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OFFERING MEMORANDUM

Multi Family Income PROPERTY

9140 E Ave, Hesperia CA 92345

Presented by



Commercial Group
Ascencio | Cunewardena Team

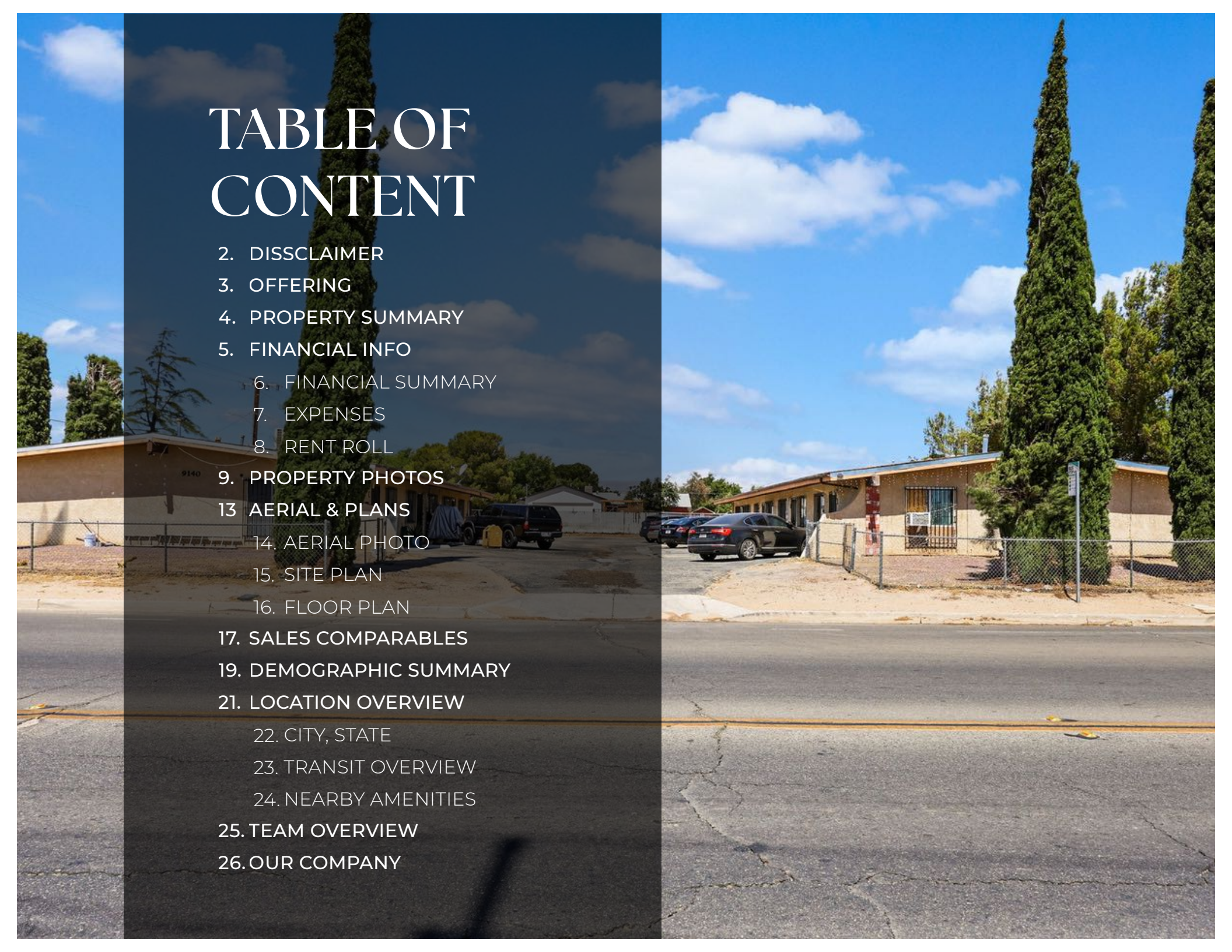


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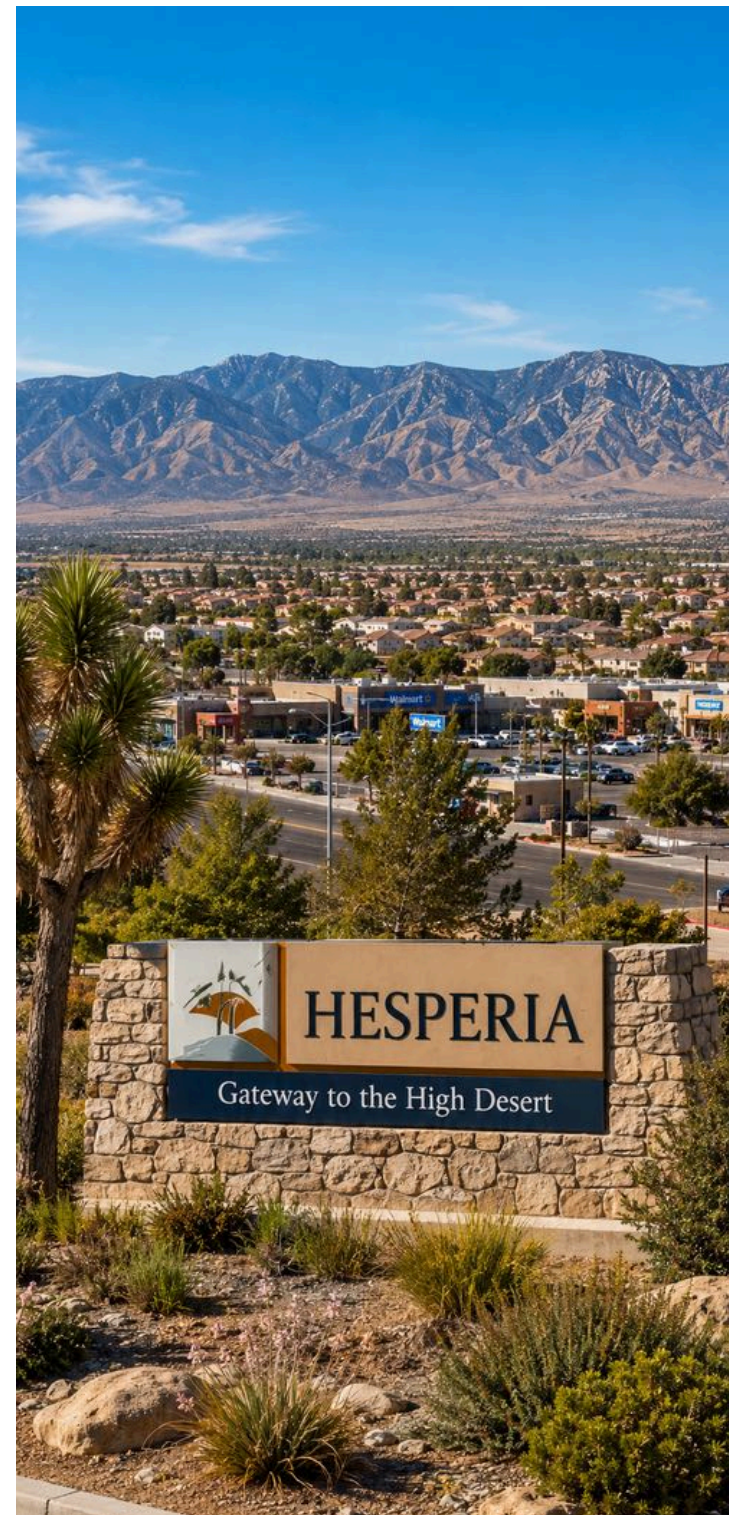
CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of providing prospective purchasers with general information about the property located at 9140 E Ave, Hesperia CA. All materials, projections, financial summaries, and descriptions contained herein are based on information provided by the seller and other reliable sources. However, they are presented without any representation or warranty as to the accuracy or completeness of the information by REAL Brokerage or its agents.

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This is not an offer to sell or lease any property, and no agreement shall be deemed to exist unless and until a definitive purchase and sale agreement has been fully executed by all parties.



OFFERING

This well-maintained Multi Family property offers an excellent opportunity for investors seeking long-term income stability and strong market positioning. Strategically located in a high-visibility area with easy access to major roads and public transit, the site benefits from consistent foot and vehicle traffic.

Address:	9140 E Ave, Hesperia CA
Type:	Multi Family - 7 Units
Year Built:	1977
Lot Size:	0.43 AC
Building Size:	5,876
Parcel Number:	0410-172-45
Unit Break Down	2 bed-1 bath each Unit





PROPERTY SUMMARY

This well-positioned Multi Family asset is located in the heart of Hesperia, offering excellent visibility and access. The 5,876 square-foot building sits on a 0.43 -acre lot and is zoned for Residential , making it ideal for long-term investment or repositioning opportunities. With strong current occupancy, stable income, and potential for value-add improvements, this property presents a compelling opportunity for investors seeking both immediate returns and long-term growth.



