

# DOWNTOWN FRESNO - APPROX 17K SQ FT OFFICE SPACE

Lightning International

Esti Barak · (559) 233-9600 · barak@middleeastconnection.org



**1759 Fulton St**  
Fresno, CA

<b>County:</b>	Fresno
<b>Property Type:</b>	Office Office Building
<b>Building Size:</b>	17,286 SF
<b>Building Class:</b>	C
<b>Lot Size:</b>	22,500 SF
<b>Price:</b>	\$875,000
<b>Price/SF</b>	\$50.62
<b>Status:</b>	In Contract
<b>LoopNet ID:</b>	14053028

<http://listing.loopnet.com/14053028>

## Property Description

Walking distance to downtown, Courthouse, Federal Buildings. Zoned C-4. Over 17,000 sq. ft. and more than 50 private offices with parking, new roof and exterior paint. Seller will deliver totally rehabbed with tenant improvements to buyer specifications for \$1,500,000. Owner will consider carrying with 20% down.

## Location Description

Corner of Fulton and San Joaquin St. West of Van Ness. Good location for law offices, medical or office building.



■ Close to downtown

■ Seller will rehab to meet buyer's requests

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**3445 E. Clay**  
Fresno, CA

**County:** Fresno  
**Property Type:** Multifamily  
Duplex/Triplex/Fourplex  
**Building Size:** 1,824 SF  
**Lot Size:** 6,300 SF  
**Price:** \$195,000  
**Price/SF:** \$106.91  
**Status:** In Contract  
**LoopNet ID:** 14052989

<http://listing.loopnet.com/14052989>

**Property Description**

Back on the Market...\$80k price reduction. Two units have long-term tenants with lower rent. Rehabbed triplex with yard, carport, large storage unit. Seller motivated. Lots of future potential!

**Location Description**

North of Hwy 180, East of N First between Olive and Tyler.



- Totally rehabbed property
- Long-term tenants
- Great for 1st time investors

# 16 Units

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# Lightning International



## 1320 E. San Bruno Fresno, CA

<b>County:</b>	Fresno
<b>Property Type:</b>	Multifamily Garden/Low-Rise
<b>Building Size:</b>	11,376 SF
<b>Lot Size:</b>	16,125 SF
<b>Price:</b>	\$960,000
<b>Price/SF</b>	\$84.39
<b>Status:</b>	In Contract
<b>LoopNet ID:</b>	14037765

<http://listing.loopnet.com/14037765>

### Property Description

16 units, just fell out of escrow. Most units rehabbed. Appraised at \$960,000.

### Location Description

North of E. Shaw, East of First St.



■ All units 2 br/1ba

■ Close to CSU Fresno

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**397 N. Calaveras Street  
Fresno, CA**

<b>County:</b>	Fresno
<b>Property Type:</b>	Multifamily Garden/Low-Rise
<b>Building Size:</b>	4,907 SF
<b>Lot Size:</b>	11 SF
<b>Price:</b>	\$455,000
<b>Price/SF</b>	\$92.72
<b>Year Built:</b>	1986
<b>Status:</b>	In Contract
<b>LoopNet ID:</b>	13949631

<http://listing.loopnet.com/13949631>

**Property Description**

BACK ON THE MARKET PRIDE OF OWNERSHIP - Ideal for out of town investor. Very quiet, centrally located complex. Low maintenance with beautiful, easy to keep landscaping. Seven (7) units all are two (2) bedrooms one (1) bath, Totally rehabbed in and out. Carports and front parking space. Separate laundry facility. SELLER WILL CARRY WITH 30 PERCENT DOWN FOR 2 YEARS.

