

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 dark blue rectangular box. Below the text, there are three horizontal stripes in yellow, red, and blue.A photograph of a single-story residential building with a light-colored stucco exterior and a brown roof. The building has a white front door with the number "8014" above it. There are several windows with white frames. A concrete walkway leads to the door. A large grey trash bin is visible on the right side of the property. The sky is blue with wispy clouds.

For Sale | 6 Units | \$445,000

## Residential Income Property

12520 Main St | Lamont, CA 93241

### Contact Us:

#### Jason Alexander

Senior Vice President | Principal  
License No. 01360995  
+1 661 631 3818  
jason.alexander@colliers.com

#### David A. Williams, SIOR

Senior Vice President | Principal  
License No. 00855489  
+1 661 631 3816  
david.a.williams@colliers.com

#### Colliers International

10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
+1 661 631 3800  
www.colliers.com/bakersfield

# Property Overview

12520 Main St is positioned at the south end of Lamont, CA. Property features 2 residential duplex buildings and 2 single unit buildings for a total of 6 units. Prime location at the northwest corner of Main St. and Phillips St.

## Sales Price:

\$445,000

## Cap Rate:

8.35%

## Available:

Total SF: +/- 4,104 SF

Land Size: +/- 0.31 AC

APN #: 187-101-03

Zoning: C-2 PD FPS

## Property Highlights:

- Property consists of four (4) buildings for a total of 6 units.
- Two (2) duplex buildings and Two (2) single unit buildings.
- All 6 units are fully leased.
- One unit is 3 bed 1 bath and five units are 2 beds and 1 bath.
- Month to month tenancy allows for immediate upside in rent
- NOI of approx. \$37,176. 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

<b>Type of Property:</b>	Multi-Family	Sale Price: \$445,000
<b>Building SF:</b>	4,104 SF	\$/SF: \$108
<b>Acres:</b>	0.31 AC	Cap Rate: 8.35%
<b>Units:</b>	6	\$/Unit: \$74,167

## Rent Roll

Unit	Unit Type	Lease Expiration	Monthly Rent	Annual Rent
8010	3 Bed, 1 Bath	M-T-M	\$889	\$10,668
8014A	2 Bed, 1 Bath	M-T-M	\$715	\$8,580
8014B	2 Bed, 1 Bath	M-T-M	\$640	\$7,680
8016	2 Bed, 1 Bath	M-T-M	\$715	\$8,580
8018A	2 Bed, 1 Bath	M-T-M	\$640	\$7,680
8018B	2 Bed, 1 Bath	M-T-M	\$715	\$8,580
<b>Totals</b>			<b>\$4,314</b>	<b>\$51,768</b>

## Income & Expenses

<b>Gross Potential Rent:</b>	\$51,768
<b>Vacancy:</b>	0
<b>Effective Gross Income:</b>	\$51,768

## Expenses

<b>Real Estate Taxes</b> (1.128% of Purchase Price)	\$4,794
<b>Insurance</b>	\$3,370
<b>Cleaning &amp; Maintenance</b>	\$900
<b>Utilities</b>	\$4,678
<b>Repairs</b>	\$650
<b>Supplies</b>	\$200
<b>Total Expenses</b>	<b>-\$14,592</b>
<b>Net Operating Income</b>	\$37,176
<b>Cap Rate:</b>	8.35%

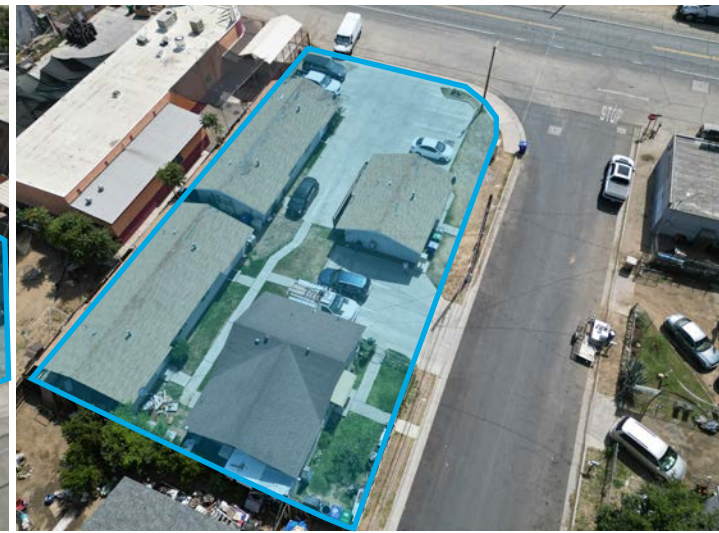
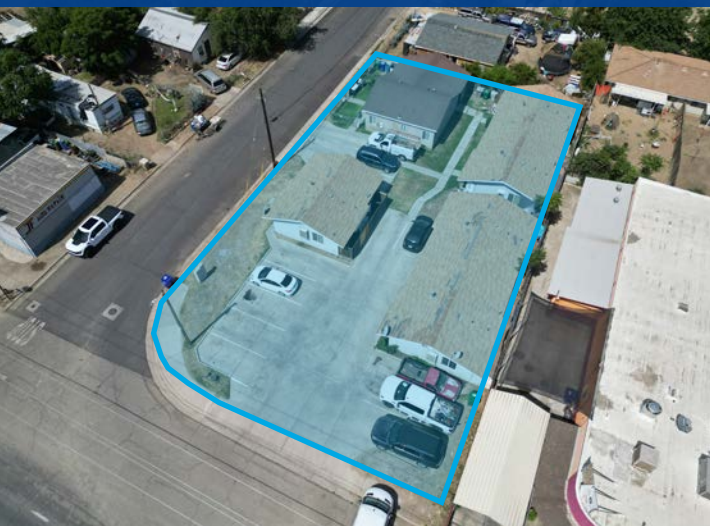
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# Photos