HIGHLIGHTS

- No Vacancies
- 2 bedroom and 1 bath each unit
- Stable Tenancy
- Strong NOI & Cap Rate
- Recent Renovations
- Walking Distance Amenaties
- Easy Transit Access
- Room for Value Add

FINANCIAL INFO





FINANCIAL SUMMARY

This investment opportunity offers a competitive cap rate and strong in-place income. The property is currently 100% occupied and generates a Net Operating Income \$92,239 . With an asking price of \$1.2m, the asset is priced at \$171,428 a Door, providing investors with a solid return in a prime location. Detailed income and expense figures are outlined below for full transparency.

Asking Price:

\$1,200,00

Cap Rate:

7.69%

NOI:

\$92,239

Occupancy:

100%

Price/SF:

\$204

9140 E AVE

HESPERIA, CA

7-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY



7 UNITS
All 2 Bed / 1 Bath



ALL UNITS
Remodeled

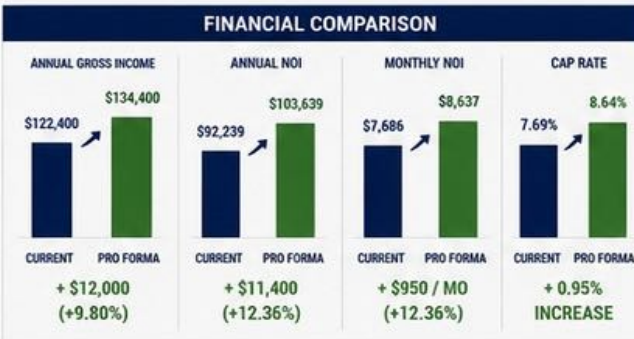


IMMEDIATE
Rent Upside



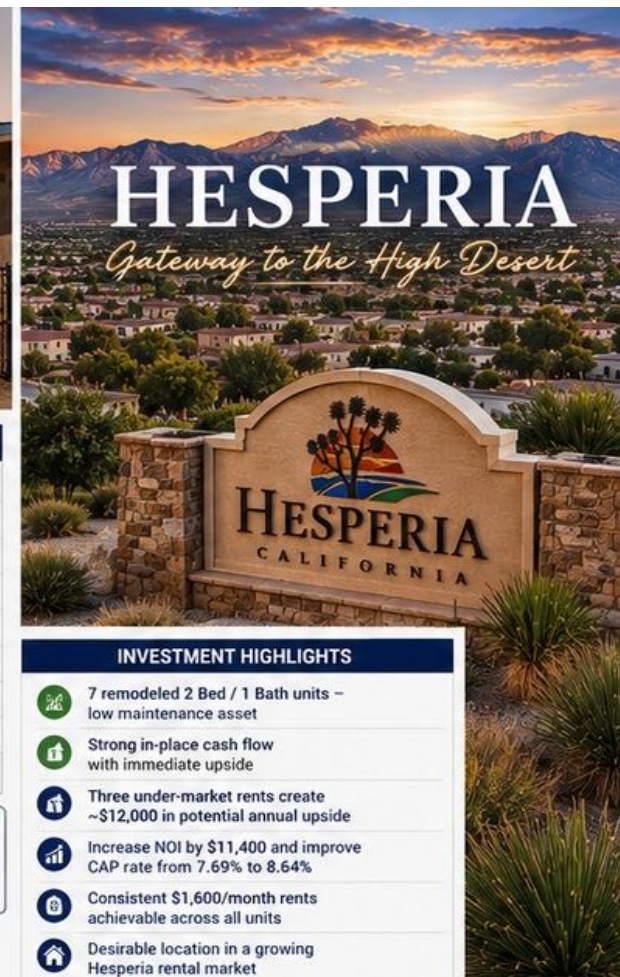
STRONG CASH FLOW
From Day One

INCOME & EXPENSE SUMMARY		
	CURRENT	PRO FORMA (RENT UPSIDE)
Gross Scheduled Income	\$122,400	\$134,400
Vacancy (5%)	(\$6,120)	(\$6,720)
Effective Gross Income	\$116,280	\$127,680
Total Operating Expenses	(\$30,161)	(\$24,041)
NET OPERATING INCOME (NOI)	\$92,239	\$103,639
Monthly NOI	\$7,686.58	\$8,636.58
CAP Rate	7.69%	8.64%
Annual Expenses	\$30,161	\$24,041



