

INVESTMENT OPPORTUNITY

1253 & 1255 Agate Avenue

Mentone, California 92359

San Bernardino County · Inland Empire



Aerial View — Subject Property

55,044 SF

Total Site Area

1.26 AC

Gross Acreage

4 PARCELS

Development Lots

8 UNITS

Total Dwellings

PROPERTY OVERVIEW

Address	1253 & 1255 Agate Ave, Mentone CA	Development	SFR + ADU on each of 4 parcels
City / County	Mentone · San Bernardino County	Lot Sizes	~11,286 – 12,122 sf each lot
Total Site	132 ft x 417 ft = 55,044 SF	Existing	2 SFRs with structures in place
Zoning	RS — Single Family Residential	ADU Income	~\$96,000/yr (4 ADUs @ \$2,000/mo)
Access	Private access corridor included in sale	ASKING PRICE	\$1,400,000

ILLUSTRATIVE PRO FORMA (Buyer to verify independently)

Gross Development Value	2x\$550K + 2x\$675K SFR + 4 ADU	\$4,250,000
Construction Cost	New SFRx2 + ADUx4 + site/permits/design	(\$1,523,880)
Implied Developer Profit	Before financing costs	\$147,231/yr
Land — Asking Price	4 lots · ~\$350,000 per lot	\$1,400,000
ADU Rental Income	Stabilized · 4 ADUs · \$2,000/mo	\$96,000/yr

WHY THIS PROJECT WORKS

- Zero new construction inventory in Mentone — immediate supply gap opportunity
- Two income-producing SFRs on site generate cash flow from day one
- ADU income of \$2,000/mo per unit — \$96,000/yr across 4 ADUs
- Inland Empire rents surged 15% in 2025 — strong ADU income trajectory

PRESENTED BY: ALL NATIONS REALTY · 1757 S. EUCLID AVE, ONTARIO CA 91762 · DRE #01525024

All projections are illustrative. Buyer to conduct independent due diligence. Not a guarantee of income or value.