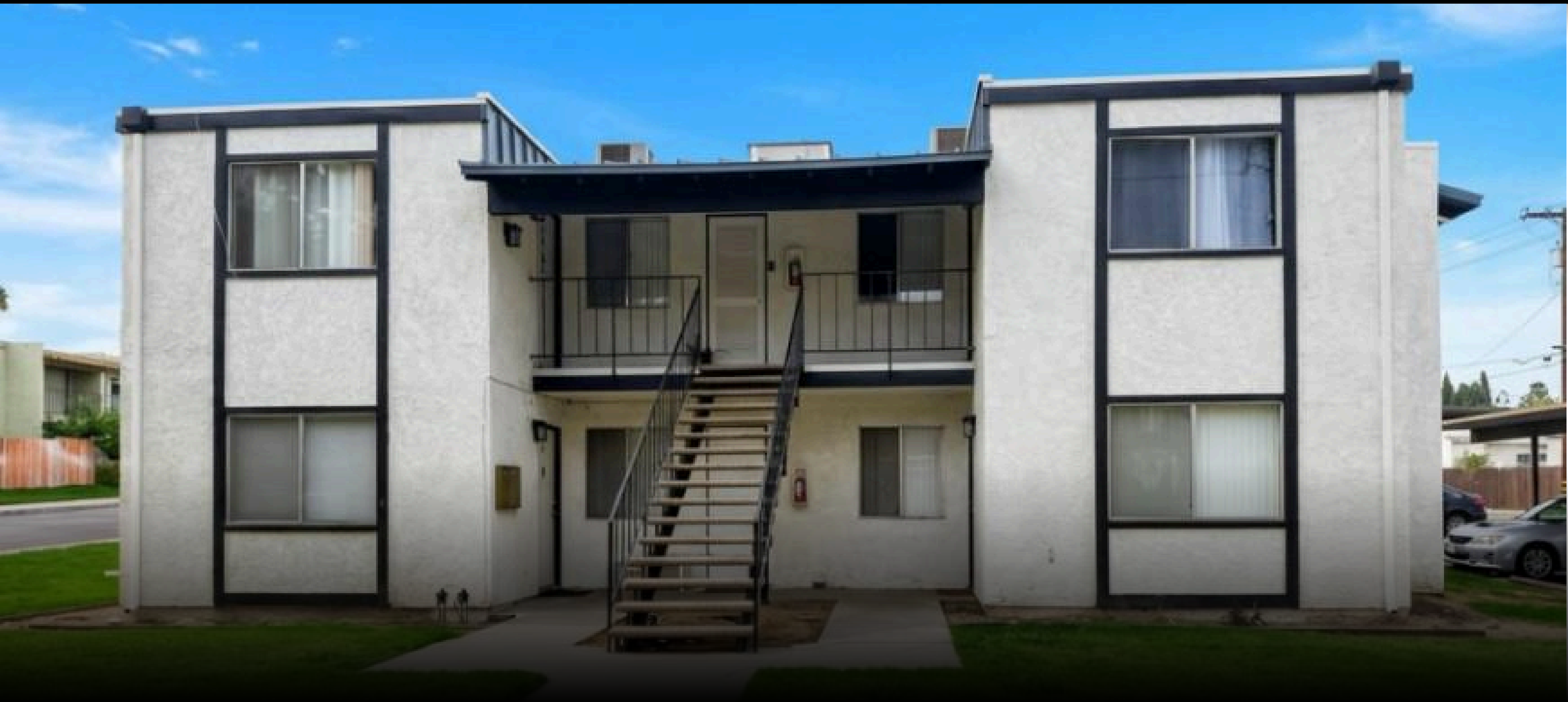
QUADPLEX
100% LEASED

INVESTMENT OPPORTUNITY

10982 RINCON ST
LOMA LINDA, CA. 92354

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



LACAMBRA REAL ESTATE GROUP | COCHRAN REAL ESTATE PROFESSIONALS, INC.