CURRENT RENT ROLL				
UNIT	BED / BATH	CURRENT RENT	PRO FORMA RENT	INCREASE
Unit 1	2 / 1	\$1,600	\$1,600	—
Unit 2	2 / 1	\$1,600	\$1,600	—
Unit 3	2 / 1	\$1,600	\$1,600	—
Unit 4	2 / 1	\$1,000	\$1,600	+\$600
Unit 5	2 / 1	\$1,400	\$1,600	+\$200
Unit 6	2 / 1	\$1,400	\$1,600	+\$200
Unit 7	2 / 1	\$1,600	\$1,600	—
TOTALS / AVERAGES		\$10,200	\$11,200	+\$1,000

By aligning three under-market units to \$1,600/month, a new owner can increase annual gross income by **\$12,000** and significantly improve cash flow.



- INVESTMENT HIGHLIGHTS**
- 7 remodeled 2 Bed / 1 Bath units – low maintenance asset
 - Strong in-place cash flow with immediate upside
 - Three under-market rents create ~\$12,000 in potential annual upside
 - Increase NOI by \$11,400 and improve CAP rate from 7.69% to 8.64%
 - Consistent \$1,600/month rents achievable across all units
 - Desirable location in a growing Hesperia rental market



CURRENT NOI
\$92,239
7.69% CAP RATE



PRO FORMA NOI
\$103,639
8.64% CAP RATE



VALUE-ADD UPSIDE
+\$11,400 NOI
+\$950 MORE PER MONTH



ACQUIRE TODAY. ENHANCE TOMORROW.
PROFIT FOR YEARS TO COME.
Immediate cash flow with clear upside potential through rent alignment. An exceptional opportunity in the high-demand Hesperia market.



