

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a blue rectangular box with a thin white border. Below the text, there are three horizontal stripes in yellow, red, and blue.A long, single-story residential building with a red-tiled roof and light-colored stucco walls. The building is divided into several units, each with a small front yard and a concrete sidewalk. A palm tree is visible in the background on the left side. The sky is blue with some light clouds.

For Sale | 6 Duplex Buildings | \$825,000

Residential Income Property

12400 Main St | Lamont, CA 93241

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Property Overview

12400 Main St is situated at the south end of Lamont, CA. Property features 6 residential duplex buildings for a total of 12 units. Prime location at the northwest corner of Main St. and Middleton Ln.

Sales Price:

\$825,000

Cap Rate:

9.70%

Available:

Total SF: +/- 6,600 SF

Land Size: +/- 0.55 AC

APN #: 187-091-24

Zoning: C-2 PD FPS

Property Highlights:

- Property consists of six (6) buildings for a total of 12 units
- All 12 units are fully leased
- All units have 2 beds and 1 bath.
- Month to month tenancy allows for immediate upside in rent
- NOI of approx. \$80,049. See attached financial analysis
- Located within an Opportunity Zone where long-term investments may be eligible for preferential federal tax treatment
- Several other properties for sale from this portfolio. Call agent for details.
- Make offer subject to interior inspection.



Financial Summary

Overview

Type of Property:	Multi-Family	Value: \$825,000
Building SF:	6,600 SF	\$/SF: \$125
Acres:	0.55 AC	Cap Rate: 9.70%
Units:	12	\$/Unit: \$68,750

Rent Roll

Unit	Unit Type	Lease Expiration	Monthly Rent	Annual Rent
1	2 Bed, 1 Bath	M-T-M	\$715	\$8,580
2	2 Bed, 1 Bath	M-T-M	\$715	\$8,580
3	2 Bed, 1 Bath	M-T-M	\$1,050	\$12,600
4	2 Bed, 1 Bath	M-T-M	\$715	\$8,500
5	2 Bed, 1 Bath	M-T-M	\$850	\$8,500
6	2 Bed, 1 Bath	M-T-M	\$715	\$8,500
7	2 Bed, 1 Bath	M-T-M	\$715	\$8,500
8	2 Bed, 1 Bath	M-T-M	\$715	\$8,500
9	2 Bed, 1 Bath	M-T-M	\$715	\$8,500
10	2 Bed, 1 Bath	M-T-M	\$715	\$8,500
11	2 Bed, 1 Bath	M-T-M	\$715	\$8,500
12	2 Bed, 1 Bath	M-T-M	\$715	\$8,500
Totals			\$9,050	\$108,600

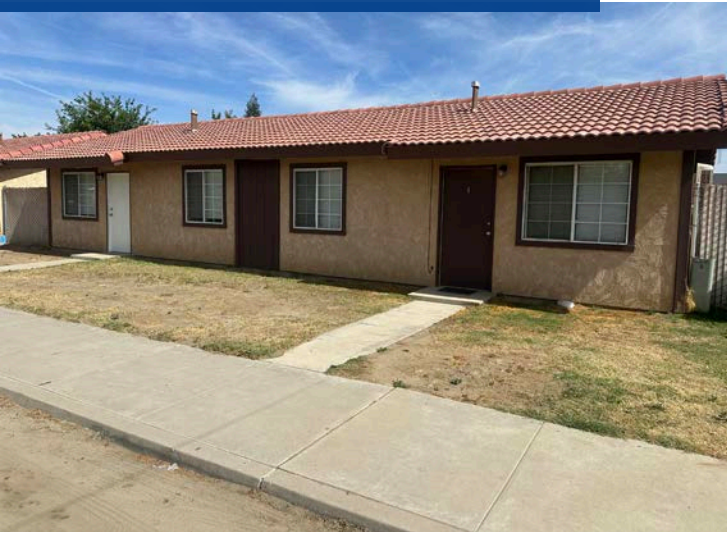
Income & Expenses

Gross Potential Rent:	\$108,600
Vacancy:	0
Effective Gross Income:	\$108,600

Expenses

Taxes (1.128% of Purchase Price)	\$8,968
Insurance	\$5,118
Cleaning & Maintenance	\$4,375
Utilities	\$7,490
Repairs	\$1,560
Supplies	\$1,040
Total Expenses	-\$28,551
Net Operating Income	\$80,049
Cap Rate:	9.70%

