

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A single-story residential building with a grey stucco exterior and a brown shingled roof. The building features a central white door with concrete steps, a large multi-paned window to the right, and a smaller window to the left. A concrete walkway leads from the sidewalk to the front door. Two tan plastic Adirondack chairs are placed on the lawn in front of the building. The property is surrounded by a green lawn and some landscaping. In the background, there are trees and a view of a body of water under a cloudy sky.

For Sale | 10 Units + Excess Land | \$850,000

## Residential Income Property

11720 Main St | Lamont, CA 93241

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# Property Overview

11720 Main St is located near the center of Lamont, CA. An investment opportunity featuring 10 residential income-producing units on an oversized parcel of land offering strong future development potential.

## Sales Price:

\$850,000

## Available:

Total SF: +/- 7,280 SF  
Land Size: +/- 4.2 AC  
APN #: 187-030-28  
Zoning: R-2 & C-2 PD FPS

## Property Highlights:

- Property consists of eight (8) buildings for a total of 10 units
- Six (6) single tenant buildings
- Two (2) duplex buildings
- All 10 units are fully leased
- Month to month tenancy allows for immediate upside in rent
- NOI of approx. \$54,275. See attached financial analysis
- All 8 buildings are situated on approx. 1 acre of R-2 zoned land
- Approx. 1.55 acres of excess R-2 land for future development
- Approx. 1.65 acres of excess C-2 PD land for future development with +/- 335' of frontage on Main St.
- Located within an Opportunity Zone where long-term investments may be eligible for preferential federal tax treatment
- Adjacent property for also for sale which allows for larger future development
- Several other properties for sale from this portfolio. Call agent for details.
- Make offer subject to interior inspection of residential units.



# Financial Summary

## Rent Roll

Unit	Building Type	Unit Type	Lease Expiration	Monthly Rent	Annual Rent
7901	Single Unit	2 Bed, 1 Bath	M-T-M	\$640	\$7,680
7907	Single Unit	2 Bed, 1 Bath	M-T-M	\$640	\$7,680
7909	Single Unit	2 Bed, 1 Bath	M-T-M	\$750	\$9,000
7915	Single Unit	2 Bed, 1 Bath	M-T-M	\$750	\$9,000
7919	Single Unit	2 Bed, 1 Bath	M-T-M	\$640	\$7,680
7923	Single Unit	2 Bed, 1 Bath	M-T-M	\$640	\$7,680
7927	Duplex 1	2 Bed, 1 Bath	M-T-M	\$715	\$8,580
7931	Duplex 1	2 Bed, 1 Bath	M-T-M	\$715	\$8,580
7937	Duplex 2	2 Bed, 1 Bath	M-T-M	\$715	\$8,580
7939	Duplex 2	2 Bed, 1 Bath	M-T-M	\$640	\$7,680
<b>Totals</b>				<b>\$6,845</b>	<b>\$82,140</b>

## Income & Expenses

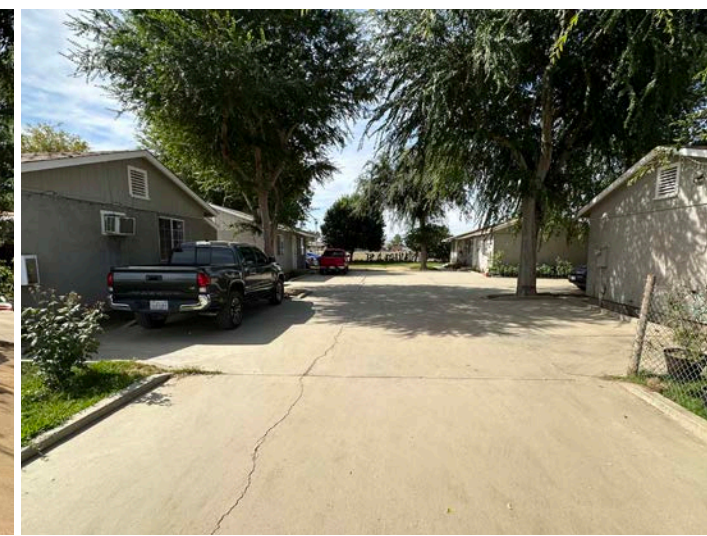
<b>Gross Potential Rent</b>	\$82,140
<b>Vacancy</b>	0
<b>Effective Gross Income</b>	\$82,140

## Expenses

<b>Taxes</b> (Current Taxes)	\$7,601
<b>Insurance</b>	\$7,482
<b>Cleaning &amp; Maintenance</b>	\$840
<b>Repairs</b>	\$1,790
<b>Supplies</b>	\$375
<b>Utilities</b>	\$9,777
<b>Total Expenses</b>	<b>-\$27,865</b>
<b>Net Income</b>	\$54,275
<b>Asking Price:</b>	\$850,000

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# Photos



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# Aerial Photos



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# Zoning Map