PROPERTY PHOTOS

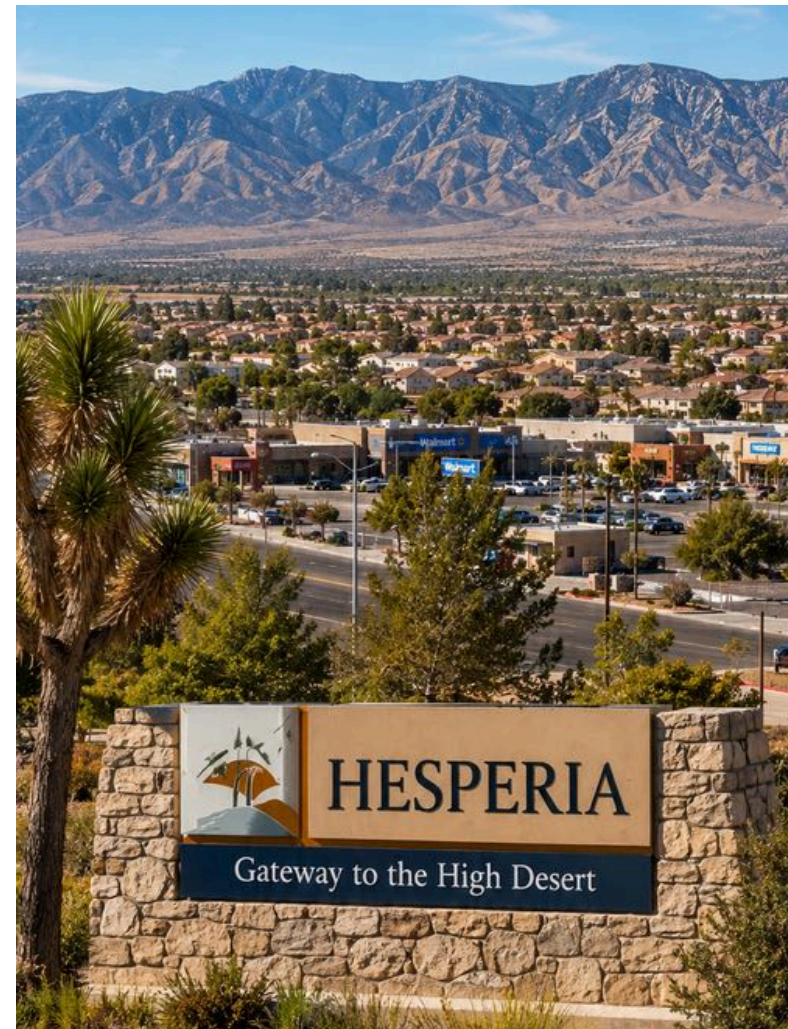




9140 E AVE, Hesperia CA

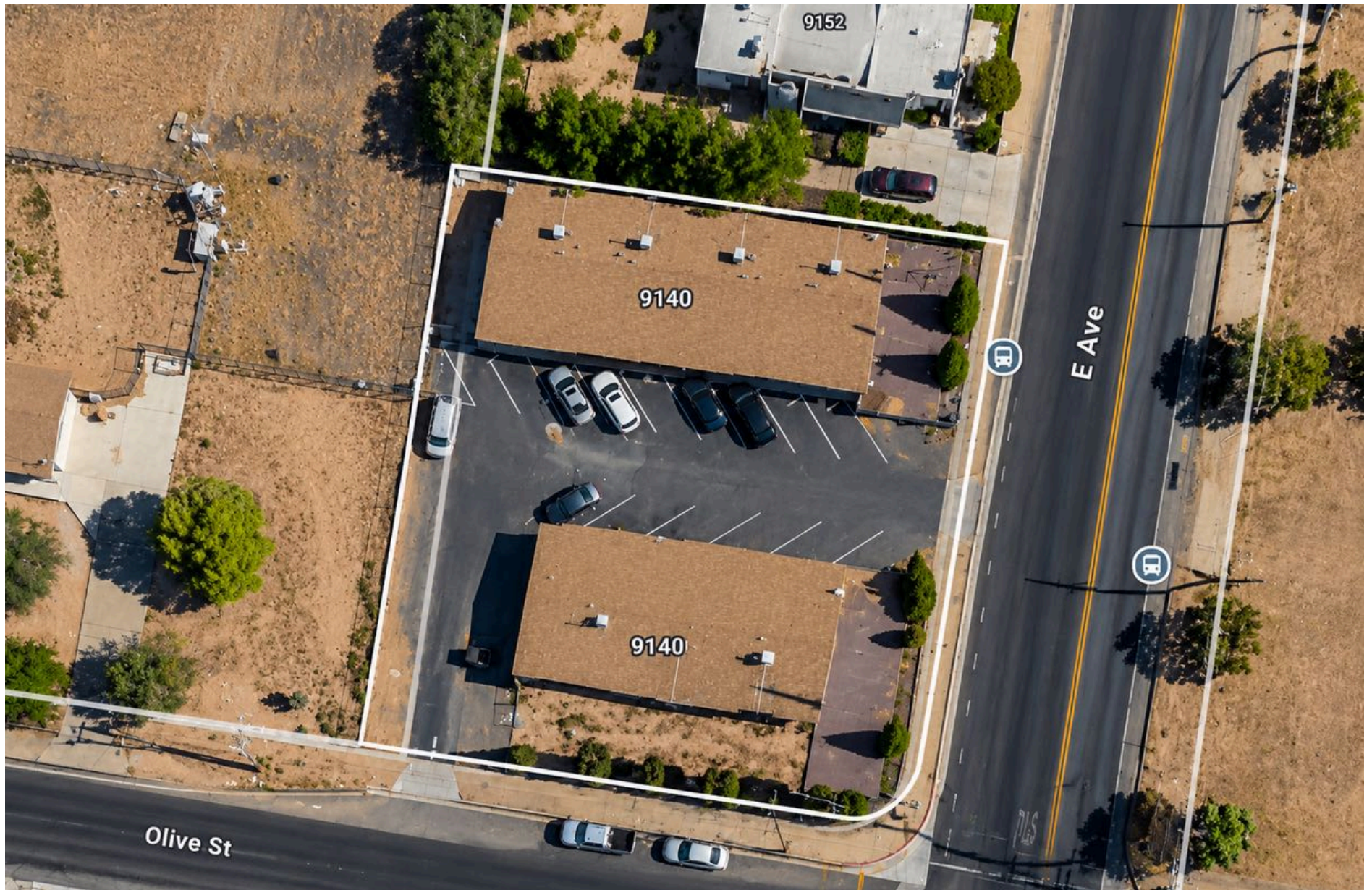


• 9140 E AVE, Hesperia CA



• 9140 E Ave, Hesperia CA

SITE PLAN



9140 E AVE, Hesperia CA

DEMOGRAPHIC SUMMARY



• 9140 E Ave, Hesperia CA

DEMOGRAPHIC SUMMARY

 **9140 E Ave**
Hesperia, California
Outer San Bernardino County

 **POPULATION**
(2 Mile Radius)
30,015
2025 Population

 **AVERAGE HOUSEHOLD SIZE**
(2 Mile Radius)
3.2
2025 Average

 **AVERAGE AGE**
(2 Mile Radius)
36
2025 Average

 **MEDIAN HOUSEHOLD INCOME**
(2 Mile Radius)
\$58,096
2025 Median

DEMOGRAPHIC SUMMARY				
	2 MILE	5 MILE	10 MILE	
 POPULATION				
	2025 Population	30,015	126,806	358,448
	2030 Population	30,351	128,838	364,839
	Growth 2025-2030	1.1%	1.6%	1.8%
	Average Age	36	38	37
 HOUSEHOLDS				
	2025 Households	9,220	38,954	106,933
	2030 Households	9,317	39,547	108,833
	Household Growth 2025-2030	1.0%	1.5%	1.8%
	Average Household Size	3.2	3.2	3.2
	Average HH Vehicles	2	2	2
	Median Household Income	\$58,096	\$73,300	\$76,284
 HOUSING				
	Median Home Value	\$367,624	\$405,719	\$410,603
	Median Year Built	1980	1988	1991

AREA HIGHLIGHTS

-  **Steady Population Growth**
Consistent growth across all radius levels
-  **Strong Household Base**
Over 38,000 households within 5 miles
-  **Above Average Incomes**
Strong median household income within the trade area
-  **Established Housing Market**
High median home values indicate a stable market



