



MULTIFAMILY PROPERTY FOR SALE

32367 DUNLAP BLVD

YUCAIPA, CA 92399

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

Presented By:

TONY M. GUGLIELMO, CCIM

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CalDRE #01301532

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	5,920 SF
Lot Size:	77,009 SF
Price / SF:	\$371.62
Cap Rate:	4.5%
Year Built:	1938

PROPERTY OVERVIEW

We are excited to offer this first to market opportunity in over 20 years for a 8 unit multi-family property with additional land for development. Strong Unit Mix with One - 3 Bedroom 2 bath House, four - 2 bedroom 2 bathroom cottages, One - one bedroom one bath cottage and a duplex with two - 1 bedroom 1 bath units. Most of the units have new roofs, upgraded interiors and electrical panels. The additional land could be converted into an auto sales lot, equipment rental and many other uses with a CUP. Please contact the listing agent today for more information or to schedule a tour of the property. Please make offers subject to interior inspection. Please DO NOT DISTURB the occupants.

PROPERTY HIGHLIGHTS

- Zoning - (CS) Service Commercial - City of Yucaipa
- Seller is Open to Carry the Loan with attractive rate and terms
- Additional Land for Development and Use
- Significant Rental upside

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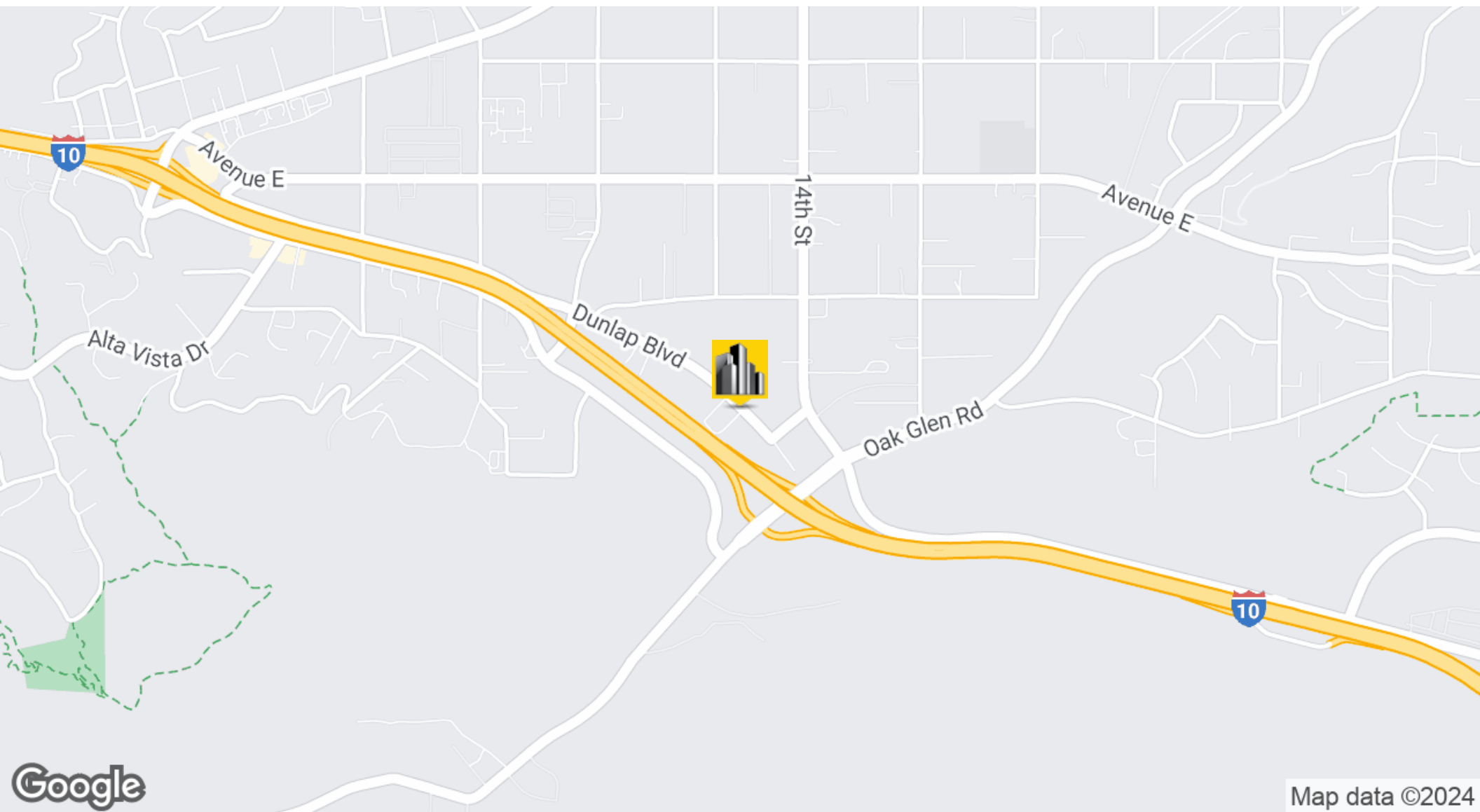
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LOCATION MAP



