

\$6,450 Monthly Rent – 3 Corona Condos – Tenant-Occupied Rental Portfolio

Turnkey rental portfolio in the **Hidden Valley area of Corona, CA.**

Addresses & Unit Details

1010 La Terraza – **1 bed / 1 bath – 642 sq ft**

1015 La Terraza – **1 bed / 1 bath – 724 sq ft**

1020 La Terraza – **2 bed / 2 bath – 941 sq ft**

Built in **1991**

Current Monthly Rents

2/2 – \$2,350

1/1 – \$2,025

1/1 – \$2,075

Total Monthly Rent: \$6,450

Annual Gross Rent: \$77,400

Expenses

HOA (all units): **\$1,358.03/month**

Insurance (all units): **\$162.50/month**

Estimated New Annual Property Taxes(all units) - **\$12,004/year**

HOA covers **water, trash, and exterior maintenance.** Tenants cover **electricity**

Lease Info

- Tenants with premium credit
- Strong tenant payment history

Appliances Included

Each unit includes **refrigerator, washer, and dryer**, making these attractive turnkey rentals for tenants.

Estimated Values

- 1 bedroom units. **\$355,000 and \$360,000**
- 2 bedroom unit. **\$435,000**

- ✓ Stable rental income
- ✓ Low-maintenance gated HOA community
- ✓ Strong Inland Empire rental demand

1010 La Terraza #203 Corona Ca 92879 -

Unit specs - 1 bed 1 bath 642 Sq Ft, rent is \$2025 per month, HOA is \$414.69 per month,

Lease details - current lease started July 6th, 2024 and current extension is through July 5th 2026, zero late payments, deposit on hand is \$ 1950.00

Updates/Conditions - new carpet was installed in April of 2025, this unit had the tub replaced and tile surround installed in the bathroom, turnkey condition, Milgard dual pane windows and sliders

Includes - fridge, washer, dryer

1015 La Terraza #304 Corona Ca 92879 -

Unit Specs - 1 bed 1 bath 742 Sq Ft, rent is \$2075 per month, HOA is \$444.19 per month,

Lease details - lease started 9/1/2024 and current extension is through August 31st, 2026, zero late payments, Deposit on hand is \$ 2050

Updates/Condition - this unit had the tub replaced and tile surround installed in the bathroom, new carpet installed April of 2025, A/C replaced around 2021, Milgard dual pane windows and sliders

Includes - fridge, washer, dryer

1020 La Terraza #104 Corona Ca 92879 -

Unit specs - 2bed 2 bath, 941 Sq ft, 1 car garage, desirable round floor single level unit

Lease details - Rents for \$2350 per month, HOA is \$499.15 per month

Deposit on hand - \$1900

The current tenant has been renting from owner since July 13th, 2021 and moved into this condo on July 1st, 2024. Tenant is currently month to month. No late payments.

Updates/Condition - New tub and tile surround in hall bath, A/C replaced around 2018, vinyl plank flooring, Milgard dual pane windows and sliders

Includes - fridge, washer, dryer