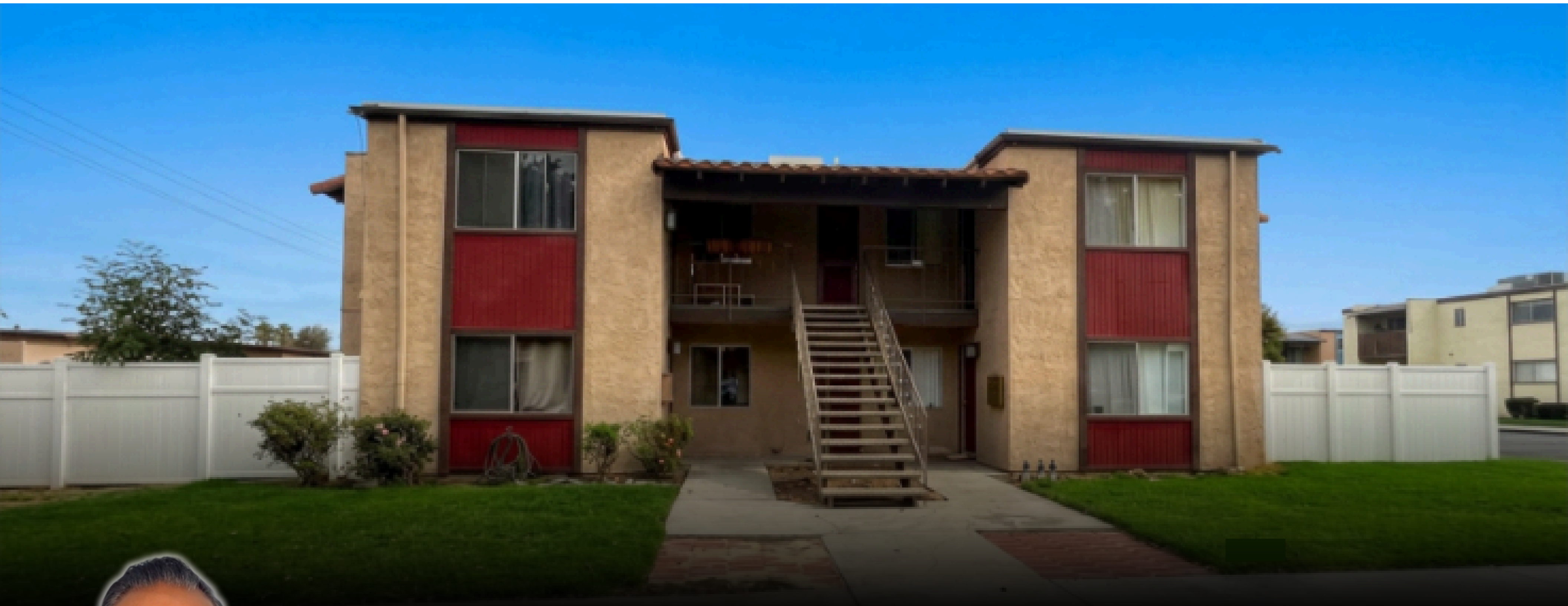
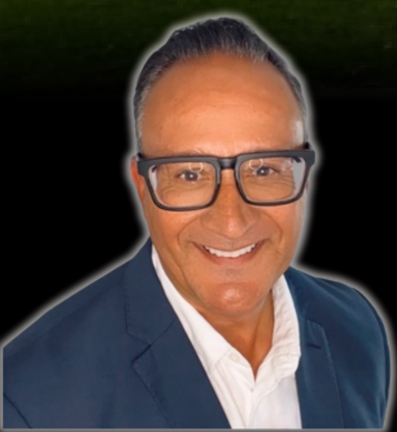
QUADPLEX
100% LEASED

