

EXCLUSIVE LISTING

695 N Main St, Pomona CA 91768

Student Housing near CAL POLY POMONA and Downtown Pomona, High 7.14% CAP Rate as Student Housing, Superb Location, Well-maintained + Large Lot + ADU Upside, Priced To Sell at Low Price/SF vs competing SFRs



SUMMARY

Subject Property:	695 N Main St Pomona, CA 91768
Price:	\$990,000
Price/SF:	\$341
CAP Rate/GRM (Student Housing):	7.14% / 9.71x
Year Built:	1903
Building Size:	± 2,900 SF
Lot Size:	± 9,145 SF
APN:	8336-014-001
Zoning/Parking:	PO-AP
Unit Mix:	8 x Bedroom (Student Housing)

Investment Highlights

- ±7.14% CAP Rate on beautifully located Student Housing; Low Down-payment with 30-year fixed financing
- Perfect for Owner-User or Investor –flexibility as a Student Housing investment, or primary residence or combinations of both
- Superb location in Pomona, quiet tree-lined residential area, and minutes away from Cal Poly Pomona and Fairplex Pomona
- Walker's Paradise - Walk Score 92
- Transit friendly location with superb access to FWY 10, and minutes from FWY 71 and FWY 57

Property Highlights

- Large EIGHT (8) bedrooms and two (2) bathrooms SFR priced to sell at much lower price VS competing SFRs
- Operated as Student Housing with in-place tenants and value-add opportunity
- Very well-maintained 2 story SFR with plenty of charm and characters; Upgraded electrical panel and subpanel
- Corner Lot with large 9,148SF lot; 2 car garage ready for ADU conversion!
- Located in one of the best locations in Historical District Pomona, right on Main Street and walking distance to Downtown Pomona, Museums, Churches, and surrounded by well maintained SFR

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MT. SAN ANTONIO COLLEGE



CAL POLY POMONA



695 N MAIN ST

Walk Score **86** Very Walkable
Most errands can be accomplished on foot.

Exclusively Listed By:

HAN WIDJAJA CHEN

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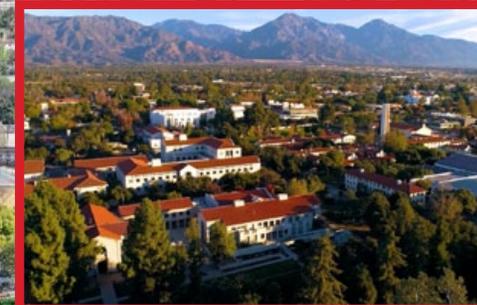
CITY OF LA VERNE



CITY OF CLAREMONT



FAIRPLEX POMONA



THE CLAREMONT COLLEGES

GROWTH INVESTMENT GROUP



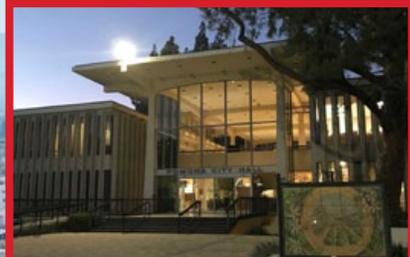
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DOWNTOWN POMONA