EXCLUSIVELY MARKETED BY

10982 RINCON ST
LOMA LINDA, CA. 92354

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INVESTMENT SUMMARY

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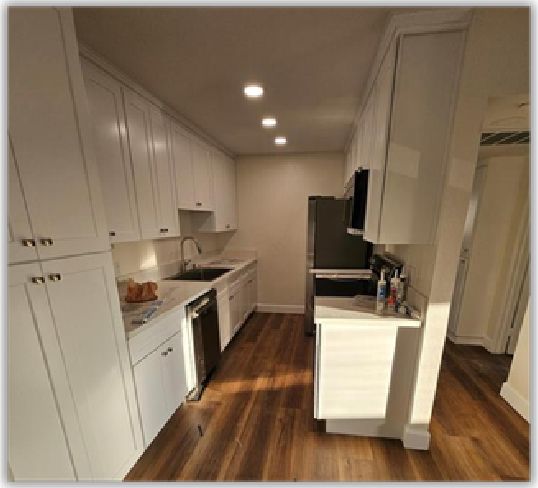
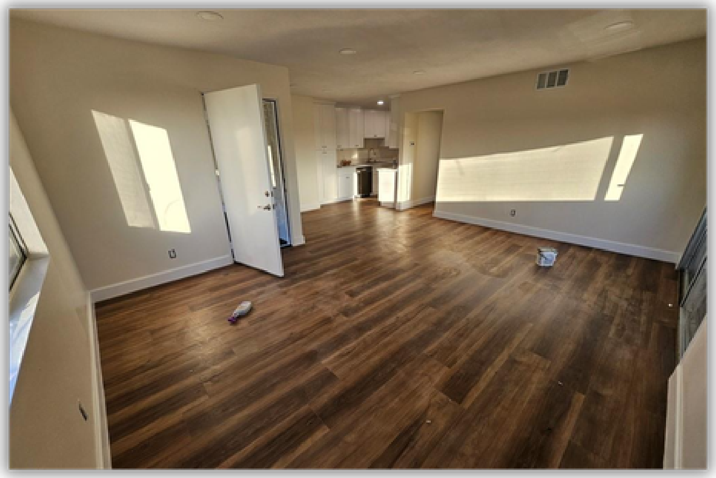
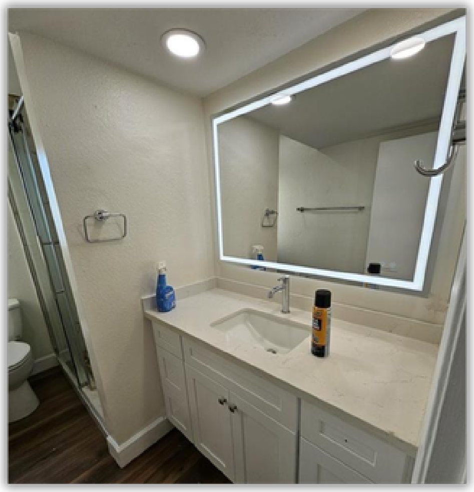
LOMA LINDA, CA. 92354







10982 RINCON ST, LOMA LINDA — INVESTOR-READY QUADRUPLEX OFFERING STEADY INCOME AND LOW NEAR-TERM CAPITAL NEEDS.

PROPERTY HIGHLIGHTS:

- FOUR UNITS, EACH 2 BED / 1 BATH; TWO UNITS FULLY REMODELED, TWO UPDATED AND WELL MAINTAINED
- ALL UNITS CURRENTLY LEASED; EXCELLENT RENTAL STABILITY
- ON-SITE LAUNDRY ROOM WITH WASHER AND DRYER
- NO PENDING REPAIRS; UNITS AND COMMON AREAS IN GOOD CONDITION
- LANDLORD PAYS WATER, TRASH, AND LANDSCAPING (GARDENER)
- NEW ROOF (2024) WITH WARRANTY; EXTERIOR PAINTED 2024
- ELECTRICAL PANELS REPLACED IN 2024
- HVAC SYSTEMS REPORTED TO BE REGULARLY SERVICED AND IN GOOD OPERATING CONDITION. BUYER TO INDEPENDENTLY VERIFY

INVESTMENT APPEAL:

TURNKEY ASSET DELIVERING POSITIVE CASH FLOW WITH RECENT CAPITAL IMPROVEMENTS THAT REDUCE NEAR-TERM EXPENSES AND MANAGEMENT TIME. IDEAL FOR INVESTORS SEEKING A SCALABLE, STABILIZED INCOME PROPERTY IN LOMA LINDA.

ADDITIONAL OFFERING:

AN ADJACENT QUADPLEX AT 10952 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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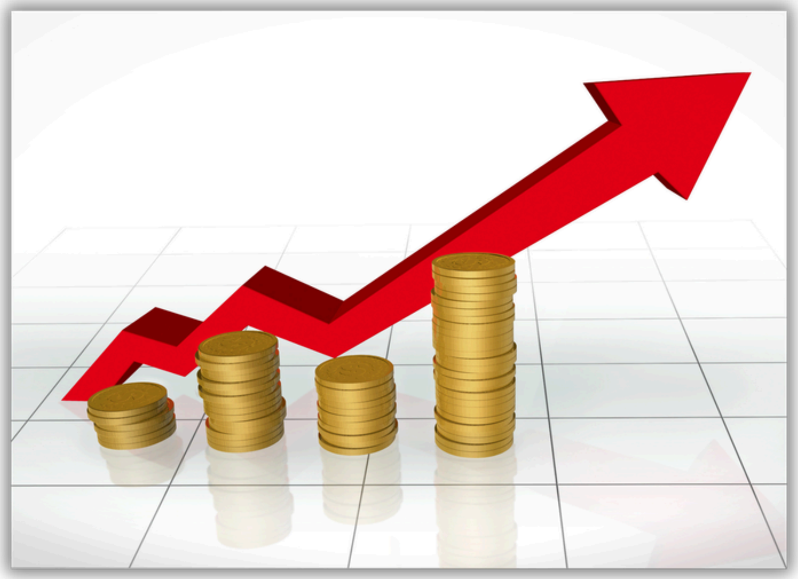

