

SMART INVESTMENT.
OPPORTUNITY
ZONE ASSET.
SECURE TODAY.
BENEFIT TOMORROW.

13051 LANCASTER LN
MORENO VALLEY, CA 92553

-  **4**
DETACHED HOMES
-  **4**
SEPARATE GARAGES
-  **1**
SPACIOUS PARCEL

LIST PRICE
\$1,175,000












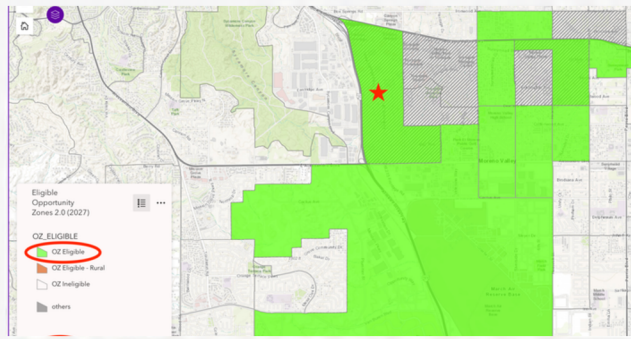
OPPORTUNITY ZONE
CENSUS TRACT
06065010401
HUD OZ MAP VERIFIED



SCAN TO VIEW
PROPERTY ON
HUD OPPORTUNITY
ZONE MAP

PROPERTY HIGHLIGHTS



-  Four (4) detached 2 Bed / 1 Bath homes on one spacious parcel
-  Four (4) separate garages – one for each unit
-  Individual gas & electric meters
-  Strong in-place rental income
Gross Rents Approx. \$5,700 / Month
-  One unit recently remodeled – additional upside potential
-  Large lot – Approx. 27,007 SF (0.62 Acres)
-  Owner pays water & trash
-  Desirable Moreno Valley location near shopping, schools, parks & freeways
-  Easy access to I-215, SR-60 & major employment centers



WHAT IS AN OPPORTUNITY ZONE?

Opportunity Zones were created by the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income communities. Investors may be eligible for significant tax advantages when investing through a Qualified Opportunity Fund (QOF).

POTENTIAL INVESTOR TAX BENEFITS*

-  **DEFER CAPITAL GAINS**
Defer taxes on prior capital gains by investing in a QOF.
-  **REDUCE CAPITAL GAINS TAX**
10% reduction if held 5 years
15% reduction if held 7 years
-  **ELIMINATE CAPITAL GAINS TAX**
Potential exclusion of gains on QOF investment if held 10+ years.

*Please consult your tax advisor or CPA for advice specific to your situation. This is not tax or legal advice.

WHY INVEST IN MORENO VALLEY?



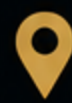
RAPIDLY GROWING
INLAND EMPIRE
MARKET



STRONG RENTAL
DEMAND & POPULATION
GROWTH



LONG-TERM
APPRECIATION
POTENTIAL






STRATEGIC LOCATION
WITH EXCELLENT
ACCESS

CENTURY 21

Affiliated

FINE HOMES
& ESTATES

ADAVID BRODEN
REALTOR® | BROKER ASSOCIATE

-  (619) 507-5520
-  adavid@teambroden.com
-  28588 Old Town Front St. Ste 300
Temecula, CA 92590



Hablo Español
 Listing Specialist



Information deemed reliable but not guaranteed. Buyer to verify all information and conduct their own due diligence including but not limited to source footage, income, expenses, permits, zoning and Opportunity Zone benefits. Buyer should consult their tax, legal and financial advisors