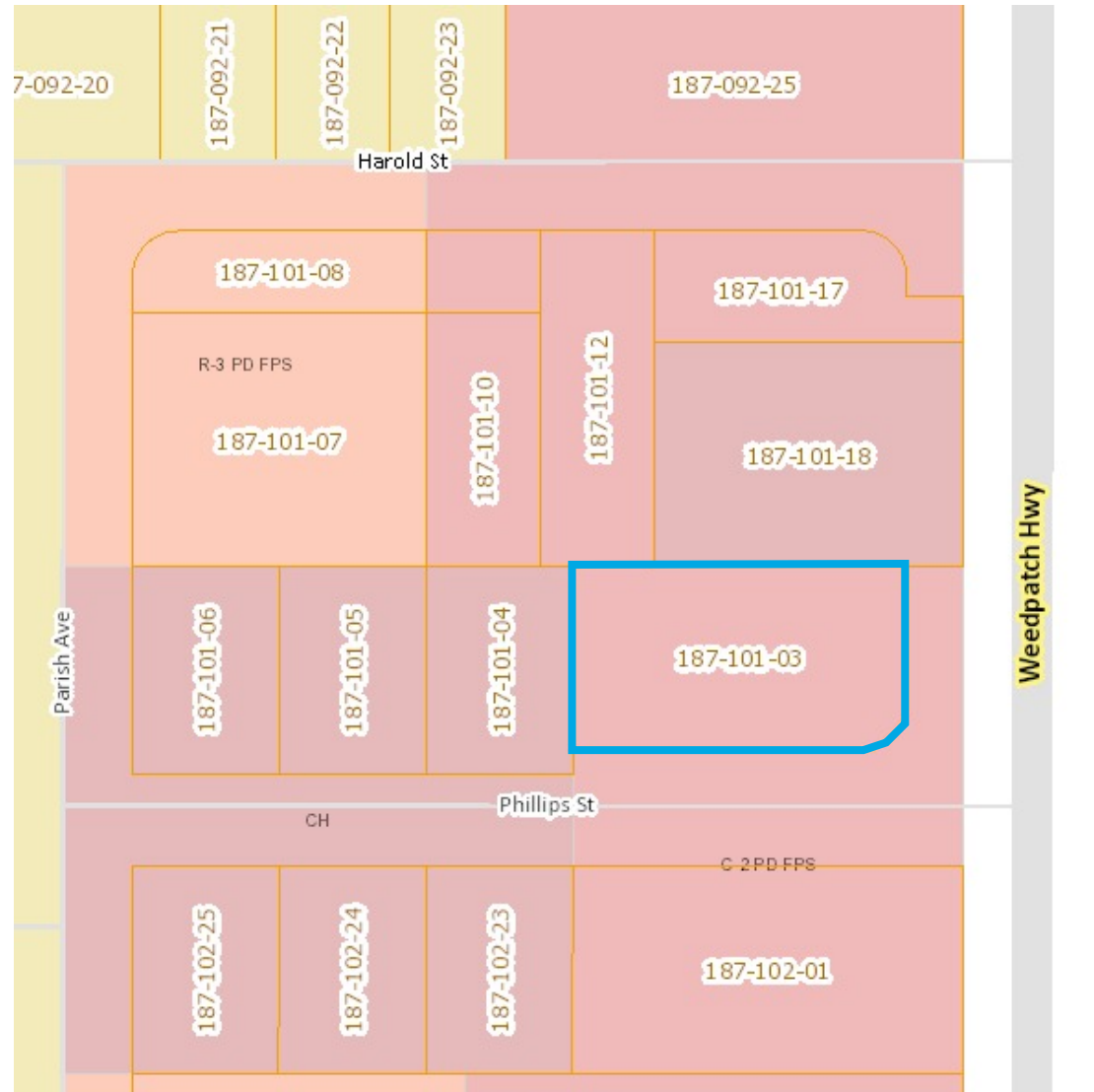
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# Aerial Photos



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# Zoning Map



# Parcel Map