**Location Description**

Between Divisadero & Belmont (two major streets in Fresno)



- Back on the market
- Totally rehabbed
- Easy maintenance
- Ample parking space
- Beautiful land scaping



**1232 E. Vassar**  
Fresno, CA

<b>County:</b>	Fresno
<b>Property Type:</b>	Multifamily Garden/Low-Rise
<b>Building Size:</b>	5,660 SF
<b>Lot Size:</b>	13,750 SF
<b>Price:</b>	\$695,000
<b>Price/SF</b>	\$122.79
<b>Status:</b>	Active
<b>LoopNet ID:</b>	14068804

<http://listing.loopnet.com/14068804>

### Property Description

Centrally located, 12 Units, 2 story building. 5660 gross sq ft (2910 1st fl, 2750 2nd floor). Lot is 13,750 sq. ft. Zoned R-3. With 15% down, seller will carry 10%, new financing 75%.

### Location Description

On Vassar between N. College and San Pablo streets. Close to City College, Fresno & DeWolf High Schools, childcare and shopping centers.



■ Close to City College

■ Good condition



**2806 N. Wishon**  
Fresno, CA

**County:** Fresno  
**Property Type:** Industrial  
 Flex Space  
**Building Size:** 2,089 SF  
**Lot Size:** 6,160 SF  
**Price:** \$195,000  
**Price/SF** \$93.35  
**Status:** Active  
**LoopNet ID:** 14054171

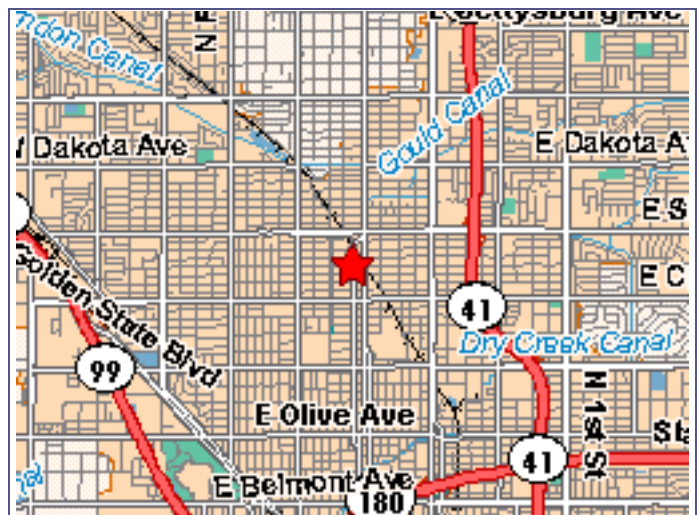
<http://listing.loopnet.com/14054171>

**Property Description**

Two buildings on 1 corner lot. Zoned C-5, consists of a 689 sq ft art studio and a 1400 sq ft warehouse. Both rent for total of \$375/month. Seller in process of rehabbing warehouse. Property is in well-established residential neighborhood with low vacancies. Property is close to busy arterial streets and 1/2 mile from Fresno City College. Seller motivated, will consider financing @ 8% for 2 years with 25% down.

**Location Description**

Corner of E. Princeton and Wishon. Close to Fresno City College and Manchester Center Shopping Mall.



- Live Where You Work
- Close to Fresno City College
- Art Studio and Warehouse
- Owner Carry Financing



## 553-557 S. Montebello Montebello, CA

<b>County:</b>	Los Angeles
<b>Property Type:</b>	Multifamily Garden/Low-Rise
<b>Building Size:</b>	9,406 SF
<b>Lot Size:</b>	19,500 SF
<b>Price:</b>	\$1,300,000
<b>Price/SF</b>	\$138.21
<b>Status:</b>	Active
<b>LoopNet ID:</b>	14051510

<http://listing.loopnet.com/14051510>

### Property Description

4 Properties on 1 Lot:

Property #1 consists of: 4 br, 2 ba, approx 1000 sq. ft., rents for \$1800/mo; 1 br, 1 ba, approx 700 sq. ft, rents for \$800/mo.; studio that rents for \$400/month.

Property #2 consists of: 6 br, 2 ba rents for \$2000/mo.

Property #3 consists of: 5 br, 1 1/2 ba, currently vacant, was renting for \$2000/mo.

Property #4 consists of: 6 br, 2 ba, rents for \$2000/mo.