OFFERING

Price	$1,250,000
Net Operating Income	$61,937
Cap Rate	5%

PROPERTY SPECIFICATIONS

Building SF	3,448
Ea Unit SF	862
Year Built	1977
Property Address	10982 Rincon St

LOCATION

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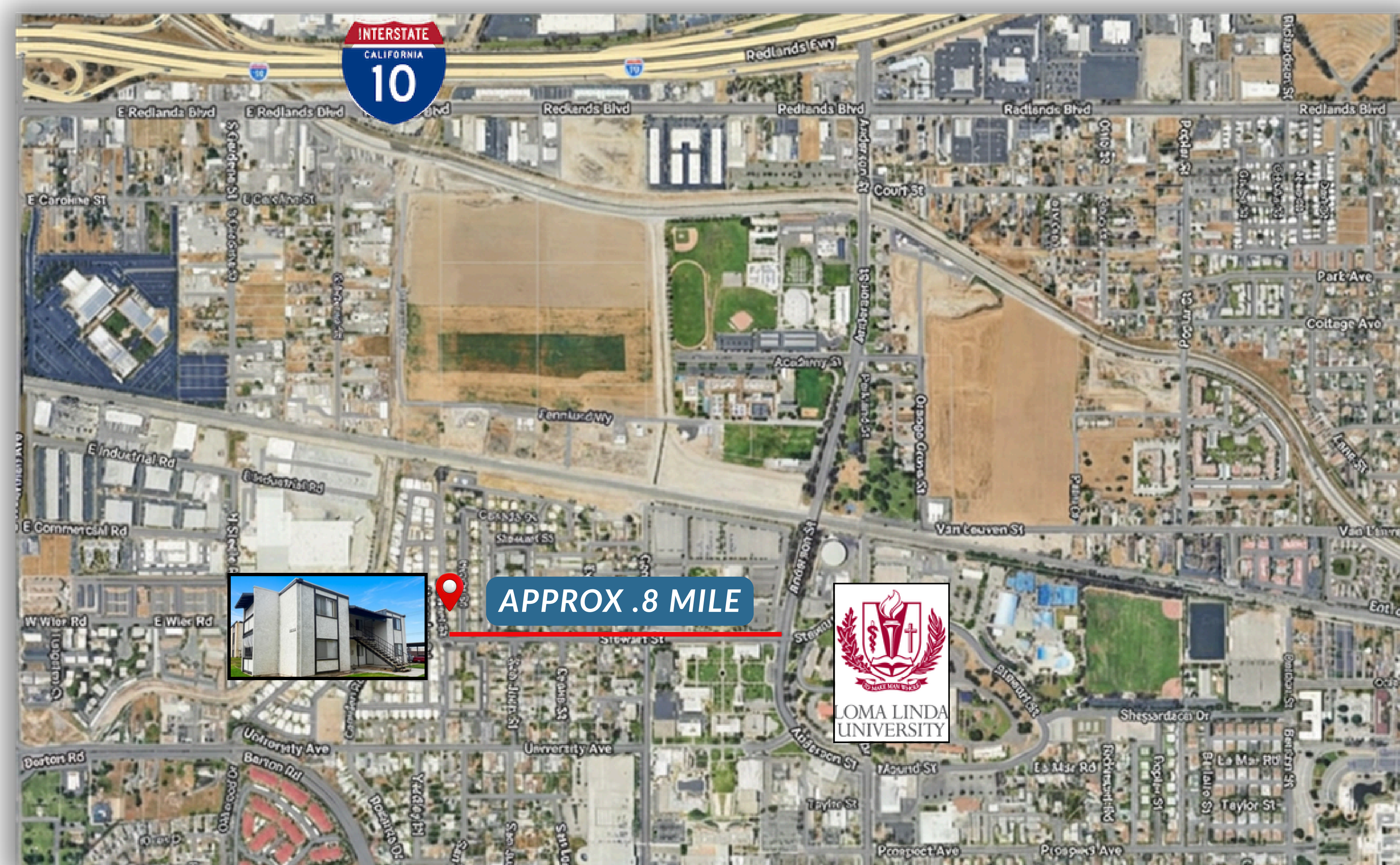
LOMA LINDA, CA. 92354



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RENT ROLL

10982 RINCON ST
LOMA LINDA, CA. 92354

UNIT	BED / BATH	RENT	LEASE START	LAST RENT INCREASE	LEASE END
10982	2 / 1	$1,780	7/10/2024	N/A	M TO M
10984	2 / 1	$1,895	4/15/2022	7/1/2024	M TO M
10986	2 / 1	$1,710	9/20/2025	N/A	1/20/2027
10988	2 / 1	$1,710	7/1/2026	N/A	1/1/2028
		$7,095			
		($85,140/yr)			

LANDLORD YEARLY EXPENSES

Electricity Common Area & Laundry	$240
Gas Common Area & Laundry Room	$1,080
Water	$3,000
Trash	$3,132
Gardener	$600
Laundry Room Cleaning	$300
Property Taxes	$11,851
Insurance	$3,000
	$23,203

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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