



## 4 UNIT RESIDENTIAL INCOME PROPERTY \$949,888.00

(1)Three Bed/2 ba. (2)Two Bed/2 Ba (1) Two bed/1ba

7433 Napa Court , Rancho Cucamonga CA 91730

MLS:TR18226476 PRICE:\$939,000.00

Bedrooms: 9  
Full Baths: 7  
HOA: 504.00  
Parking: 8 Cars  
Floors: 2

Subdivision: res income  
Year Built: 1976  
Lot Size: 8293  
Sqft: 3746

### PROPERTY FEATURES:

- Fireplace
- Breakfast nook
- Washer
- Balcony, Deck, or Patio
- Living room
- Dishwasher
- Dryer
- Swimming pool
- Dining room
- Stove/Oven
- Laundry area - inside

### OTHER FEATURES:

- HOA COMMUNITY POOL
- HOA PAY FOR LAWN MAINTENANCE
- HOA PAY FOR COMMON PARKING
- SCHEDULED EST INC: \$65,800.
- ALL OCCUPANTS LONG TERM
- INCLUDES COIN LAUNDRY ROOM
- GREAT AREA ON CUL DE SAC

### PROPERTY DESCRIPTION:

THIS 4 PLEX IS A PERFECT INVESTOR BUY ALL UNITS RENTED (3/2-2/2-2/2-2/1) & VERY WELL CARED FOR. 3 BEDROOM UNIT HAS A FIREPLACE ALL UNITS HAVE 1 CARPORT + 1 PARKING IN ADDITION TO COMMON AREA PARKING BUILDING. BUILDING PROVIDES TENANTS A COIN OP LAUNDRY ROOM. ALL UNITS RENTED WITH LONG TERM TENANTS. LOCATED WITHIN THE CREEKSIDE HOA WITH POOL.

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