Value per unit: \$166, 667

WITH 15% DOWN, SELLER WILL CARRY 10% WITH NEW FINANCING 75% LTV.

9,345 sq ft of rentable space with almost \$1 per sq/ ft rental income. Parking, detached 2-car garages, laundry facilities. R3 Zoning. Property in process of finishing rehab, needs little work. Seller will finish all work before COE.

### Location Description

Located in LA suburb with minimum potential for additional units and an increasing demand for rentals. Close to transportation, employment and shopping centers.



- 9,345 sq ft rentable space
- Strong income potential
- Desirable LA suburb, high demand for rentals

## Great Income Property - Price Reduced!

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**325 N. Effie**  
Fresno, CA

<b>County:</b>	Fresno
<b>Property Type:</b>	Multifamily Duplex/Triplex/Fourplex
<b>Building Size:</b>	5,179 SF
<b>Lot Size:</b>	18,125 SF
<b>Price:</b>	\$295,000
<b>Price/SF</b>	\$56.96
<b>Status:</b>	Active
<b>LoopNet ID:</b>	14051495

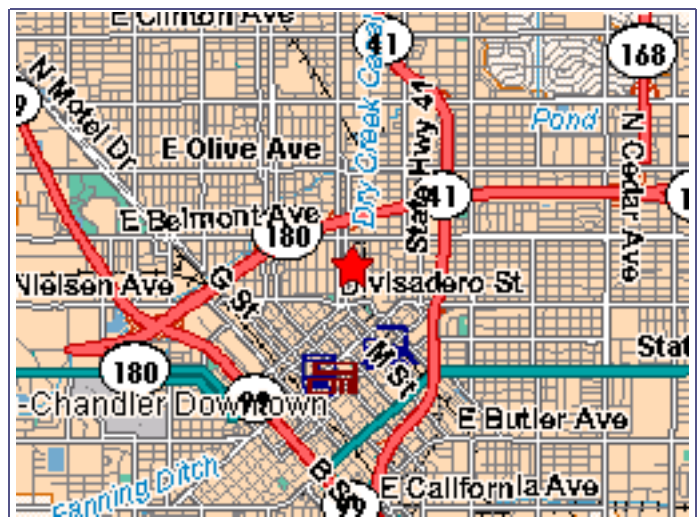
<http://listing.loopnet.com/14051495>

### Property Description

SELLER MOTIVATED...MAKE AN OFFER!! WANTS TO PURSUE OTHER OPPORTUNITIES, MAKE FAST SALE... 2 Separate buildings...Two 2 br/1 ba, currently rented for \$630 apiece, and 1 br/1 ba, currently vacant, should rent for \$525. Seller is completing rehab, will deliver totally finished and 100% occupied by COE. Fenced yard, quiet neighborhood. Owner may consider carryng @ 8% for 2 years, 25% down.

### Location Description

Adjacent to Tower District, north of Divisadero, West of Abby. East side of Hwy 41, South of Hwy 180.



- Seller will deliver totally rehabbed
- Seller will deliver 100% occupied by COE
- Ideal for out-of-towners

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**51765 Road 200**  
Madera, CA

**County:** Madera  
**Property Type:** Land  
 Residential (land)  
**Lot Size:** 3,661 SF  
**Price:** \$2,000/Acre  
**Status:** Active  
**LoopNet ID:** 13828788

<http://listing.loopnet.com/13828788>

#### Property Description

Beautiful serene one of a kind working cattle ranch in the foothills of the Sierra. The ranch has two all year streams, fine gold creek and Arnold creek with several natural springs and well that produces 50 gallons per minute. The ranch has large oak, cedar and pine trees, with green hills & pristine meadows. It is the home to herds of deer, flocks of wild turkeys, quails and doves. MUST SEE TO APPRICIATE

