

783 E. GRAND | POMONA

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REAL ESTATE INVESTMENTS



NOHCO | 783 E. GRAND AVE, POMONA, CA 91766

MLS #OC25147948

\$1,195,000 | 3 UNITS POMONA

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Stunningly 3bd Home plus ADU & JADU with Front home Delivered Vacant! This beautifully upgraded property totals 2,085sf, comprised of a front 3/2 house, a 1/1 ADU, and a studio JADU—thoughtfully remodeled with high-end finishes and modern systems - In 2023, New Roof, 400 Amp Electrical, Copper Plumbing, & Sewer Lines.

The main 3/2 house is 1,184sf, will be delivered vacant, and is bright & airy throughout featuring real hardwood flooring, dual pane windows w/ blinds, recessed lighting, and central air/heat. The stylish kitchen offers shaker cabinetry, quartz countertop, stainless steel appliances, a custom tile backsplash, and sleek black modern finishes. Both the primary & hallway baths have been tastefully designed, and all the bedrooms are spacious and equipped with ceiling fans. Ample natural light, generous storage, and dedicated laundry area complete this upgraded home.

The 645sf ADU and 256sf JADU are currently rented with stable tenants, and both units offer spacious layouts with an open concept kitchen that flows into big living areas with luxury vinyl flooring throughout, sliding doors, recessed lighting, mini split AC units; and each with full bathrooms with cute vanities, custom tiles, and big walk in showers.

On an impressive 7,631sf lot zoned R3, the front & back yards have been impeccably landscaped with artificial lawn, drought tolerant plants, and a beautiful pergola on a nice concrete pad for the ultimate common area to relax and host gatherings. Other notable features include tankless water heaters, separate electrical meters, drip irrigation system, an automated gate for added security, an extended driveway for maximum parking, and a 2 car garage that will also be delivered empty for a new owner.

Situated in a quiet Pomona neighborhood near Washington Park Community Center, local schools, and just minutes from Downtown, Pomona College, LA County Fairgrounds, and Bonelli Park.

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STUNNING BACKYARD

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PROPERTY PHOTOS

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PHOTOS - FRONT 3/2 HOUSE

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PHOTOS - 1/1 ADU

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PHOTOS - JADU STUDIO

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RENT ROLL

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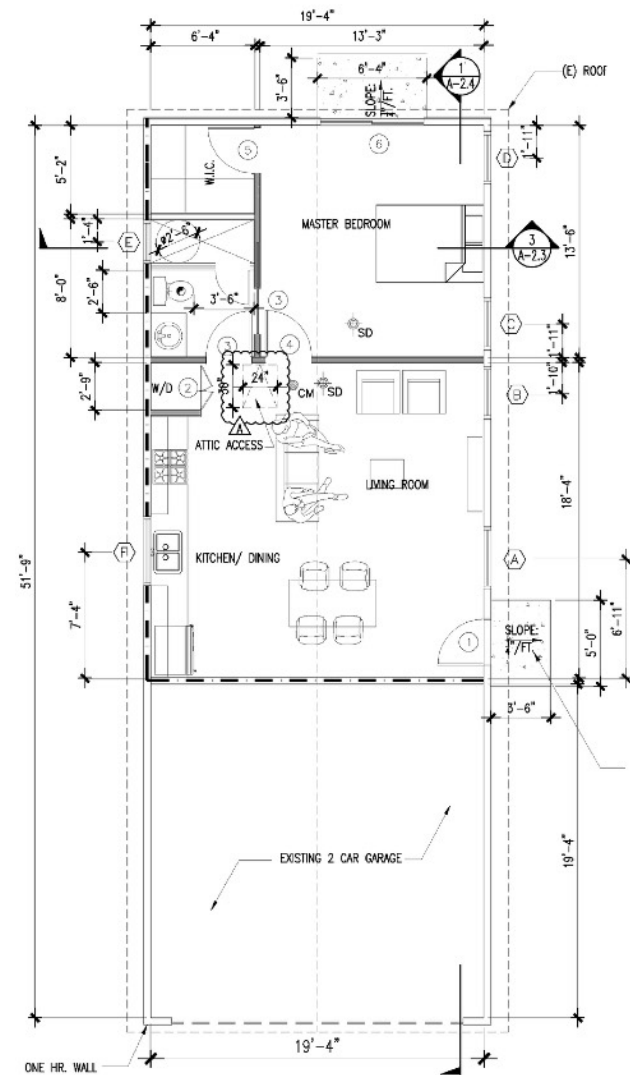
UNIT #	TYPE	SIZE	TENANT	CURRENT RENTS	MARKET RENTS	DEPOSIT	LEASE START	TERM
Front	3+2	1,184	Vacant	\$0	\$3,000	-	-	-
ADU	1+1	645	Tenant	\$2,100	\$2,100	\$2,200	9/1/25	-
JADU	0+1	256	Tenant	\$1,450	\$1,450	\$1,450	11/1/25	-
TOTAL	3	2,085		\$3,550	\$6,550	\$3,650		