INVESTMENT OPPORTUNITY

10952 RINCON ST
LOMA LINDA, CA. 92354

Approx. .8 Mile / 18 min walk to Loma Linda University



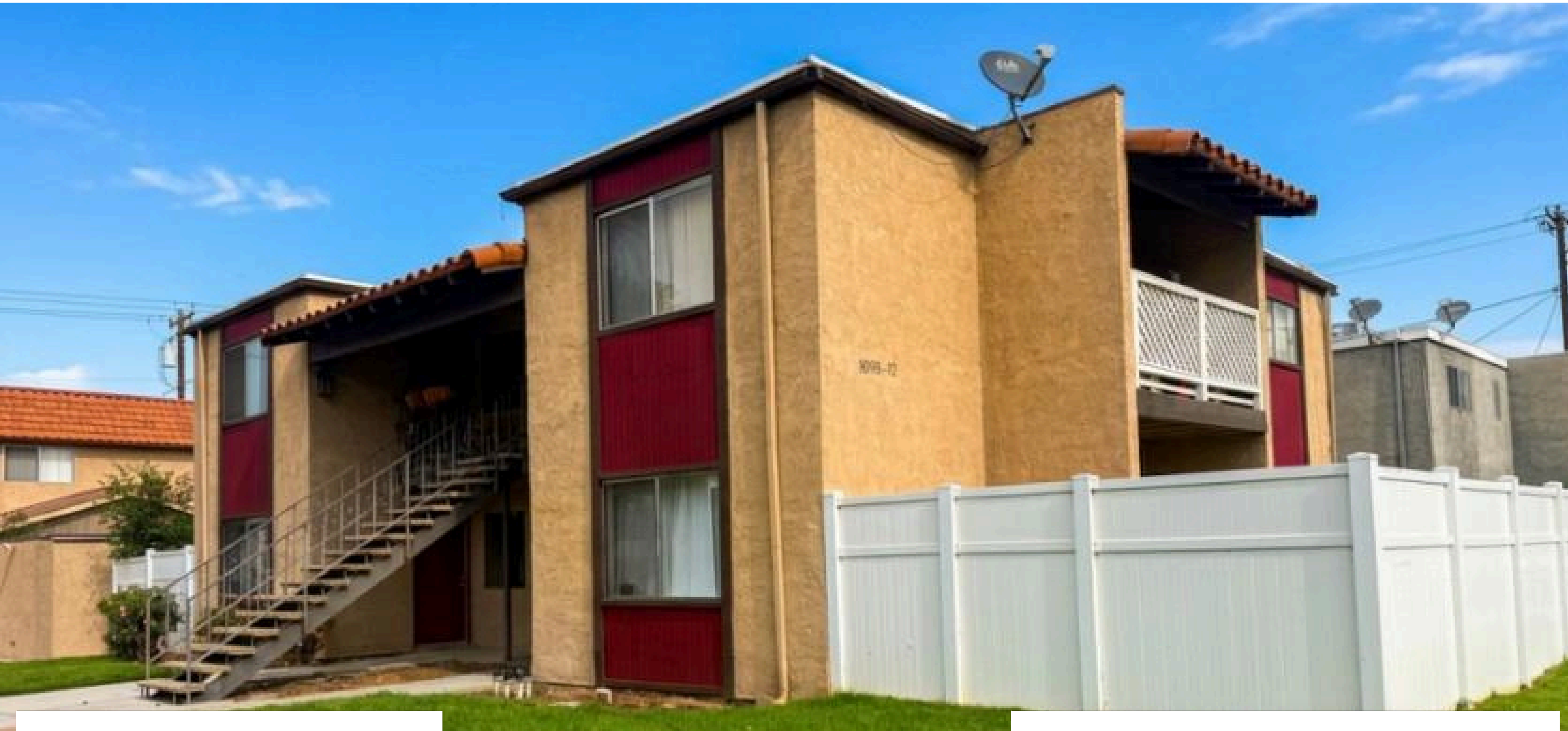


LRE LACAMBRA REAL ESTATE GROUP

COCHRAN REAL ESTATE PROFESSIONALS, INC.

