

Client Detail Report

Listings as of 07/26/22 at 9:29am

Sold 10/18/21 **Listing # 561509** **1257 N Van Ness Ave, Fresno, CA 93728-1952** **Listing Price: \$899,000**
County: Fresno **Cross St: E McKinley/ N Van Ne**



Property Type	Multi Family	Property Subtype	5 to 15 Units
Area	728		
Beds	8	Approx Square Feet	5032 Tax Records
Baths	7	Price/Sq Ft	\$170.41
Garage Spaces	7		
Year Built	1941	Lot Sq Ft (approx)	10500 ((Tax Records))
APN	45127104	Lot Acres (approx)	0.2410
DOM/CDOM	92/92		

[See Additional Pictures](#)

School District Fresno Unified **HIGH** Fresno **JRHI** Fort Miller **GRAD** Heaton

Directions CA-41 S, Take exit 129 to McKinley Ave, Turn right onto E Olive Ave, Turn right onto N Van Ness Ave, Subject property will be on the left
Marketing Remark Looking for a great investment property? Check out this Tower District charmer! Spanish style apartments, tile roofs with a huge inner courtyard, all 7 units have enclosed garages. The interior has tons of architectural charm with built-ins and hardwood floors. Laundry room with coin machines for extra income. DO NOT WALK THE GROUNDS, DRIVE BY ONLY and do not disturb the tenants. make offers subject to walk through inspection.

Selling Information

Pending Date	09/23/21	Selling Date	10/18/21
Selling Price	\$857,500		
SP % LP	95.38		

Total Units	7	REO/Bank Owned	No
Occupant Type	Tenant	Phone To Show	559-4002823
Schools Comment	Buyer to verify		

General Information

Region	Urban	Stories	Two
Roofing	Tile	Exterior	Stucco
Sewer/Water	Public Water	Gas & Electric	Public Utilities
Documents Available	Leases, Profit & Loss, Cash Flow Analysis	Supra	No
		Lockbox	

Property Features

Garage Type	Detached	Foundation	Both
Special Features	Security Gate	Yard	Fenced, Mature Landscape
Total Buildings	2		

Unit Features

Heat/Cool	Window or Wall A/C	Fireplace	None
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Financial Data

Annual Income	\$62700.00	Annual Expense	\$26385.00
Net Income	\$36315.00	Tenant Pays	Electricity, Cable TV
Includes	Unit Rent, Laundry	Expenses	Management, Gardener, Maintenance/Repair, Insurance, Electric, Water, Sewer, Taxes
Sources of Inc/Exp	Owner	2nd Loan Type	Non-Assumable
Sale/Options	Total Parcel Only		

1259 Occupied: Yes **Square Feet:** 0
Unit #: **Identical Units:** 0
Bedrooms 1

Rent: 775.00
Bathroom 1

1261 Occupied: Yes **Square Feet:** 0
Unit #: **Identical Units:** 0
Bedrooms 1

Rent: 725.00
Bathroom 1

1263 Occupied: Yes **Square Feet:** 0
Unit #: Identical Units: 0 **Rent:** 825.00
Bedrooms 2 **Bathroom** 1

1265 Occupied: Yes **Square Feet:** 0
Unit #: Identical Units: 0 **Rent:** 700.00
Bedrooms 1 **Bathroom** 1

1257 Occupied: Yes **Square Feet:** 0
Unit #: 1 Identical Units: 0 **Rent:** 725.00
Bedrooms 1 **Bathroom** 1

1257 Occupied: Yes **Square Feet:** 0
Unit #: 2 Identical Units: 0 **Rent:** 700.00
Bedrooms 1 **Bathroom** 1

1257 Occupied: Yes **Square Feet:** 0
Unit #: 3 Identical Units: 0 **Rent:** 700.00
Bedrooms 1 **Bathroom** 1

Presented By:

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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.

