

# Agent Summary Report

Listings as of 01/20/23 at 10:01am

**Sold 12/27/22**      **Listing # 575476**      **3231 N Van Ness Blvd, Fresno, CA 93704-4642**      **Listing Price: \$1,600,000**  
**County: Fresno**      **Cross St: Shields/Van Ness**



<b>Property Type</b>	Multi Family	<b>Property Subtype</b>	5 to 15 Units
<b>Area</b>	704		
<b>Beds</b>	10	<b>Approx Square Feet</b>	8400 Tax Records
<b>Baths</b>	9	<b>Price/Sq Ft</b>	\$158.33
<b>Year Built</b>	1961	<b>Lot Sq Ft (approx)</b>	14400 ((Tax Records))
<b>APN</b>	43530409	<b>Lot Acres (approx)</b>	0.3306
		<b>DOM/CDOM</b>	171/171

**Owner Name** Trevor, Holly, & John Clinard

**Showing Instr.** subject to walk through within 3 days after acceptance

**Additional Pictures**

**School District**      Fresno Unified      **HIGH** Fresno      **JRHI** Hamilton      **GRAD** Hamilton

**Directions** From Shields/Van Ness: Travel north on Van Ness about 50 yards, property is on the corner of Van Ness and Andrews.

**Marketing Remark** Realty Concepts is proud to present 3231 N Van Ness Blvd, a 6 unit townhome apartment complex on beautiful Van Ness Ave. Located on the border of Old Fig Garden and the Fresno High area, this property is perfect for any investor who desires pride of ownership. Currently, each unit is rented to long term tenants who are on month-to-month leases, the next owner has the option of keeping the property for long term tenants or converting into short term tenancy (i.e. posting on AirBnb). This property has the potential to achieve a 9.33% cap rate as a short term rental. The Property consists of four 2 bedroom, 1.5 bath units and two 1 bedroom, 1.5 bath units. This property features a sparkling pool, indoor coin-op laundry room, HVAC in each unit, and reserved parking for each unit. Each unit averages 1400 sqft and is across the street from Gazebo Gardens, a very poplar food truck park and beer garden.

\*Bedroom/Bathroom count differs from tax records, buyer to verify if important\*

**Agent-Only Rmrks** Seller will consider all offers and is willing to be creative to get the deal done. Rent Roll, Actual financials, pro-forma and short term rental pro-forma attached to MLS. Rents will be raised June 1, all new rents on RR as well as market rents. Buyer to cooperate with sellers 1031 exchange at no cost to buyer. \*Bedroom/Bathroom count differs from tax records, buyer to verify if important\*

**Commission** 2.75%

**Variable Rate** No

**Listing Agent** Jeffrey D Zimmerman (ID:22601) Primary:559-250-8333 Secondary:559-490-1500

**Listing Office** Realty Concepts, Ltd. (ID:630) Phone: 559-490-1500, FAX: 559-225-3465

**Selling Price** \$1,330,000

**Selling Agent** Rama Ambati (ID: 4295) Phone: 559-360-6036

**Selling Co-Agent**

**Financing** Conventional

**Selling Date** 12/27/22

**Selling Office** Ambati Properties (ID: 82154) Phone: 559-360-6036

**Selling Co-Office**

**Selling Comments**

**SP % LP** 83.13

*Presented By: Linda Lean Lic: 01512133 / Ambati Properties Phone: 559-862-8860 Office Lic.: 01973216*

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U.S. Patent 6,910,045

Any offers of compensation are made only to participants of the MLS where the listing is filed.