Photos



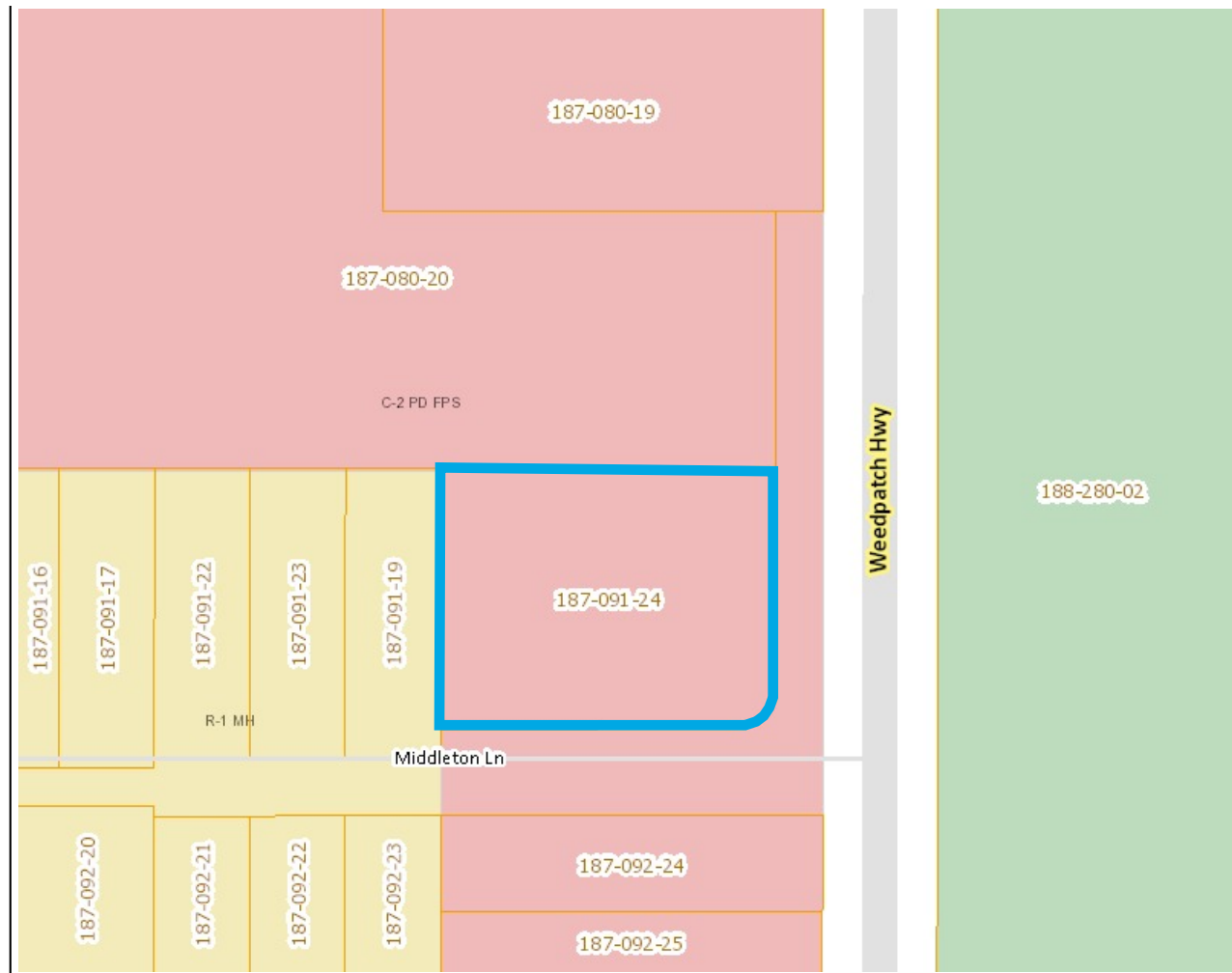
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Aerial Photos

