



331 CAJON ST

REDLANDS, CA 92373

ALEXIO BARBARA

760.419.1343

DRE 01992393

abarbara@scc1031.com

ADRIAN GONZALEZ

858.735.9977

DRE 01844618

gonzalez@scc1031.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from South Coast Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither South Coast Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. South Coast Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. South Coast Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. South Coast Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Coast Commercial in compliance with all applicable fair

TABLE OF CONTENTS

| | |
|----------------------|----|
| PROPERTY INFORMATION | 3 |
| LOCATION INFORMATION | 5 |
| FINANCIAL ANALYSIS | 8 |
| ADDITIONAL PHOTOS | 12 |
| DEMOGRAPHICS | 24 |
| ADVISOR BIOS | 26 |



 CORFAC
INTERNATIONAL
SOUTH COAST
COMMERCIAL

1

PROPERTY
INFORMATION





OFFERING SUMMARY

| | |
|------------------|------------------|
| Sale Price: | \$2,349,000 |
| Building Size: | 7,492 SF |
| Lot Size: | 7,667 SF |
| Number of Units: | 12 |
| Price / SF: | \$313.53 |
| Cap Rate: | 4.9% |
| NOI: | \$115,086 |
| Year Built: | 1927 |
| Zoning: | CITY OF REDLANDS |
| Market: | Redlands |

PROPERTY OVERVIEW

Discover a prime investment opportunity in downtown Redlands, CA, with this meticulously maintained 12-unit apartment building featuring classic 1930's Spanish-style architecture. Ideal for multifamily investors, this property blends historical charm with modern updates and strong financial performance.

Operating at an impressive 4.9% CAP rate, the building generates \$16,217 in monthly gross income. Several units have been recently renovated to offer contemporary features such as granite countertops, terrazzo flooring, country kitchens, breakfast nooks, and mini split air conditioning, ensuring tenant comfort and satisfaction.

Conveniently located within walking distance to downtown Redlands' vibrant shops, restaurants, and cultural venues, the property attracts tenants seeking a desirable urban lifestyle. Its proximity to Redlands University also provides a steady rental market among students and faculty.

Featuring an interior corridor layout for added privacy and security, this property offers stability and growth potential in one of Redlands' most sought-after neighborhoods. Whether you're expanding your portfolio or starting anew in the multifamily market, this opportunity combines historic charm with smart investment potential.

**DOWNTOWN
REDLANDS**

UNIVERSITY OF
R Redlands

CORFAC
INTERNATIONAL
SOUTH COAST
COMMERCIAL

2

LOCATION
INFORMATION

E Clark St

Cajon St



PROPERTY DESCRIPTION

331 CAJON ST
MULTIFAMILY PROPERTY FOR SALE



LOCATION DESCRIPTION

Discover the vibrant surroundings of the Redlands, CA location. This bustling area offers a favorable ambiance for prospective Office/Office Building investors. Positioned in the heart of Downtown Redlands, the property benefits from close proximity to renowned dining options, including Citrone and Caprice Café, as well as retail destinations such as J.D. Myers and Olive Ave Market. With easy access to the 10 freeway and nearby attractions like the Redlands Bowl and Prospect Park, the location presents an enticing opportunity for investors seeking a dynamic commercial real estate venture in a thriving community.

LOCATION DETAILS

COLUMN 2

Sub Market

Redlands

County

San Bernardino

**DOWNTOWN
REDLANDS**

UNIVERSITY OF
R Redlands





SOUTH COAST
COMMERCIAL

3

FINANCIAL
ANALYSIS



FINANCIAL SUMMARY

331 CAJON ST
MULTIFAMILY PROPERTY FOR SALE

INVESTMENT OVERVIEW

PROFORMA

| | | |
|----------------------------|-------------|-------------|
| Price | \$2,349,000 | \$2,349,000 |
| Price per SF | \$314 | \$314 |
| Price per Unit | \$195,750 | \$195,750 |
| GRM | 12.07 | 10.2 |
| CAP Rate | 4.90% | 6.38% |
| Cash-on-Cash Return (yr 1) | 2.07% | 5.23% |
| Total Return (yr 1) | \$37,439 | \$72,161 |
| Debt Coverage Ratio | 1.25 | 1.62 |

OPERATING DATA

PROFORMA

| | | |
|------------------------|-----------|-----------|
| Gross Scheduled Income | \$194,604 | \$230,400 |
| Total Scheduled Income | \$194,604 | \$230,400 |
| Vacancy Cost | \$5,838 | \$6,912 |
| Gross Income | \$188,766 | \$223,488 |
| Operating Expenses | \$73,679 | \$73,679 |
| Net Operating Income | \$115,087 | \$149,809 |
| Pre-Tax Cash Flow | \$22,803 | \$57,525 |

