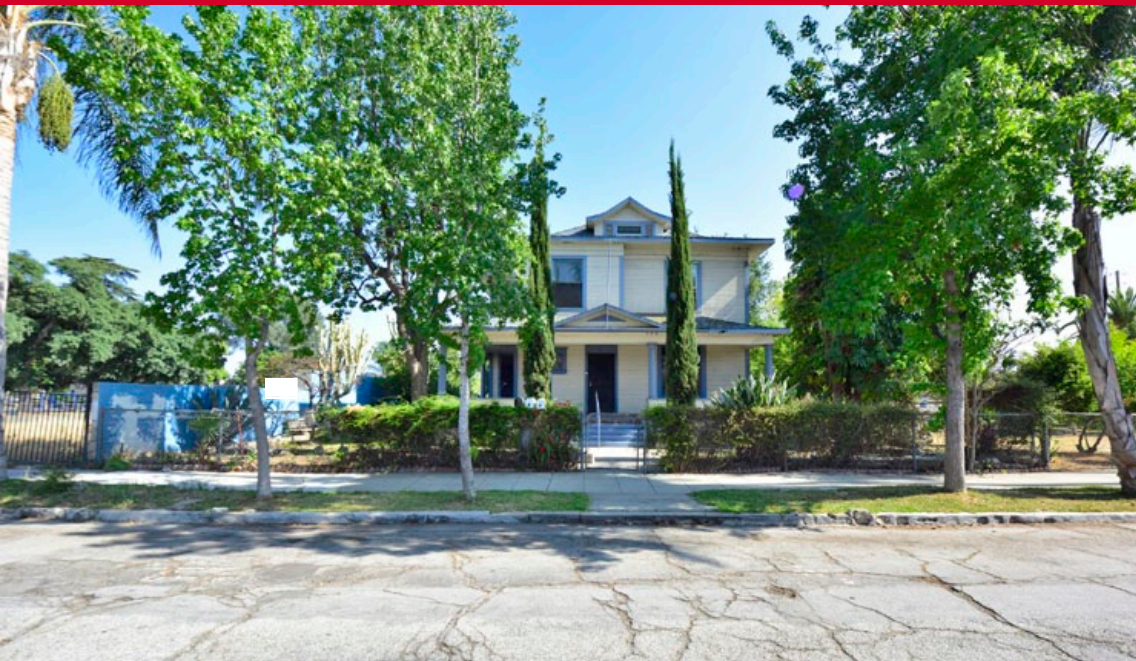


# EXCLUSIVE LISTING

724 W 2nd St, Pomona CA 91766

Duplex/Student Housing near CAL POLY POMONA and Downtown Pomona, Low Price/SF with Over 7% CAP Rate, 100% VACANT!

Perfect for Owner-User, Investment or Student Housing, Large Backyard for ADU



## SUMMARY

Subject Property:	724 W 2nd St Pomona, CA 91766
Price:	\$860,000
Price/Unit :	\$430,000
Year Built:	1902
Building Size:	± 2,978 SF
Lot Size:	± 7,802 SF
APN:	8342-006-011
Zoning/Parking:	POC3 / 2 to 4 Spaces
Unit Mix:	1 x 4B + 1B Student Housing 1 x 3B + 1B (2nd fl)

## Investment Highlights

- Over 7% CAP Rate on a Duplex/Student Housing, Low Down-payment with 30-year fixed financing
- Perfect for Owner-User or Investor – flexibility as a regular apartment or Student Housing
- 100% VACANT!
- Over 10% Cash-on-cash w/ proper financing (buyer to verify)
- Good location in a high rental demand area and minutes away from Cal Poly Pomona and Fairplex Pomona
- Walk Score 91
- Transit friendly location with superb access to FWY 10, and minutes from FWY 71 and FWY 57

## Property Highlights

- Well-maintained bread-and-butter 2-unit in a good transit-oriented location
- Fully Upgraded 4bed+1bath unit with modern updates
- Large lot size ±7,802 SF on a high-density C3 zoning; Perfect for ADUS
- Walking distance to Downtown Pomona, and minutes away from CAL POLY POMONA, Pomona Fairplex, Claremont Downtown, Raging Waters, Bonelli Park area, etc.
- Easy to manage and to rent apartment building



