

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	CV23224058	S	319 E Park ST	ONT	686	STD	3	\$38,000		\$773,000 ↓	\$261.59	2955	1930/EST	10,752/0.2468	N	2	02/07/24	25/25

Closed • **Triplex**

List / Sold: **\$799,000/\$773,000** ↓

319 E Park St • Ontario 91761

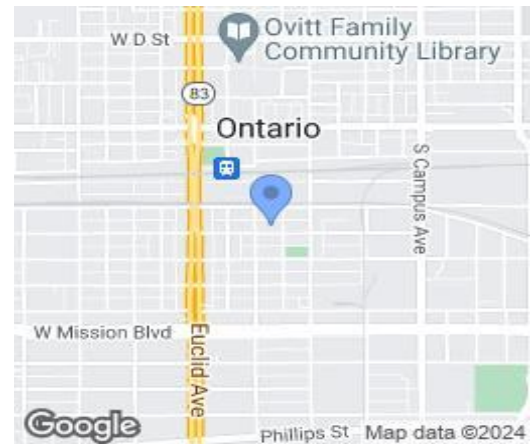
25 days on the market

3 units • **\$266,333/unit** • **2,955 sqft** • **10,752 sqft lot** • **\$261.59/sqft** •

Listing ID: CV23224058

Built in 1930

From Plum



This property comprises two lots, giving plenty of room for the three separate units and space for a yard and two-car garage. Unit 319 E Park. includes Three bedrooms and two baths. A good-sized living area. A kitchen with plenty of cabinetry, countertop space, and a comfortable dining area. Other features are storage, a fenced, private front and backyard, indoor laundry, and a driveway for additional parking. Units 315 and 317 E Park have one bedroom, one bath, a kitchen, an eating area, and a comfortable living area. Both units include a gated carport and fenced-in yards for each unit. All units have long-term tenants and are on a month-to-month schedule. The property offers a high potential revenue stream growth: See Pro Forma for growth potential. The property is close to all amenities, schools, parks, shopping, and public transportation. This property is an excellent investment opportunity for investors or those who want to become a homeowner, live in one unit, and have revenue from the others.

Facts & Features

- Sold On 02/07/2024
- Original List Price of \$799,000
- 4 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$0 (Assessor)
- Laundry: In Garage
- \$38000 Gross Scheduled Income
- \$30442 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,611
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$7,800
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,297	\$1,297	\$2,500
2:	2	1	1	0	Unfurnished	\$2,180	\$2,180	\$3,400

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 686 - Ontario area
- San Bernardino County
- Parcel # 1049245090000

Michael Lembeck

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