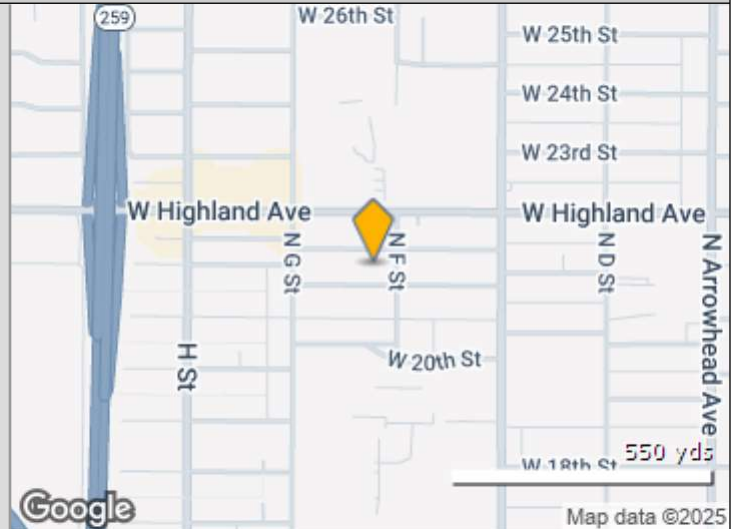


**622 W 21st St - Casa Serena****SOLD****1****San Bernardino, CA 92405**

Sale on 2/1/2024 for \$2,442,000 (\$223.54/SF; \$152,625/Unit) - Research Complete

16 Unit, 10,924 SF Class C Apartments Building Built in 1960

**Buyer & Seller Contact Info**Recorded Buyer: **Burtal 21st Street Partners Llc**True Buyer: **Daniel Talamantes**  
**Daniel Talamantes**8426 La Vela Ave  
Whittier, CA 90605  
(562) 665-2066Buyer Type: **Individual**Buyer Broker: **Marcus & Millichap**  
**David Covarrubias**  
(909) 456-7035  
**Douglas McCauley**  
(626) 695-6776Recorded Seller: **Oft Trade Llc****Pwr Trade Llc**True Seller: **Joe OKeefe****Joe OKeefe**2525 Camino Del Rio S  
San Diego, CA 92108Seller Type: **Individual**Listing Broker: **Marcus & Millichap**  
**David Covarrubias**  
(909) 456-7035  
**Douglas McCauley**  
(626) 695-6776  
**Joseph Hamilton**  
(909) 456-3490**Transaction Details**

ID: 6653316

Sale Date: **02/01/2024**Escrow Length: **-**Sale Price: **\$2,442,000-Confirmed**Asking Price: **-**Price/SF: **\$223.54**Price/AC Land Gross: **\$5,320,261.44**Percent Leased: **100.0%**GRM/GIM: **-/-**Actual Cap Rate: **5.29%**Transfer Tax: **\$2,686.20**Sale Type: **Investment**Bldg Type: **Apartments**Year Built/Age: **Built in 1960 Age: 64**RBA: **10,924 SF**Land Area: **0.46 AC (19,994 SF)**Percent Improved: **77.5%**Total Value Assessed: **\$313,088 in 2023**Improved Value Assessed: **\$242,643**Land Value Assessed: **\$70,445**Land Assessed/AC: **\$153,474**Parcel No: **0145-021-04**

**622 W 21st St - Casa Serena****SOLD**

16 Unit, 10,924 SF Class C Apartments Building Built in 1960 (con't)

Document No: **024521**

Sale History: **Sold for \$2,442,000 (\$223.54/SF; \$152,625/Unit) on 2/1/2024**  
**Sold on 1/2/2020**  
**Sold for \$210,000 (\$19.22/SF; \$13,125/Unit) on 7/30/1996**

# Units: **16**  
 Avg Unit Size: **637 SF**  
 SF of all Units: **10,200**

Price/Unit: **\$152,625**  
 Avg Rent/Unit/Mo: **\$981**  
 Avg Rent/SF/Mo: **\$1.54**

**UNIT MIX AT TIME OF SALE**

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	10	62.5	600	0	\$940	\$940	\$1.57	\$1.57	\$937	\$937	\$1.56	\$1.56	0.3%
2/1.0	6	37.5	700	0	\$1,004	\$1,004	\$1.43	\$1.43	\$1,001	\$1,001	\$1.43	\$1.43	0.3%

**CONCESSIONS BY UNIT MIX AT SALE**

Units					Concessions			
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %	
1/1.0	10	62.5	600	0	-	\$3.00	0.3%	
2/1.0	6	37.5	700	0	-	\$3.00	0.3%	

**Transaction Notes**

Oft Trade LLC (50%) and Pwr Trade LLC (50%) sold a 10,924 SF multi-family building to Burtal 21st Street Partners Llc for \$2,442,000, or \$152,625 per unit.

The information in the comparable has been verified by the listing/buyer broker.

**Current Building Information**

ID: 4008674

Bldg Type: **Apartments**      Bldg Status: **Built in 1960**  
 # Units: **16**      Bldg Size: **10,924 SF**  
 # of Bldgs: **1**      Stories: **2**  
 Avg Unit Size: **637 SF**      Typical Floor Size: **7,282 SF**  
 Units per AC: **34**      Rent/SF/Yr: **-**  
 Avg Vacancy: **0.0%**      Elevators: **0**  
 Bldg Vacant: **0 SF**  
 Owner Type: **Individual**  
 Zoning: **RU-2, San Bernardino**  
 Land Area: **0.46 AC**

Parking: **16 Covered Spaces are available; 16 free Surface Spaces are available; Ratio of 2.93/1,000 SF; 2.00/Unit**  
 Expenses: **2021 Tax @ \$253.68/Unit**  
 Site Amenities: **Heating, Oven, Range, Security System**

**Location Information**

Metro Market: **Inland Empire (California)**  
 Submarket: **San Bernardino MF/Downtown San Bernardino M**  
 County: **San Bernardino**  
 CBSA: **Riverside-San Bernardino-Ontario, CA**  
 CSA: **Los Angeles-Long Beach, CA**  
 DMA: **Los Angeles, CA-NV**