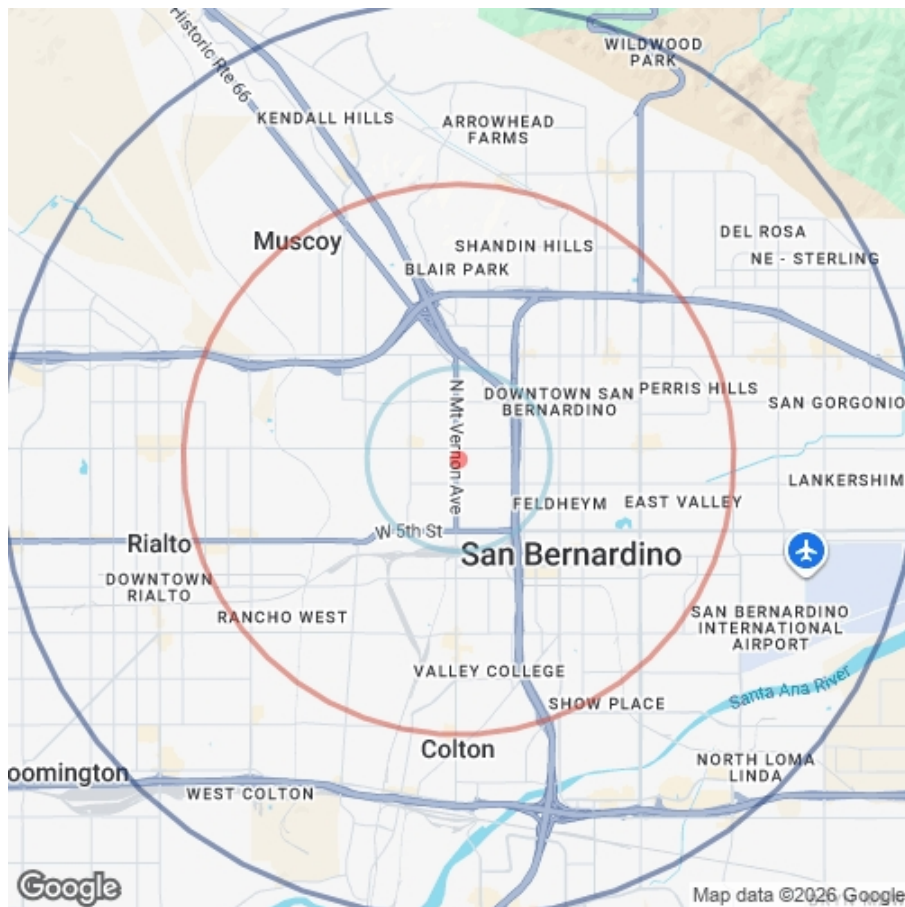
	In Place	Pro-Forma	Difference
POTENTIAL GROSS REVENUE			
BASE RENTAL REVENUE	\$80,400.00	\$95,700.00	+19.03%
TOTAL POTENTIAL GROSS REVENUE	\$80,400.00	\$95,700.00	+19.03%
EFFECTIVE GROSS REVENUE	\$80,400.00	\$95,700.00	+19.03%
OPERATING EXPENSES			
PROPERTY TAX	\$16,380.00		-100.00%
INSURANCE	\$3,000.00	\$3,000.00	-
GENERAL EXPENSES	\$3,000.00		-100.00%
TOTAL OPERATING EXPENSES	\$22,380.00	\$3,000.00	-86.60%
NET OPERATING INCOME	\$58,020.00	\$92,700.00	+59.77%
CAP RATE	4.46%	7.13%	+2.67%



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,737	137,765	326,406
2010 Population	24,028	155,000	359,441
2025 Population	24,056	157,507	376,895
2030 Population	24,004	157,087	377,243
2025-2030 Growth Rate	-0.04 %	-0.05 %	0.02 %
2025 Daytime Population	21,311	152,373	362,758

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	629	5,138	10,397
\$15000-24999	593	3,434	6,901
\$25000-34999	631	4,202	8,861
\$35000-49999	751	5,358	11,966
\$50000-74999	1,102	7,601	17,817
\$75000-99999	799	6,160	16,106
\$100000-149999	1,087	7,083	19,447
\$150000-199999	506	3,061	8,820
\$200000 or greater	191	1,887	6,014
Median HH Income	\$ 62,421	\$ 61,971	\$ 70,302
Average HH Income	\$ 77,479	\$ 78,767	\$ 87,074



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,564	38,909	94,536
2010 Total Households	5,837	40,784	97,070
2025 Total Households	6,288	43,924	106,330
2030 Total Households	6,371	44,453	107,953
2025 Average Household Size	3.79	3.53	3.5
2025 Owner Occupied Housing	2,811	21,886	54,570
2030 Owner Occupied Housing	2,923	22,624	56,556
2025 Renter Occupied Housing	3,477	22,038	51,760
2030 Renter Occupied Housing	3,448	21,829	51,398
2025 Vacant Housing	259	1,537	3,730
2025 Total Housing	6,547	45,461	110,060



NORTH MT. VERNON AVE.



W. 11TH STREET

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ACREAGE REAL ESTATE ADVISOR
FOR MORE DETAILS.**

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