

Client Detail Report

Listings as of 07/26/22 at 9:32am

Sold 12/02/21 **Listing # 563182** **825-835 E Pine Ave, Fresno, CA 93728-1842** **Listing Price: \$1,100,000**
County: Fresno **Cross St: Wishon**



Property Type	Multi Family	Property Subtype	5 to 15 Units
Area	728	Approx Square Feet	4152 Tax Records
Beds	6	Price/Sq Ft	\$199.60
Baths	6	Lot Sq Ft (approx)	12300
Garage Spaces	7	Lot Acres (approx)	0.2824
Year Built	1941		
APN	45111307		
DOM/CDOM	118/118		

[See Additional Pictures](#)

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

Directions From Wishon go E on Pine, property on L

Marketing Remark NEW PRICE! This rare find is truly a Tower District charmer! 6 units all with garages, gas fireplaces, washer and dryers, dual pane Milgard windows. Excellent walkability to many stores and restaurants. This complex has exterior LED lighting throughout the grounds. Hardwood floors in all units. The pride of ownership is obvious and anyone would be proud to own this classic piece of the Tower.

Selling Information

Pending Date	11/11/21	Selling Date	12/02/21
Selling Price	\$828,750		
SP % LP	75.34		

Total Units	6	REO/Bank Owned	No
Occupant Type	Tenant	Phone To Show	559-6818393

General Information

Region	Urban	Stories	One
Roofing	Composition (comp/shingle)	Exterior	Stucco
Front of	South	Sewer/Water	Public Water
House Faces		Supra Lockbox	No
Gas & Electric	Public Utilities		

Property Features

Garage Type	Attached	Additional Parking	One Space per Unit (6 to 10 spaces in total & street pkg to)
Foundation	Wood Subfloor	Yard	Sprinkler - Front, Sprinkler - Back
Total Buildings	3		

Unit Features

Heat/Cool	Central Heat/Cool	Fireplace	All Units
Stove	All units	Refrigerator	All Units
Dishwasher	All Units	Disposal	All units
Disabled Features	One Level Floor		

Financial Data

Annual Income	\$56580.00	Annual Expense	\$5544.00
Net Income	\$51036.00	Tenant Pays	All Utilities
Income Includes	Unit Rent	Expenses Include	Gardener, Gas, Electric, Water, Sewer
Sources of Inc/Exp	Owner	1st Loan Type	Free & Clear

1 **Occupied:** No **Square Feet:** 688
Unit #: **Identical Units:** 0
Bedrooms 1

Rent: 0.00
Bathroom 1

2 **Occupied:** No **Square Feet:** 688

Unit #: Identical Units: 0 Rent: 0.00

3 Occupied: No Square Feet: 688
Unit #: Identical Units: 0 Rent: 0.00

4 Occupied: No Square Feet: 688
Unit #: Identical Units: 0 Rent: 0.00
Bedrooms 1 Bathroom 1

5 Occupied: No Square Feet: 688
Unit #: Identical Units: 0 Rent: 0.00

6 Occupied: No Square Feet: 688
Unit #: Identical Units: 0 Rent: 0.00

Presented By:

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U.S. Patent 6,910,045



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