



DUPLEX FOR SALE

2229 Ponderosa St.
Santa Ana, CA 92705

OFFERED AT \$1,270,000

Bedrooms	5
Bathrooms	4
Living Area	2,283 sq.ft.
Lot	6,098 sq.ft.
Garage	3 Car
Built in 2023	1976



David Tokizo Lee
Broke | DRE# 01320447
949-310-7773
David@j1re.com

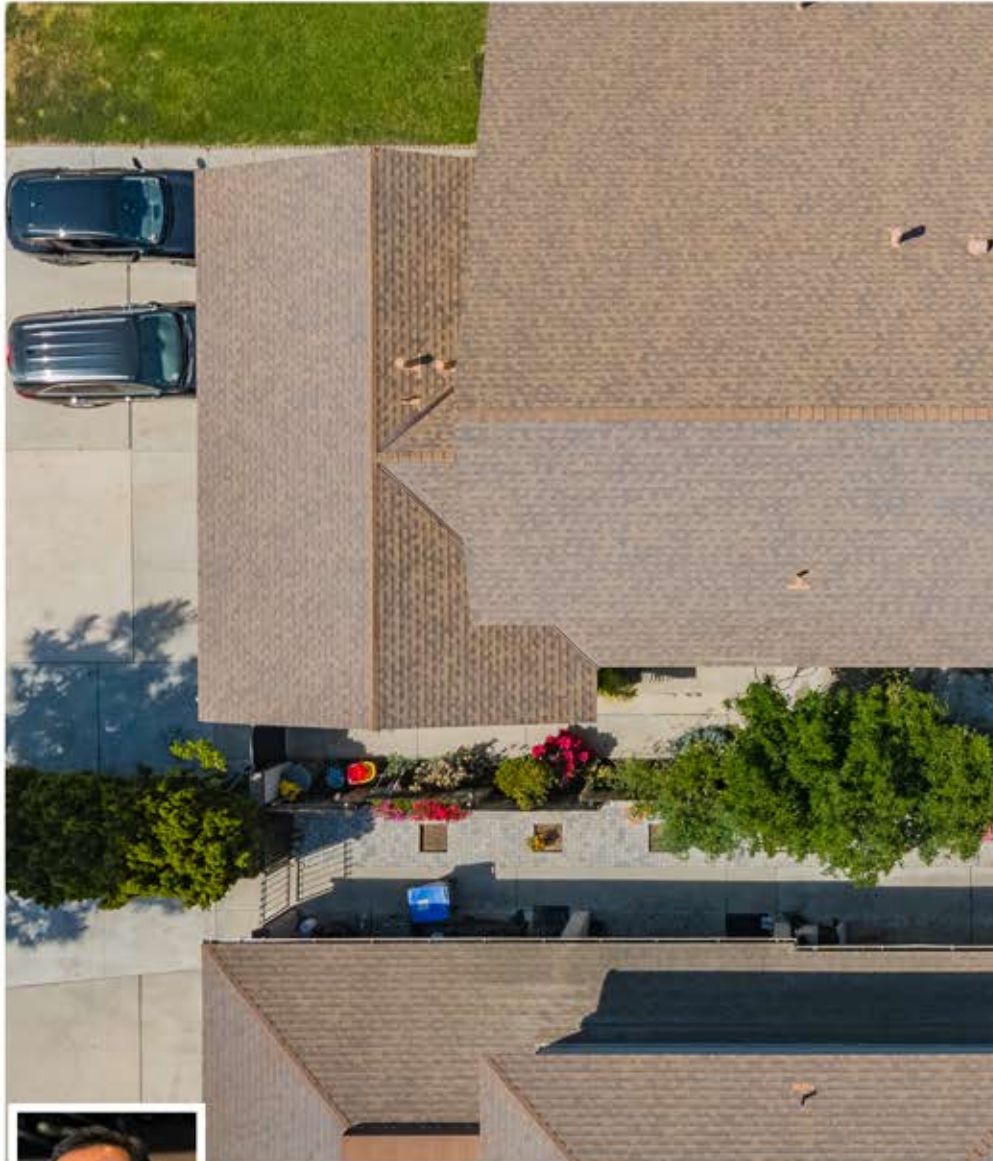
THE LEE TEAM | BROKERED BY **exp**
REALTY

