

# \$1,525,000 - 252 San Francisco, Pomona

MLS® #CV25268258

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## \$1,525,000

8 Bedroom, 6.00 Bathroom,  
Residential Income on 0 Acres

N/A, Pomona,

We are pleased to present for sale this turnkey 6-unit multifamily asset that delivers immediate cash flow with a 6.53% current CAP rate, 10.48 GRM, and rare seller financing offered at 40% down, 6.25% interest-only, due in 4 years, generating a projected 7% cash-on-cash return. The property consists of (2) renovated 2BD/1BA units and (4) renovated spacious 1BD/1BA units, with the majority being single-story construction—a feature highly preferred by renters and ideal for long-term durability. Each unit has been extensively upgraded with luxury finishes and includes individual washer/dryer hookups, enhancing tenant satisfaction and rental demand. Additional income and value-add potential come from (5) onsite garages—perfect for extra storage income or potential ADU conversions (Buyer to verify with city)—plus (3) open parking spaces. With strong in-place financials, modernized units, and flexible, attractive financing terms, this property is an exceptional opportunity for investors seeking stable cash flow, built-in upside, and a high-performing asset in a strong rental market.



Built in 1937

## Essential Information

MLS® #	CV25268258
Price	\$1,525,000

Bedrooms	8
Bathrooms	6.00
Acres	0.18
Year Built	1937
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Kristopher German
Listing Office	RE/MAX 2000 REALTY

### **Community Information**

Address	252 San Francisco
Area	687 - Pomona
Subdivision	N/A
City	Pomona
County	Los Angeles
Zip Code	91767

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	8
Parking	Door-Single, Garage
# of Garages	5
Garages	Door-Single, Garage
View	None
Pool	None

### **Exterior**

Lot Description	SixToTenUnitsAcre
Roof	Shingle

### **Interior**

Fireplaces	None
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	December 1st, 2025
Days on Market	73

Zoning                    POR4YY

Short Sale                N

RE / Bank Owned        N

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