FINANCING DATA

PROFORMA

| | | |
|----------------------------|-------------|-------------|
| Down Payment | \$1,100,000 | \$1,100,000 |
| Loan Amount | \$1,249,000 | \$1,249,000 |
| Debt Service | \$92,284 | \$92,284 |
| Debt Service Monthly | \$7,690 | \$7,690 |
| Principal Reduction (yr 1) | \$14,636 | \$14,636 |



ADRIAN GONZALEZ
858.735.9977
DRE 01844618
gonzalez@scc1031.com

ALEXIO BARBARA
760.419.1343
DRE 01992393
abarbara@scc1031.com

INCOME & EXPENSES

331 CAJON ST
MULTIFAMILY PROPERTY FOR SALE

INCOME SUMMARY

PROFORMA

| | | |
|---------------------|------------------|------------------|
| Vacancy Cost | (\$5,838) | (\$6,912) |
| GROSS INCOME | \$188,766 | \$223,488 |

EXPENSES SUMMARY

PROFORMA

| | | |
|-----------------------------|------------------|------------------|
| Gas & Electric | \$11,598 | \$11,598 |
| Water & Sewer | \$0 | \$0 |
| Landscaping | \$2,400 | \$2,400 |
| Trash Removal | \$1,791 | \$1,791 |
| Pest Control | \$990 | \$990 |
| Maintenance | \$9,000 | \$9,000 |
| Management (Off Site) | \$11,326 | \$11,326 |
| Insurance | \$6,461 | \$6,461 |
| Taxes | \$29,363 | \$29,363 |
| License & Fees | \$750 | \$750 |
| OPERATING EXPENSES | \$73,679 | \$73,679 |
| NET OPERATING INCOME | \$115,087 | \$149,809 |

UNIT MIX SUMMARY

331 CAJON ST
MULTIFAMILY PROPERTY FOR SALE

| UNIT TYPE | BEDS | BATHS | COUNT | % OF TOTAL | RENT | MARKET RENT |
|------------------------|------|-------|-----------|-------------|----------------|----------------|
| Studio | - | 1 | 12 | 100% | \$1,351 | \$1,600 |
| TOTALS/AVERAGES | | | 12 | 100% | \$1,351 | \$1,600 |