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ADDITIONAL PHOTOS



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UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
House	3	2	1	12.50%	\$1,500	\$2,800
Cottages	2	2	4	50%	\$1,650	\$2,000
Cottage	1	1	1	12.50%	\$1,500	\$1,800
Duplex	1	1	2	25%	\$1,100	\$1,500
TOTALS/AVERAGES			8	100%	\$1,475	\$1,950

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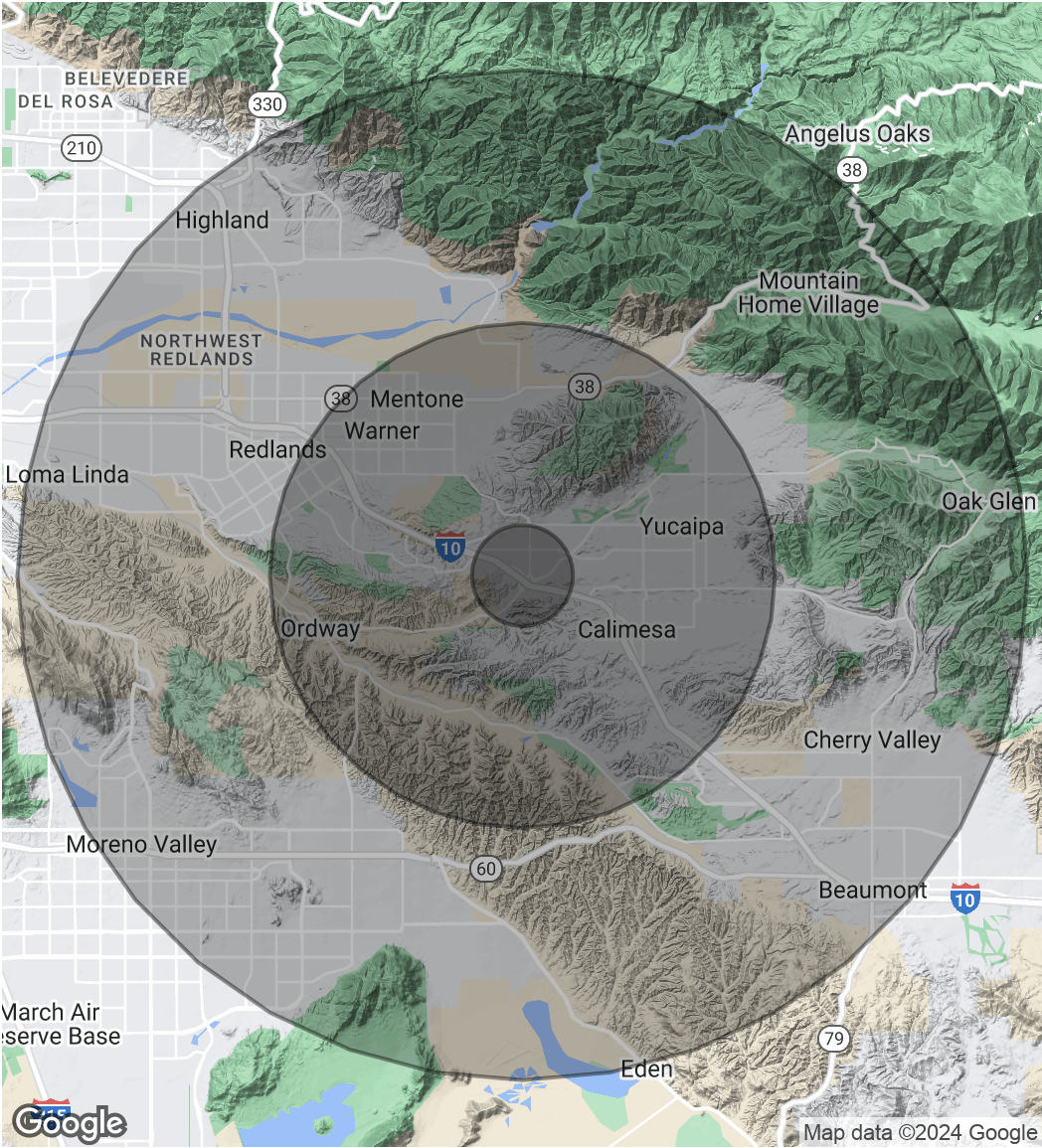
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,003	102,364	341,785
Average Age	36.8	37.7	36.5
Average Age (Male)	35.3	35.9	35.4
Average Age (Female)	38.6	39.3	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,677	36,568	112,517
# of Persons per HH	3.0	2.8	3.0
Average HH Income	\$76,465	\$97,479	\$91,592
Average House Value	\$289,359	\$359,178	\$346,405

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	3,916	75,320	201,765
Total Population - Black	10	3,698	28,044
Total Population - Asian	101	5,425	27,886
Total Population - Hawaiian	13	108	956
Total Population - American Indian	166	546	2,075
Total Population - Other	108	7,911	53,171

* Demographic data derived from 2020 ACS - US Census



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