EXCLUSIVELY MARKETED BY

10952 RINCON ST
LOMA LINDA, CA. 92354



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Riverside, CA 92505

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INVESTMENT SUMMARY

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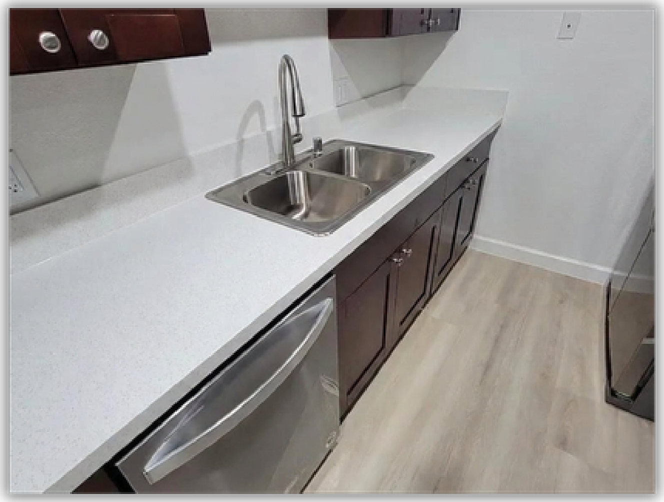
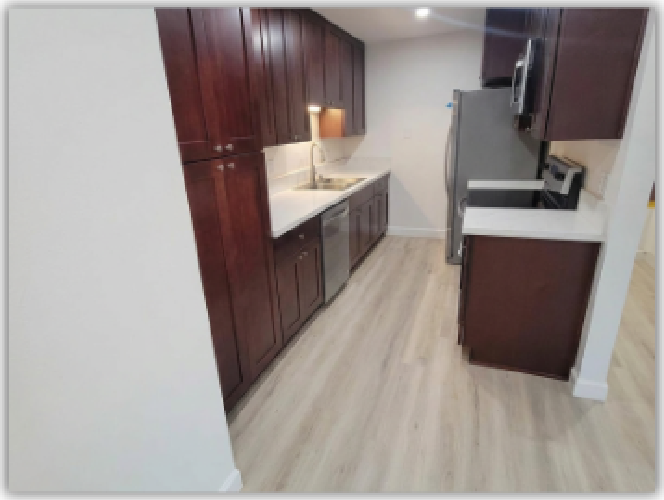
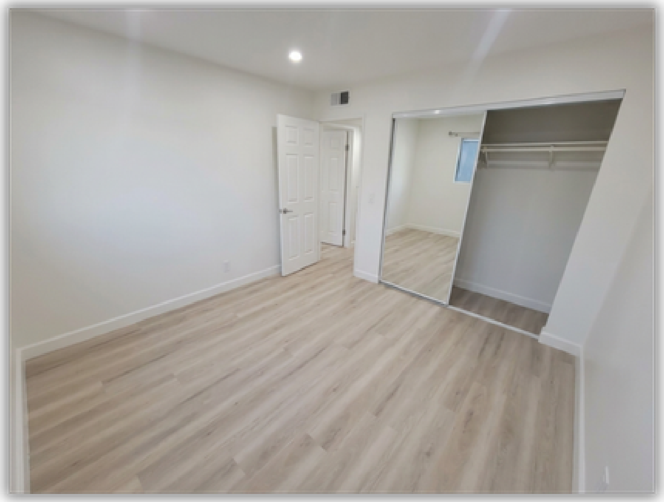
LOMA LINDA, CA. 92354







10952 RINCON ST, LOMA LINDA — EXCEPTIONAL FULLY REMODELED QUADRUPLEX, A TURNKEY INVESTMENT WITH STRONG CASH FLOW.

PROPERTY HIGHLIGHTS:

- FOUR UNITS, EACH 2 BED / 1 BATH, FULLY REMODELED WITH MODERN FINISHES
- ON-SITE LAUNDRY ROOM WITH WASHER AND DRYER
- SELLER REPORTS NO KNOWN PENDING REPAIRS AT THE TIME OF PREPARATION. BUYER TO INDEPENDENTLY VERIFY PROPERTY CONDITION
- LANDLORD PAYS WATER, TRASH, AND LANDSCAPING (GARDENER)
- NEW ROOF AND RECENTLY REPLACED ELECTRICAL PANELS
- HVAC SYSTEMS REPORTED TO BE REGULARLY SERVICED AND IN GOOD OPERATING CONDITION. BUYER TO INDEPENDENTLY VERIFY
- ATTRACTIVE INVESTOR OPPORTUNITY WITH A CAP RATE OF APPROXIMATELY 7%

LOCATION AND OPPORTUNITY:

SITUATED IN LOMA LINDA, THIS QUADRUPLEX PROVIDES STABLE RENTAL INCOME AND LOW NEAR-TERM CAPITAL NEEDS THANKS TO RECENT UPGRADES. IT'S AN IDEAL ADDITION TO AN INVESTOR PORTFOLIO SEEKING IMMEDIATE UPSIDE AND RELIABLE OPERATIONS.

ADDITIONAL OFFERING:

AN ADJACENT QUADPLEX AT 10982 RINCON ST IS ALSO FOR SALE. SELLER IS OFFERING DISCOUNTED PRICING FOR A BUYER WHO PURCHASES BOTH PROPERTIES — AN APPEALING SCALE PLAY FOR INVESTORS SEEKING INCREASED PORTFOLIO CASH FLOW AND OPERATIONAL EFFICIENCY.