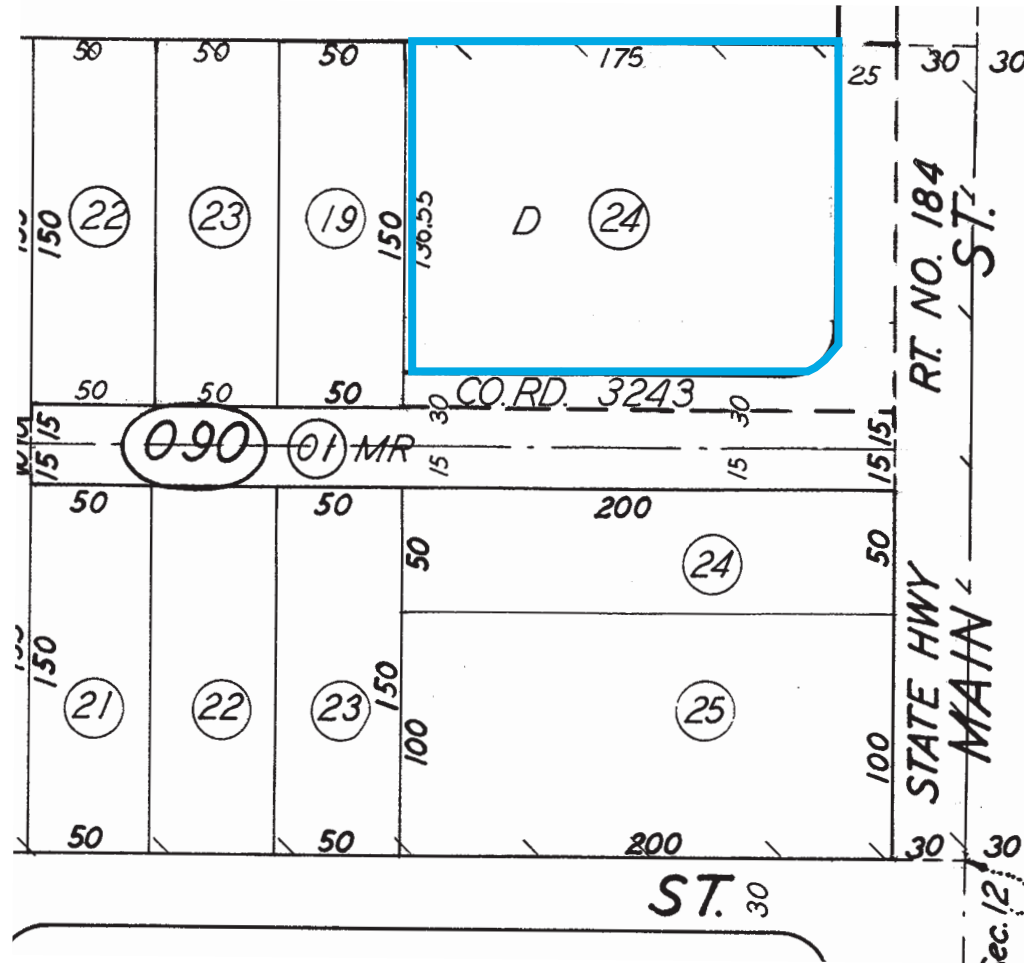


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Zoning Map



Parcel Map



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