

QUADPLEX
100% LEASED

INVESTMENT OPPORTUNITY



10952 RINCON ST
LOMA LINDA, CA. 92354



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



EXCLUSIVELY MARKETING BY

 **10952 RINCON ST
LOMA LINDA, CA. 92354**



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INVESTMENT SUMMARY

 10952 RINCON ST
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10952 RINCON ST, LOMA LINDA — EXCEPTIONAL FULLY REMODELED QUADRUPLX, 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 PREPERATION. 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 QUADRUPLX 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 QUADRUPLX 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%

PROPERTY SPECIFICATIONS

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

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RENT ROLL



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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



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