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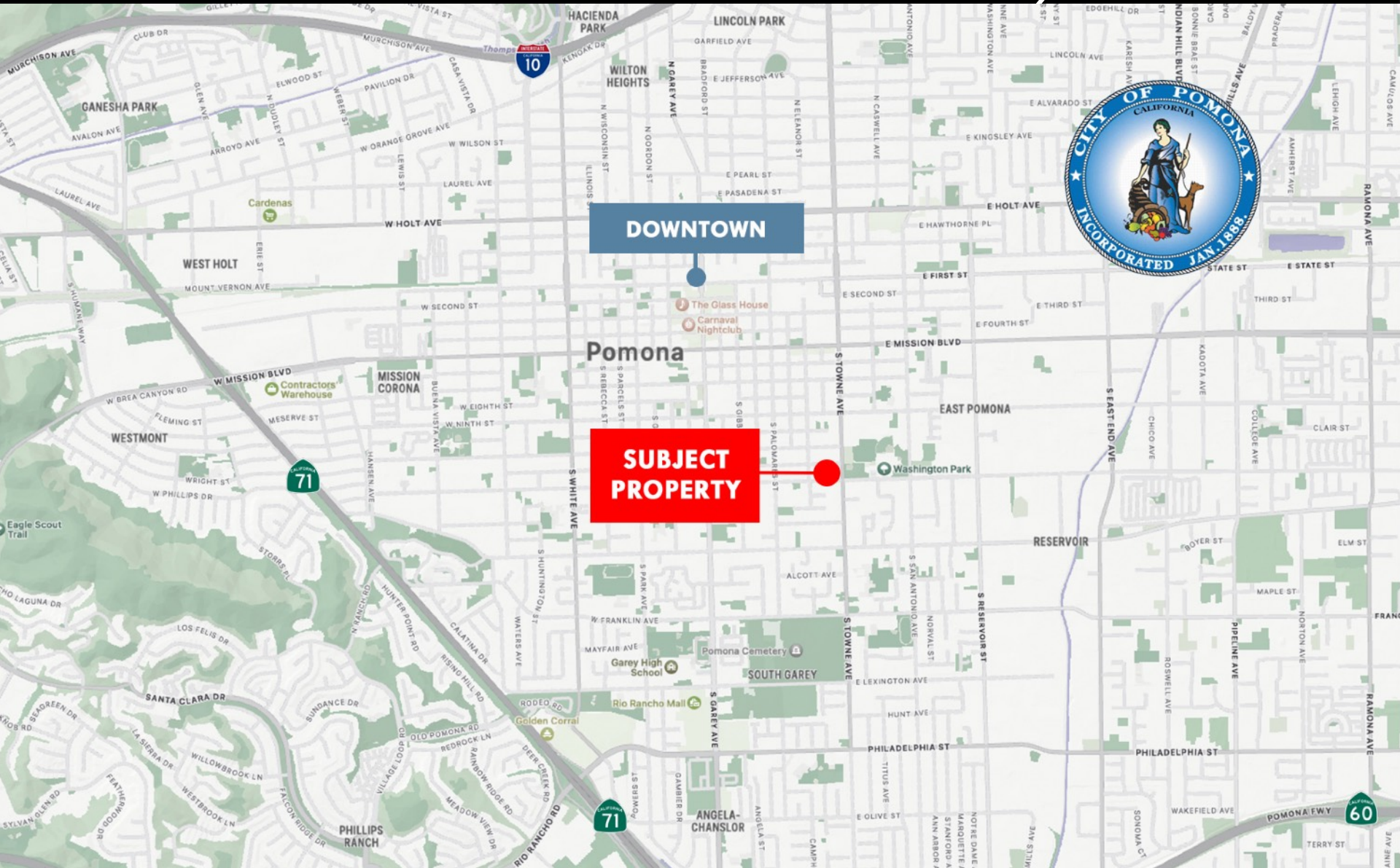
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LOCATION MAP

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POMONA, CA (LOS ANGELES COUNTY)

Pomona, California, is a diverse city in Los Angeles County, known for its strong sense of community, rich cultural history, and educational institutions, including Cal Poly Pomona. It's a commuter city with a well-developed transit system and is located about 30 miles east of Los Angeles. The city boasts a vibrant arts scene, charming downtown area, and hosts the annual Los Angeles County Fair.

Today, Pomona is the seventh largest city in Los Angeles County, with a population of over 151,000 residents. Pomona boasts a progressive economy, business opportunity, and a strong workforce with attractive shopping, recreational, and real estate offering. The Pomona Valley had been a fruitful valley in the past and is now fruitful from the strength and efforts of its people. With a vision to promote harmonious diversity and economic prosperity, Pomona is vibrant community with progressive citizens leading, testing the limits of progress, and striving to provide a high quality of life for all of Pomona.

EXCLUSIVELY LISTED BY

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Bachelors Degree from University of California, Irvine (2002)



Sold \$750M in Transactions



Residential/Residential Income
Apartments/Multi-Family
Retail/Shopping Centers
Owner-User/SBA Financing
Office/Industrial
1031 Exchange/NNN