PHILLIPS RANCH

GROWTH INVESTMENT GROUP



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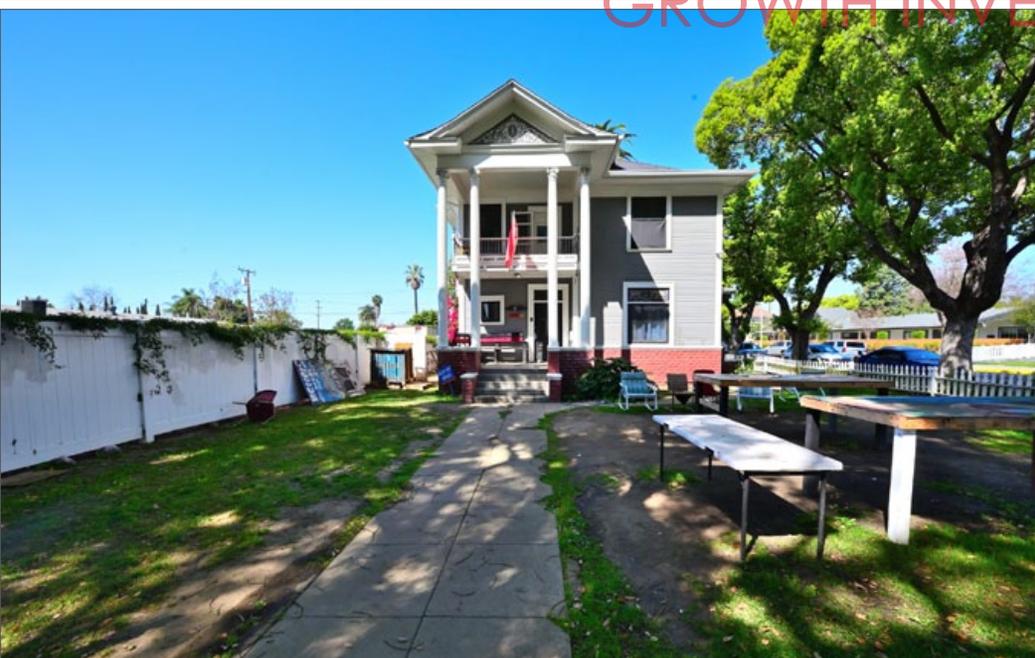
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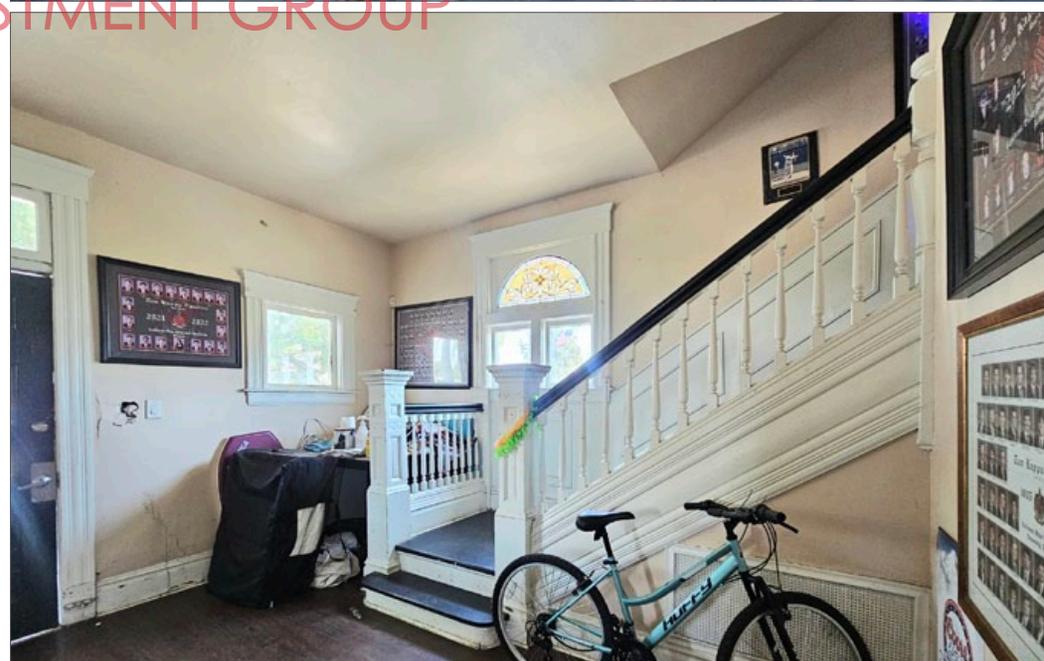
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