OFFERING SUMMARY

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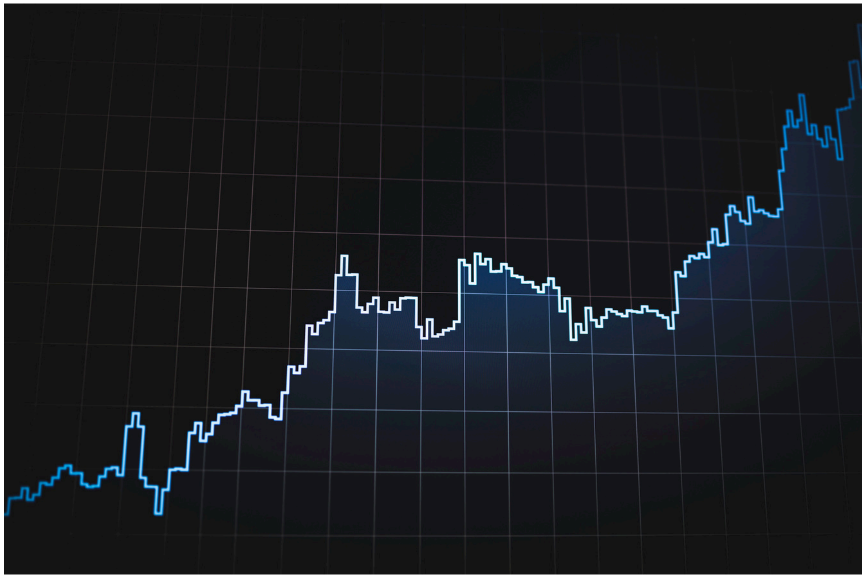

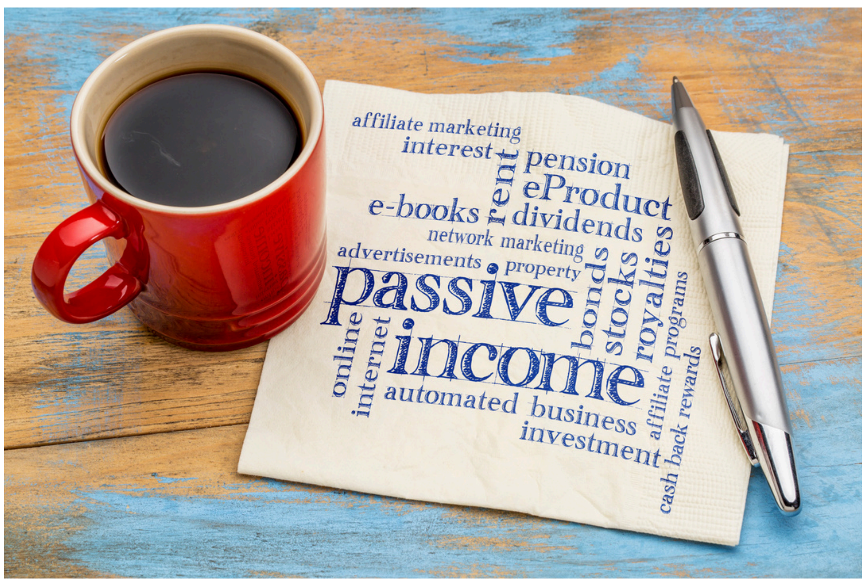

OFFERING

Price	$1,300,000
Net Operating Income	$76,169
Cap Rate	5.9%
Pro Forma Cap Rate	6.2%

PROPERTY SPECIFICATIONS

Building SF	3,448
Ea Unit SF	862
Year Built	1977
Property Address	10952 Rincon St