 CORFAC
INTERNATIONAL
SOUTH COAST
COMMERCIAL

4

ADDITIONAL
PHOTOS



























 CORFAC
INTERNATIONAL
SOUTH COAST
COMMERCIAL

4

DEMOGRAPHICS



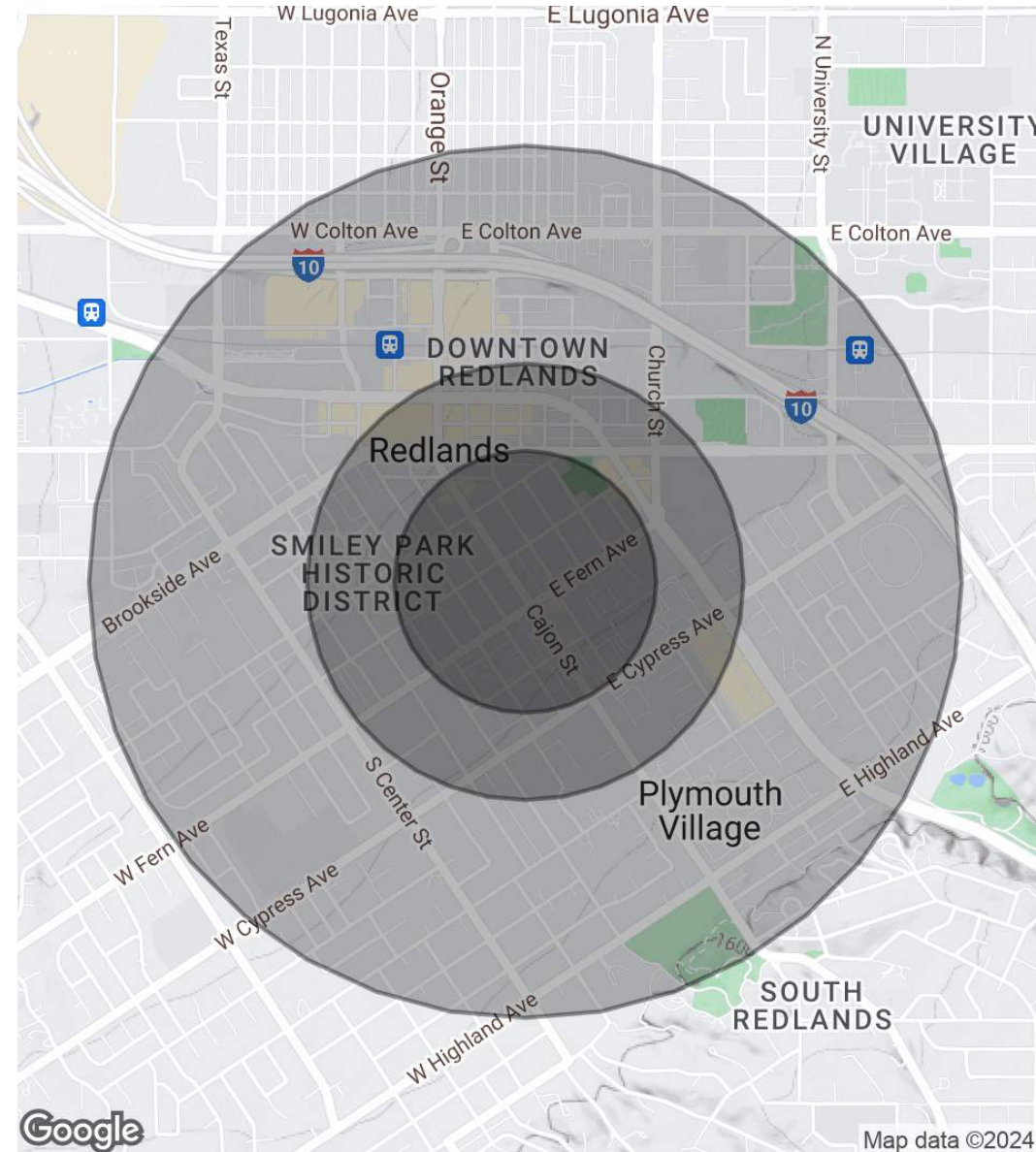
DEMOGRAPHICS MAP & REPORT

331 CAJON ST
MULTIFAMILY PROPERTY FOR SALE

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 2,179 | 4,434 | 15,341 |
| Average Age | 42 | 45 | 42 |
| Average Age (Male) | 41 | 43 | 40 |
| Average Age (Female) | 43 | 47 | 44 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 1,076 | 2,057 | 6,215 |
| # of Persons per HH | 2 | 2.2 | 2.5 |
| Average HH Income | \$111,799 | \$115,948 | \$113,286 |
| Average House Value | \$636,730 | \$641,175 | \$638,574 |

Demographics data derived from AlphaMap



Map data ©2024

5

ADVISOR BIOS



ADRIAN GONZALEZ

Vice President

gonzalez@scc1031.com

Direct: **858.735.9977**

CalDRE #01844618

PROFESSIONAL BACKGROUND

In Adrian's ten years of business, he has personally transacted over \$300 million in property sales. Through his persistence and dedication to the multifamily real estate industry, Adrian has built a vast network of buyers and sellers. He's been recognized with various awards for his successes and is well respected in the San Diego brokerage community. Clients appreciate his steadfast personality, business ethic, and personal dedication to seeing each transaction through.

Adrian believes the most important thing about Real Estate brokerage is the client-relationships that he cultivates. His track record and expertise have empowered him to facilitate complicated exchanges & transactions where other agents may fail.

"I take pride in providing the highest level of success to my clients. Their business is important to me, and I go above and beyond to deliver unparalleled value to every stage of their investment journey." – Adrian

South Coast Commercial

3405 Kenyon St #411
San Diego, CA 92110
619.226.6011



ADRIAN GONZALEZ
858.735.9977
DRE 01844618
gonzalez@scc1031.com

ALEXIO BARBARA
760.419.1343
DRE 01992393
abarbara@scc1031.com



ALEXIO BARBARA

Vice President

abarbara@scc1031.com

Direct: **760.419.1343**

CalDRE #01992393

PROFESSIONAL BACKGROUND

Alexio Barbara (DRE# 01992393) is a San Diego native and a third-generation real estate professional. Having grown up in the world of property management and real estate development, Alexio learned very early about the amazing potential to compound wealth in SoCal. As a UC Santa Cruz Graduate with a degree in Business Management – Economics, Alexio is a passionate digital marketer, creative communicator and superior relationship builder who inspires trust, honesty and integrity in all aspects of business.

He grew up in a bilingual French-American home, worked as a Beach Lifeguard for 5 summers, won 2 National Waterpolo championships and has traveled to 5 of the 7 world continents.

Alexio specializes in multifamily income properties in the San Diego area and single tenant Net-Leased properties nation-wide. Alexio and Adrian Gonzalez teamed up in 2019 and together have transacted over \$500M.

“My husband and I were very pleased with the service provided by Alexio and his team. We were impressed with their approach to selling our property. The marketing materials were excellent and their strategy worked well in reaching customers for our unusual property. During the process, Alexio was great to work with and kept us consistently informed as to the progress. The very best part is that they were able to find the right buyer in a very short amount of time. We highly recommend them!” – Nancy S

South Coast Commercial

3405 Kenyon St #411
San Diego, CA 92110
619.226.6011