



Lancaster Residential Portfolio

Portfolio of 19 Properties for Sale

Guy Shani

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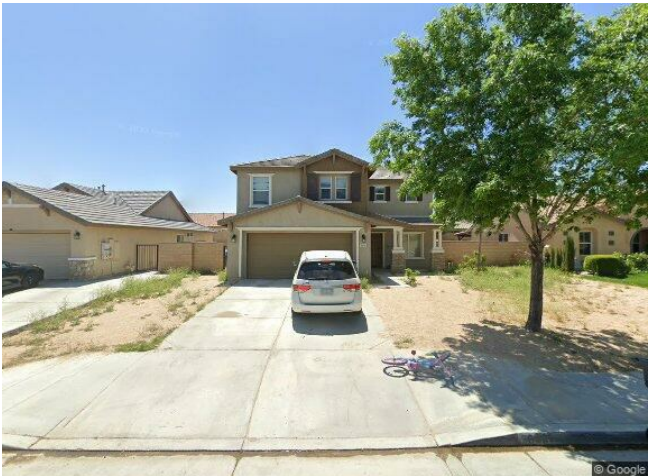
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\$7,199,000

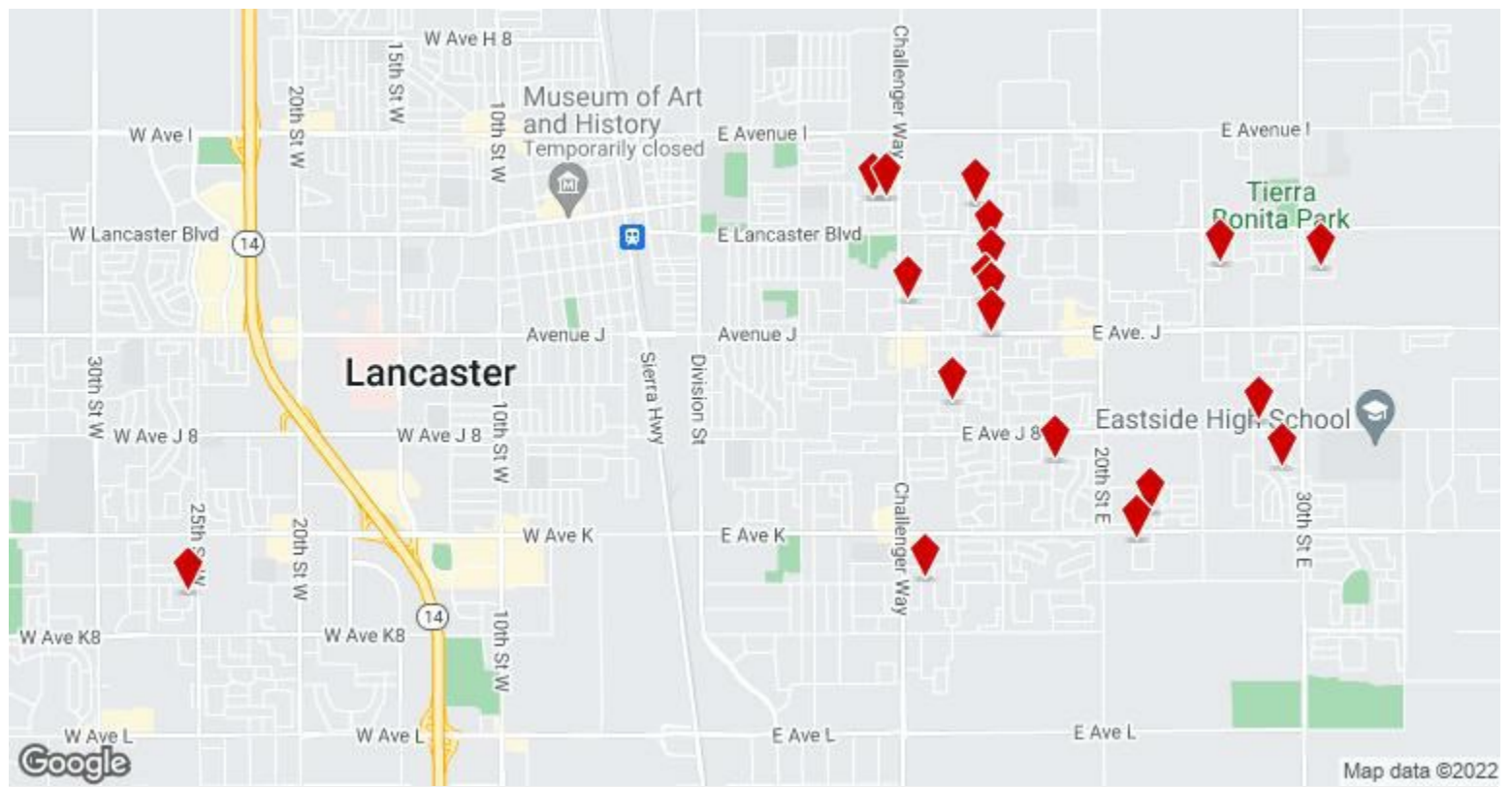
A rare opportunity to buy a residential portfolio in Lancaster, CA, the homes are rented mainly to the Section 8 tenant and the rent is constantly increasing....

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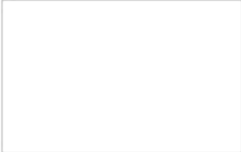
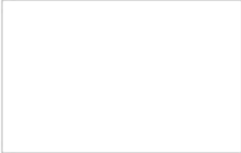
- Excellent long-term income and appreciation opportunity.
- Zero default rate and No vacancy!
- Approximately 20% below the market value of similar properties on the MLS.



Price:	\$7,199,000
Price / SF:	\$193.65 / SF
Cap Rate:	6.72%
Sale Type:	Investment
Status:	Active
Number of Properties:	19
Total Building Size:	37,175 SF



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Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 43402 11th St E, Lancaster, CA	Specialty	2,244		
 43848 17th St E, Lancaster, CA	Specialty	2,206		
 43633 22nd St E, Lancaster, CA	Specialty	1,945		
 1160 E Avenue J6, Lancaster, CA	Specialty	1,566		
 44512 Benald St, Lancaster, CA	Specialty	2,289		
 1003 Caperton St, Lancaster, CA	Specialty	1,909		

	44009 Dahlia St, Lancaster, CA	Specialty	1,917
	44359 Fenhold St, Lancaster, CA	Specialty	1,120
	44455 Fenhold St, Lancaster, CA	Specialty	2,289
	44613 Fenhold St, Lancaster, CA	Specialty	2,043
	44751 Fenhold St, Lancaster, CA	Specialty	2,289
	43337 Fenner Ave, Lancaster, CA	Specialty	1,542
	43546 Grange St, Lancaster, CA	Specialty	1,569
	1305 Landsford St, Lancaster, CA	Specialty	1,745
	821 Langhorn St, Lancaster, CA	Specialty	1,574
	855 Langhorn St, Lancaster, CA	Specialty	1,698
	2541 E Norberry St, Lancaster, CA	Specialty	2,640
	3046 E Norberry St, Lancaster, CA	Specialty	2,100



2804 San Ramon Dr,
Lancaster, CA

Specialty

2,490