

1994 S. Park Ave, Pomona, CA

Projected Market Rent Schedule & Summary of Capital Improvements

Unit	Beds/Baths	Projected Market Rent
Unit 1	3 Bed / 2 Bath	\$3,000
Unit 2	2 Bed / 1 Bath	\$2,400
Unit 3	2 Bed / 1 Bath	\$2,400
Unit 4	1 Bed / 1 Bath	\$2,100
Laundry Income		\$80
TOTAL PROJECTED MONTHLY INCOME		\$9,980
TOTAL PROJECTED ANNUAL INCOME		\$119,760

Major Capital Improvements

- Complete interior renovation of all units
- New flooring throughout
- Removed wall heaters; installed energy-efficient mini-split HVAC systems
- Remodeled kitchens with opened floor plans, new cabinetry, extended countertops/bar seating, new appliances and vent hoods
- Remodeled bathrooms
- New dual-pane windows
- New electrical outlets
- New recessed (pot) lighting
- New interior and exterior paint
- New electrical panels (approx. 2021)
- Major electrical service upgrade including replacement utility meters and city-required electrical infrastructure updates
- New smoke and carbon monoxide detectors
- New blinds
- New exterior lighting
- New wood fencing
- New landscaping including sod, rock, plants and sprinkler/irrigation system
- Improved private yard areas for ground-floor units
- New low-profile garage roof
- New/repaired garage door springs
- USPS-approved mailbox installation

- New gutters
- Improved underground drainage directing rainwater to the street
- Recently fumigated and treated for termites
- Recently treated for pests

Disclaimer: Projected market rents are estimates intended for informational purposes only and are not guaranteed. Buyers are encouraged to conduct their own independent investigation and verify all income, expenses, rents, and investment assumptions to their satisfaction.