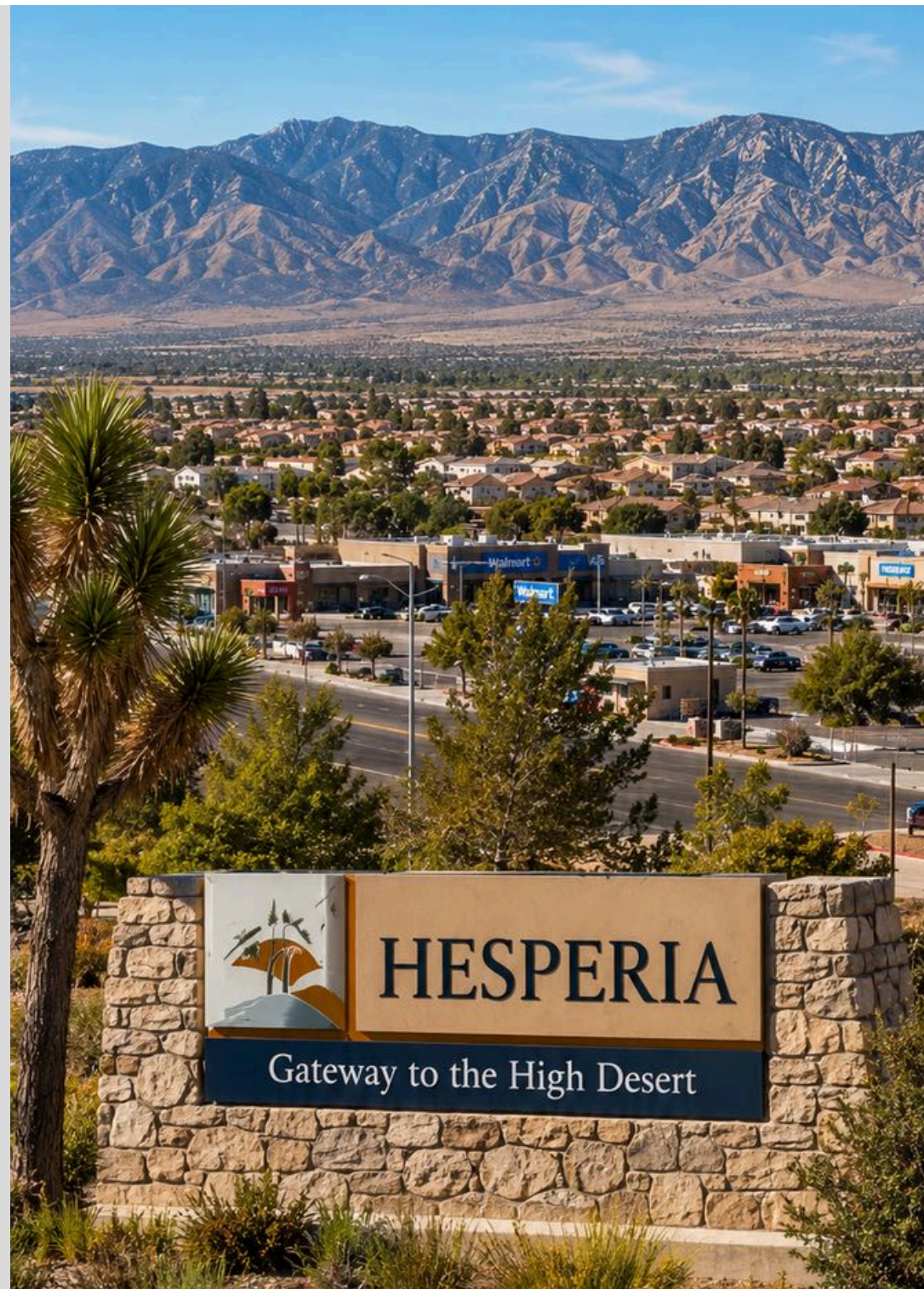
 **30,000+**
Residents
Within 2 Miles

 **\$73,300**
Median HH Income
Within 5 Miles

 **\$405,719**
Median Home Value
Within 5 Miles

 **1.6%**
Population Growth
2025-2030 (5 Mile)

LOCATION OVERVIEW



9140 E Ave, Hesperia CA

HESPERIA, CALIFORNIA

CITY OVERVIEW

Hesperia is a growing high desert city located in the heart of the Victor Valley in San Bernardino County. With a strategic location, affordable living, and a strong sense of community, Hesperia continues to attract families, businesses, and investors.



GROWING COMMUNITY

Steady population growth driven by affordable housing and quality of life.



STRATEGIC LOCATION

Centrally located in the Victor Valley with easy access to major highways.



ECONOMIC OPPORTUNITY

A diverse economy with growing industries and strong prospects for future development.



EDUCATION & COMMUNITY

Quality schools, parks, and community programs make Hesperia a great place to live.



OUTDOOR LIFESTYLE

Enjoy the beauty of the high desert with parks, trails, and year-round recreation.



2025 Population

30,015



Median Household Income

\$58,096



Median Home Value

\$367,624



Average Household Size

3.2



SHOPPING & DINING

A variety of retail, dining, and entertainment options nearby.



OUTDOOR RECREATION

Close to lakes, trails, and scenic destinations for outdoor enthusiasts.



STRONG COMMUNITY

Local government and community initiatives support a bright future.

Hesperia offers the perfect blend of small-town charm, natural beauty, and economic opportunity.

A GREAT PLACE TO LIVE, WORK, AND INVEST.

TRANSIT OVERVIEW

CONNECTED TO WHAT MATTERS

9140 E Ave offers convenient access to multiple transportation options, making commuting throughout the High Desert and beyond simple and efficient.

Whether traveling by bus, car, or train, residents benefit from strong regional connectivity and easy access to major employment and lifestyle destinations.



 **9140 E Ave
Hesperia, CA**



BUS TRANSIT

VICTOR VALLEY TRANSIT (VVTa)

Local bus service throughout Hesperia and the Victor Valley with convenient stops nearby.



0.2 MILES
3 MIN WALK



HIGHWAY ACCESS

I-15 FREEWAY

Easy access to I-15, the main north-south corridor connecting the High Desert to greater Southern California.



2.3 MILES
5 MIN DRIVE



COMMUTER RAIL

VICTOR VALLEY LINE

Connecting riders from the High Desert to Downtown San Bernardino and beyond via Metrolink.



7.5 MILES
12 MIN DRIVE



AIRPORT ACCESS

SOUTHERN CALIFORNIA LOGISTICS AIRPORT (INLAND EMPIRE AIRPORT)

Regional airport with growing service and convenient access for business and leisure travel.



24.0 MILES
25 MIN DRIVE

CONNECTIVITY HIGHLIGHTS



Central location in the Victor Valley with access to jobs, shopping, schools, and recreation.



Quick access to I-15 connects you to Barstow, Las Vegas, Ontario, and San Diego.