LOCATION

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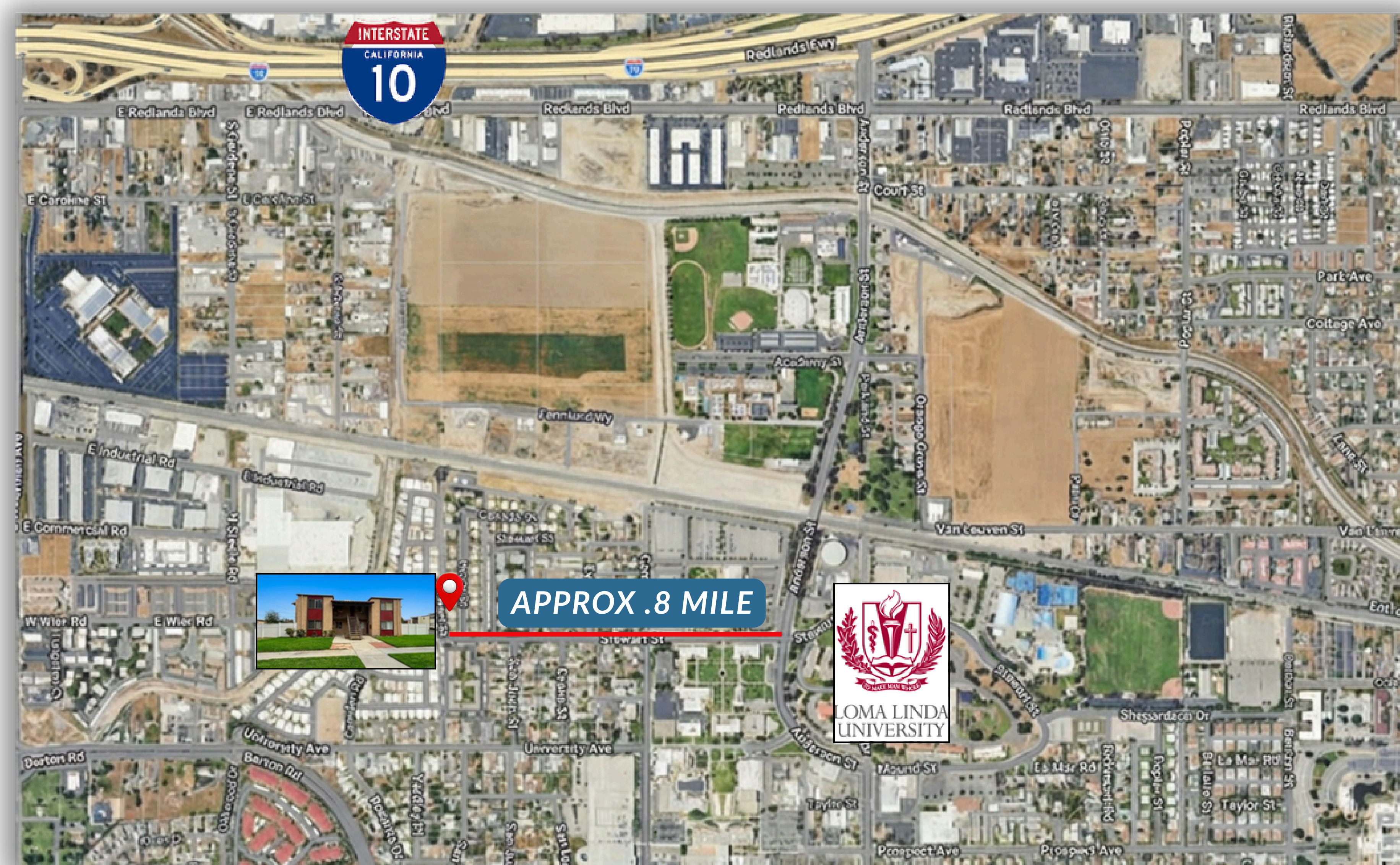

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RENT ROLL

10952 RINCON ST
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UNIT	BED / BATH	RENT	LEASE START	LAST RENT INCREASE	LEASE END
10952	2 / 1	$1,950	7/10/2024	N/A	M TO M
10954	2 / 1	$2,050	4/15/2022	7/1/2024	M TO M
10956	2 / 1	$1,995	9/20/2025	N/A	1/20/2027
10958	2 / 1	$2,205	7/1/2026	N/A	1/1/2028
		$8,200			
		($98,400/yr)			

LANDLORD YEARLY EXPENSES

Electricity Common Area & Laundry	$240
Gas Common Area & Laundry Room	$600
Water	$2,700
Trash	$2,940
Gardener	$600
Laundry Room Cleaning	$300
Property Taxes	$11,851
Insurance	$3,000
	$22,231

VINCE LACAMBRA, Realtor I DRE Lic. #02139523
LACAMBRA Real Estate Group
Cochran Real Estate Professionals, Inc I DRE# 01856404

SERVICE WITH RESULTS IS OUR FOCUS

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