REAL ESTATE

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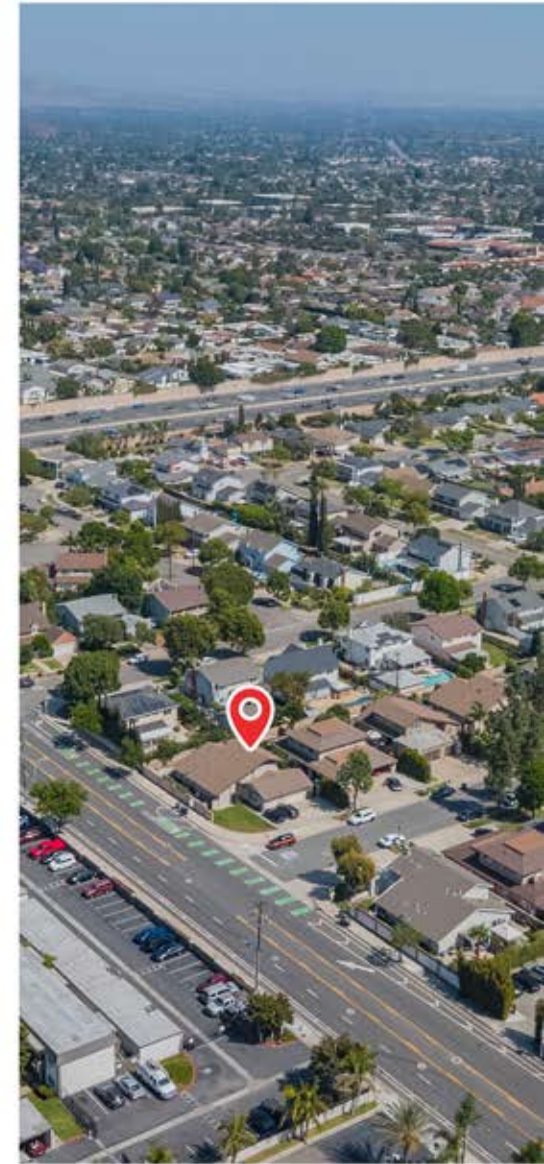
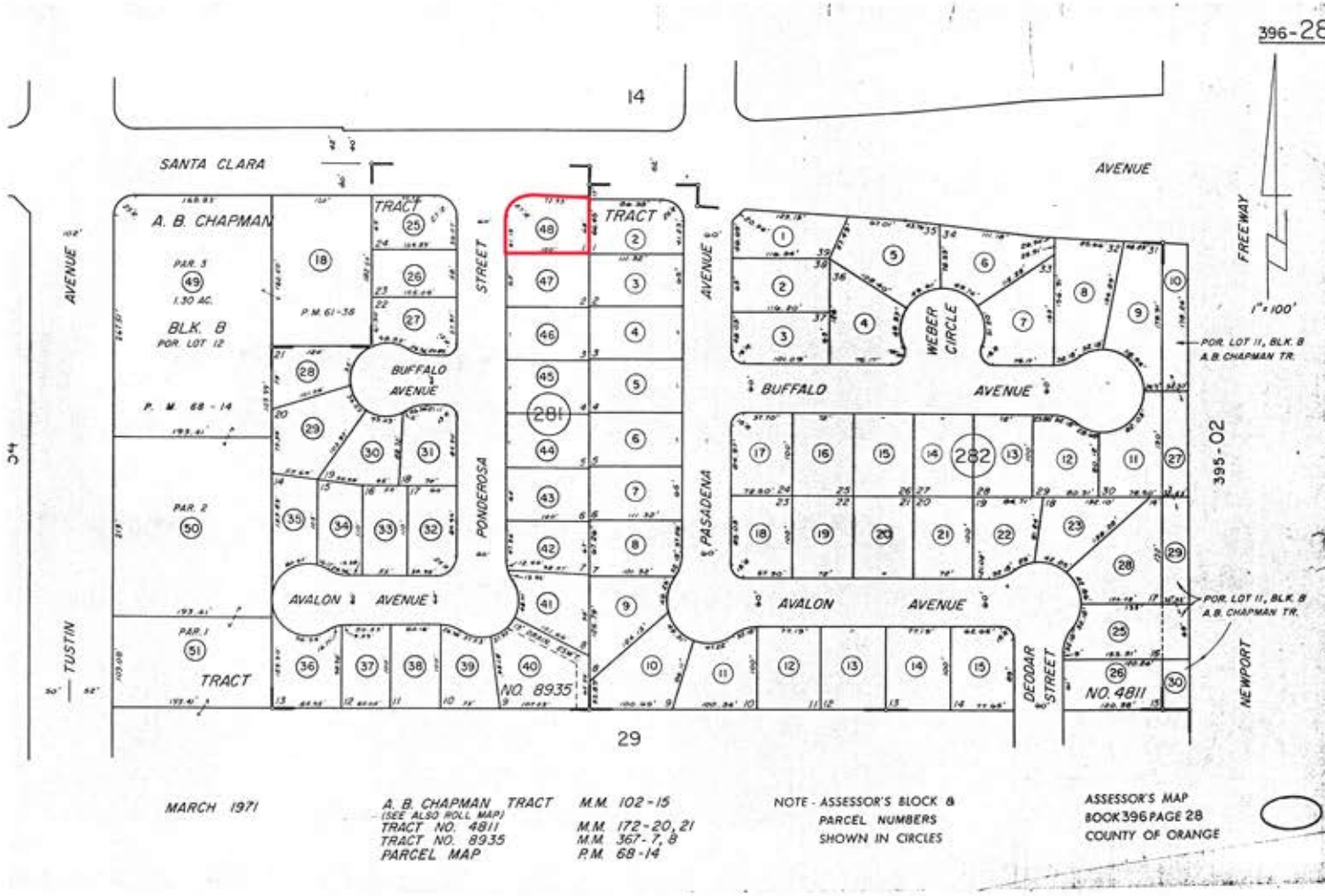
REAL ESTATE

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The information furnished regarding rent roll, income, expenses, layouts, measurements and similar data has been submitted to us by others and thus we cannot make any representation as to its accuracy. The information furnished regarding property for sale, rental or financing is submitted subject to errors, omissions, change of price or other conditions, prior sale lease, or withdrawal without notice.

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FOR SALE			
North Santa Ana Duplex			
Address:	2229 Ponderosa St. Santa Ana		92705
Offered at:	\$1,270,000.00		
Building size:	2,283sf		
Lot size:	6,674sf		
Units:	2 units		
Unit mix:	3bed/ 2ba	2bed/ 2ba	
Current income:	\$67,200		
Proforma income:	\$73,200		
Year built:	1976		
APN:	396-281-48		
<Expense>			
Water/trash	550 X 6	\$3,300.00	
Insurance			\$1,575.15
Property tax			\$4,405.84
	Total	\$9,280.99	

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