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MT. SAN ANTONIO COLLEGE



CAL POLY POMONA



724 W 2ND ST



**Walker's Paradise**  
Daily errands do not require a car.



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CITY OF CLAREMONT



THE CLAREMONT COLLEGES



DOWNTOWN POMONA



724 W 2ND ST

GROWTH INVESTMENT GROUP

Walk Score  
**91**

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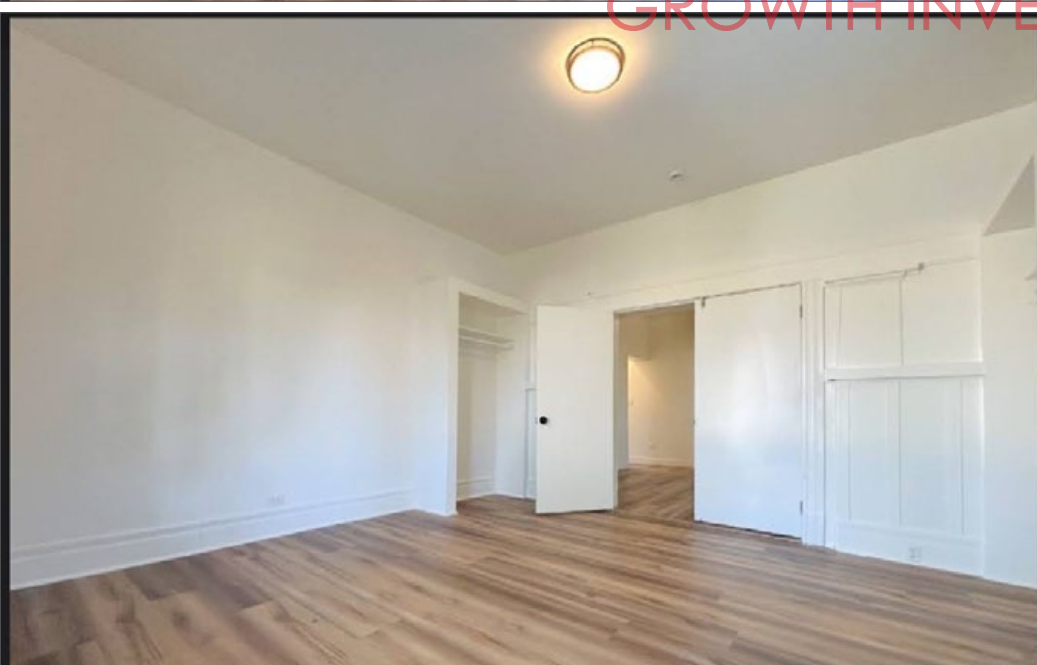
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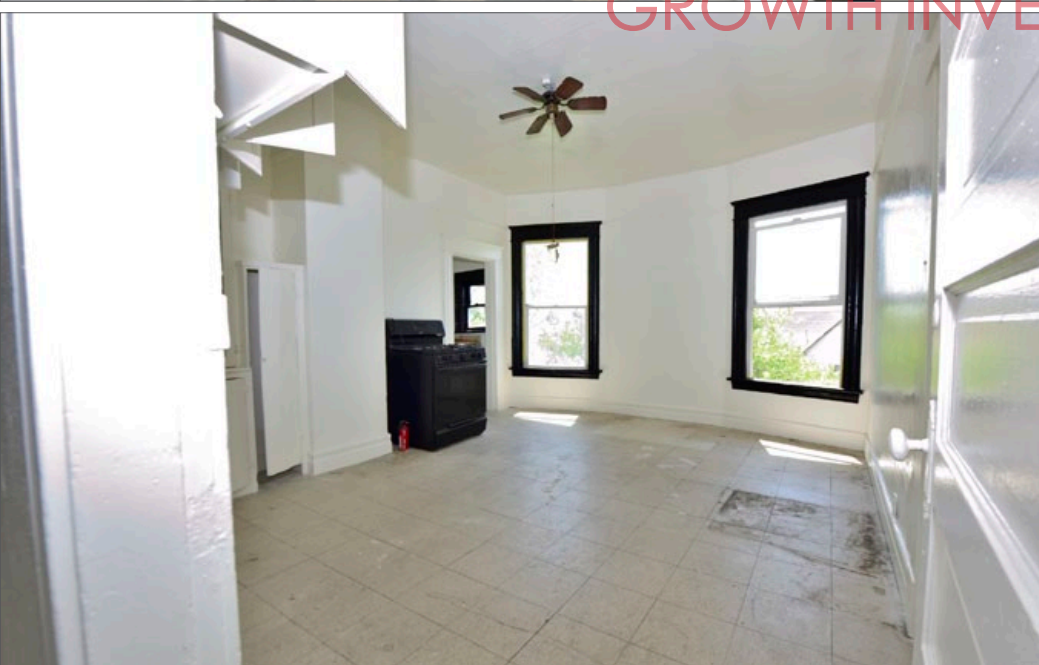
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