

\$12,500,000 - 8021 Mango Avenue, Fontana

MLS® #IV24168540

\$12,500,000

3 Bedroom, 3.00 Bathroom,
Residential Income on 2 Acres

N/A, Fontana,

True value-add opportunity by replacing current below market rents & continuing unit renovations. / 6.25% ProForma Cap Rate / ProForma Rents will be achieved with new lease ups. / Rents for subject property are approximately 40% under market per recent rental survey conducted. / Excellent Unit Mix of 70% 2-Bedroom, 2- Bathroom Units (40), & 30% 1-Bedroom, 1- Bathroom Units (16).

First time to the market in 30+ years. True value-add opportunity, with rents for subject property being approximately 40% under market. Welcome to this exceptional 56-unit apartment building the Mango Tree Apartments, ideally located in the heart of Fontana, CA. Built in 1985 and set on a generous 2.43-acre lot, this property offers a perfect blend of comfort and convenience for residents. The community features 16 spacious one-bedroom, one bathroom units and 40 two-bedroom, two-bathroom units. Residents benefit from private balconies, perfect for relaxing and enjoying the surroundings.

Built in 1985

Essential Information

MLS® #	IV24168540
Price	\$12,500,000
Bedrooms	3



Bathrooms	3.00
Acres	2.43
Year Built	1985
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Albert Le
Listing Office	LE INVESTMENT GROUP

Community Information

Address	8021 Mango Avenue
Area	264 - Fontana
Subdivision	N/A
City	Fontana
County	San Bernardino
Zip Code	92336

Amenities

Parking Spaces	56
Has Pool	Yes
Pool	Community

Exterior

Lot Description	TwentySixToThirtyUnitsAcre
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Interior

Fireplaces	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	August 10th, 2024
Days on Market	159
Short Sale	N
RE / Bank Owned	N

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