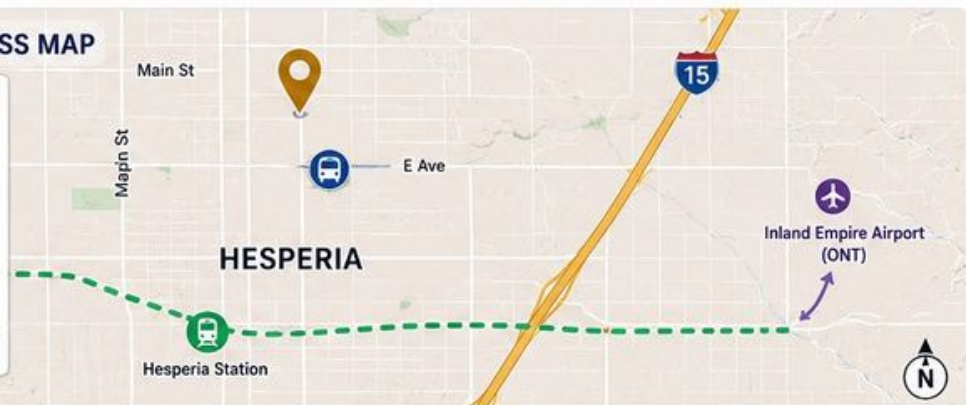
Metrolink service provides an alternative commute option to major employment hubs.



Close proximity to airports supports business travel and regional connectivity.

TRANSIT ACCESS MAP

-  Subject Property
9140 E Ave
-  Bus Stop
0.2 Miles
-  I-15 Freeway
2.3 Miles
-  Victor Valley Line
7.5 Miles
-  Inland Empire Airport
24.0 Miles



WELL CONNECTED. EASY COMMUTES. ENDLESS POSSIBILITIES.

Strategically located for convenience today and growth tomorrow.

NEARBY AMENITIES

EVERYDAY CONVENIENCE, RIGHT AROUND THE CORNER

9140 E Ave is ideally located near a wide range of amenities including shopping, dining, schools, parks, and essential services. Everything you need is just minutes away.



SHOPPING

The Mall of Victor Valley
1.8 Miles | 5 Min Drive



DINING

Multiple Restaurants
Within 1-2 Miles



GROCERIES

Stater Bros. Markets
1.6 Miles | 4 Min Drive



SCHOOLS

Hesperia Unified Schools
Within 1-3 Miles



PARKS & RECREATION

Hesperia Lake Park
3.2 Miles | 8 Min Drive



HEALTHCARE

Desert Valley Hospital
2.5 Miles | 7 Min Drive



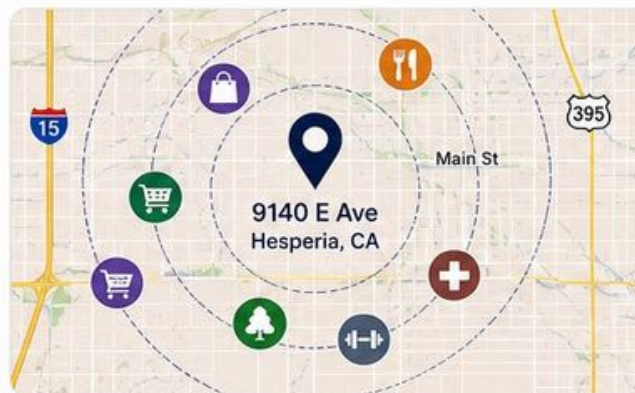
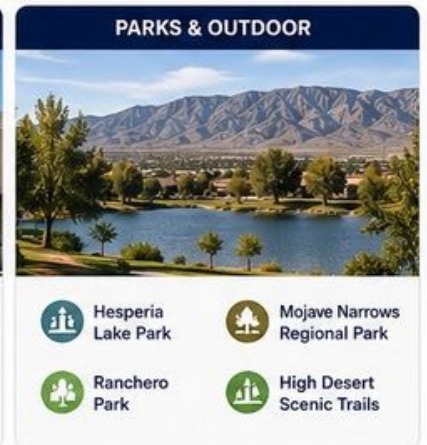
FITNESS

Planet Fitness
1.3 Miles | 4 Min Drive



COFFEE & CAFES

Starbucks, Dutch Bros & More
Within 1-2 Miles



CONVENIENCE THAT CONNECTS YOU

Whether you're running errands, grabbing a bite, or spending the day outdoors, everything you need is within easy reach from 9140 E Ave.



5 MIN
The Mall of
Victor Valley



4 MIN
Stater Bros.
Markets



8 MIN
Hesperia
Lake Park



7 MIN
Desert Valley
Hospital



4 MIN
Planet
Fitness



A PRIME LOCATION. ENDLESS POSSIBILITIES.

| Live where convenience meets opportunity.





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