#### Location Description

The ranch is located 4 miles from beautiful Bass Lake, nestled in the pines of Madera county. 26 miles to Yosemite National Park, 35 miles east of fresno and 20 miles from Central California newest casino. Property consists of approx. 3,661 acres. 9 separate tax parcels: 160.00 acres, 564.74 acres, 640 acres, 648.28 acres, 440.00 acres, 200.00 acres, 327.84 acres, 440.00 acres and 240 acres. Property can be subdivided into 40 acres parcels AS PER SELLER. Seller will sell one parcel or all. \$2,000.00 PER ACRE SELLER WILL CARRY WITH 15% DOWN



- \$2,000.00 PER ACRE FOR ONE PARCEL OR MORE
- SELLER WILL CARRY
- EXACT CENTER OF CALIFORNIA
- CAN BE SUBDIVIDED
- 26 MILES FROM YOSEMITE NATIONAL PARK

**51765 ROAD 200**

Madera, CA

<b>County:</b>	Madera
<b>Property Type:</b>	Land Residential (land)
<b>Lot Size:</b>	160.00 Acres
<b>Price:</b>	\$2,000/Acre
<b>Status:</b>	Active
<b>LoopNet ID:</b>	13828578

<http://listing.loopnet.com/13828578>

**Property Description**

Beautiful serene one of a kind working cattle ranch in the foothills of the Sierra. The ranch has two all year streams, fine gold creek and Arnold creek with several natural springs and well that produces 50 gallons per minute. The ranch has large oak, cedar and pine trees, with green hills & pristine meadows. It is the home to herds of deer, flocks of wild turkeys, quails and doves. MUST SEE TO APPRICIATE

**Location Description**

The ranch is located 4 miles from beautiful Bass Lake, nestled in the pines of Madera county. 26 miles to Yosemite National Park, 35 miles east of fresno and 20 miles from Central California newest casino. Property consists of approx. 3,661 acres. 9 separate tax parcels: 160.00 acres, 564.74 acres, 640 acres, 648.28 acres, 440.00 acres, 200.00 acres, 327.84 acres, 440.00 acres and 240 acres. Property can be subdivided into 40 acres parcels AS PER SELLER. Seller will sell one parcel or all. \$2,000.00 PER ACRE SELLER WILL CARRY WITH 15% DOWN



- \$2,000.00 PER ACRE FOR ONE PARCEL OR MORE
- SELLER WILL CARRY
- EXACT CENTER OF CALIFORNIA
- CAN BE SUBDIVIDED
- 26 MILES FROM YOSEMITE NATIONAL PARK

# TOWER DISTRICT - FIRST OFFERING

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**740 E Princeton and 273 N. Wishon**  
Fresno, CA

<b>County:</b>	Fresno
<b>Property Type:</b>	Multifamily Garden/Low-Rise
<b>Building Size:</b>	4,207 SF
<b>Lot Size:</b>	.26 Acres
<b>Price:</b>	\$650,000
<b>Price/SF</b>	\$154.50
<b>Status:</b>	Active
<b>LoopNet ID:</b>	13762451

<http://listing.loopnet.com/13762451>

## Property Description

### TOWER DISTRICT - FIRST OFFERING

Unique property! 4 units plus a retail store on a large corner lot in the desirable Tower District. Currently vacant, in the process of being rehabbed. Two 1 br/1ba units, one 3 br/1 ba unit, and one 2 br/1 ba unit.

Seller will finish rehab to accomodate buyer's needs, will guarantee rent for full price all cash as follows: 1 br units should rent for \$575 apiece; 2 br should rent for \$700; 3 br should rent for \$1000. Plus approx. 2,000 Sq. Ft retail store rented at \$2,000 mo. All rents include utilities. Total income per month: \$4850.

Owner financing 8% for 2 years with 20% down.

## Location Description

### LOCATION! LOCATION! LOCATION!!!

Tower District is Fresno's dining district, close to down town and Fresno City College. Easy excess to HWY 99 and 41.

OWNER/BROKER took this property to facilitate a transaction.



- Location, location, location!
- Will guarantee rent
- Large corner lot
- Will build to suit
- Live where you work
- Easy access to Hwy 99 & Hwy 41

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