

EXCLUSIVE LISTING

455 N Hamilton Blvd, Pomona CA 91768

±10% Cash-on-Cash Return close to CALPOLY Pomona & near Claremont, One of the best CAP Rate deal in East SGV

Updated units, Large lot, Sale includes permit to build the 10th unit (attic space conversion)



SUMMARY

Subject Property:	455 N Hamilton Blvd Pomona, CA 91768
Price:	\$1,748,000
Price/Unit :	\$194,200
Year Built:	1947
Building Size:	± 2,632 SF
Lot Size:	± 9,195 SF
APN:	8348-009-002
Zoning/Parking:	POC4 / 8 Spaces
Unit Mix:	1 x 2B + 1B 8 x STUDIO

Investment & Property Highlights

- Close to 10% cash-on-cash return on a low Down Payment (±35%)
- Arguably one of the best Cash-flow apartment deal in East San Gabriel Valley
- Excellent 9-unit value-add with high cap rate and significant upside potential
- Recession proof building with market rate units and subsidized tenants
- Good location in a high rental demand area and minutes away from Cal Poly Pomona and Fairplex Pomona
- Walk Score 81
- Transit friendly location with superb access to FWY 10, and minutes from FWY 71 and FWY 57
- Well-maintained bread-and-butter 9-unit in a good transit-oriented location
- Good unit mix spread over 3 separate buildings
- All units have been upgraded (buyer to verify)
- Large lot size ±9,195 SF on a high-density C4 zoning
- Adjacent to City of Claremont and minutes away from many nearby attractions (CAL Poly Pomona, Pomona Fairplex, Claremont Downtown, Raging Waters, Bonelli Park area, etc.)
- Sale includes permitted plan to build the 10th unit (a 3bed+2bath attic unit – buyer to verify)
- RUBS for utilities in place; Laundry hookups available for laundry area income
- Easy to manage and to rent apartment building

EXCLUSIVE LISTING

455 N Hamilton Blvd, Pomona CA 91768

±10% Cash-on-Cash Return close to CALPOLY Pomona & near Claremont, One of the best CAP Rate deal in East SGV

Updated units, Large lot, Sale includes permit to build the 10th unit (attic space conversion)



CITY OF SAN DIMAS



CITY OF LA VERNE



CITY OF CLAREMONT

GROWTH INVESTMENT GROUP



455 N HAMILTON AVE

Walk Score
81

Very Walkable

Most errands can be accomplished on foot.

EXCLUSIVE LISTING

455 N Hamilton Blvd, Pomona CA 91768

±10% Cash-on-Cash Return close to CALPOLY Pomona & near Claremont, One of the best CAP Rate deal in East SGV

Updated units, Large lot, Sale includes permit to build the 10th unit (attic space conversion)

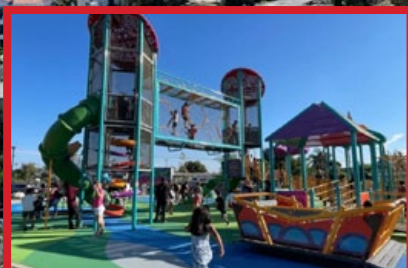


MT. SAN ANTONIO COLLEGE

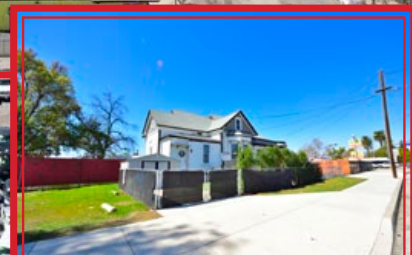


CAL POLY POMONA

GROWTH INVESTMENT GROUP



HAMILTON PARK



455 N HAMILTON AVE

Walk Score
81

Very Walkable

Most errands can be accomplished on foot.

EXCLUSIVE LISTING

455 N Hamilton Blvd, Pomona CA 91768

±10% Cash-on-Cash Return close to CALPOLY Pomona & near Claremont, One of the best CAP Rate deal in East SGV
Updated units, Large lot, Sale includes permit to build the 10th unit (attic space conversion)

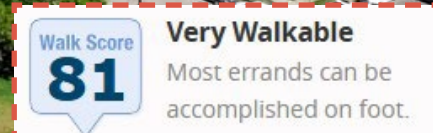
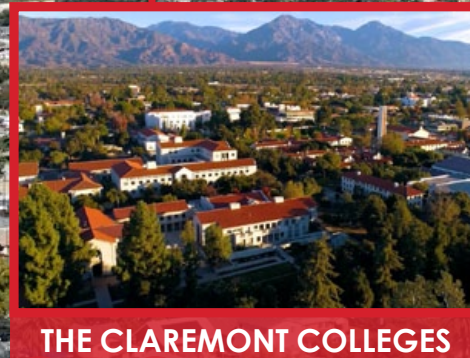


EXCLUSIVE LISTING

455 N Hamilton Blvd, Pomona CA 91768

±10% Cash-on-Cash Return close to CALPOLY Pomona & near Claremont, One of the best CAP Rate deal in East SGV
Updated units, Large lot, Sale includes permit to build the 10th unit (attic space conversion)

GIG
GROWTH INVESTMENT GROUP
CALIFORNIA



EXCLUSIVE LISTING

455 N Hamilton Blvd, Pomona CA 91768

±10% Cash-on-Cash Return close to CALPOLY Pomona & near Claremont, One of the best CAP Rate deal in East SGV

Updated units, Large lot, Sale includes permit to build the 10th unit (attic space conversion)



GROWTH INVESTMENT GROUP



Exclusively Listed By:

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

Broker License# 01749321

EXCLUSIVE LISTING

455 N Hamilton Blvd, Pomona CA 91768

±10% Cash-on-Cash Return close to CALPOLY Pomona & near Claremont, One of the best CAP Rate deal in East SGV
Updated units, Large lot, Sale includes permit to build the 10th unit (attic space conversion)



GROWTH INVESTMENT GROUP

