



For Sale | 6 Units | \$395,000
Residential Income Property

Parish St & Harold Ave | Lamont, CA 93241

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Property Overview

Subject properties are positioned at the south end of Lamont, CA. Offering includes three (3) separate properties totaling 6 residential income units, plus a vacant parcel of land. Located at the northwest corner of Harold St and Parish Ave, just off Main St.

Sales Price:

\$395,000

Cap Rate:

8.57%

Available:

Addresses: 12505 Parish Ave, 8001-8005 Harold St, 8009 Harold St, and vacant lot

Total SF: +/- 3,251 SF

Land Size: +/- 0.76 AC

APN #: 187-101-07, 187-101-08, 187-101-09, 187-101-10, 187-101-12

Zoning: R-3 PD FPS & C-2 PD FPS

Property Highlights:

- Property consists of five (5) buildings for a total of 6 units
- 4 units are leased and 2 units are vacant
- Units vary between 1 bed 1 bath, 2 beds 1 bath, 3 beds 1 bath
- Month to month tenancy allows for immediate upside in rent
- Proforma NOI of approx. \$33,835. See attached financial analysis
- Sale includes a 7,405 sf. vacant parcel of C-2 PD FPS zoned land
- 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: \$395,000
Building SF:	3,251 SF	\$/SF: \$122
Acres:	0.55 AC	Cap Rate: 8.57%
Units:	6	\$/Unit: \$65,833

Rent Roll

Unit	Unit Type	Lease Expiration	Monthly Rent	Annual Rent
8001 Harold	1 Bed, 1 Bath	Vacant	\$500	\$6,000
8005A Harold	1 Bed, 1 Bath	M-T-M	\$455	\$5,460
8005B Harold	1 Bed, 1 Bath	M-T-M	\$750	\$9,000
8009A Harold	3 Bed, 1 Bath	M-T-M	\$1,400	\$16,800
8009B Harold	2 Bed, 1 Bath	M-T-M	\$765	\$9,180
12505 Parish	1 Bed, 1 Bath	Vacant	\$500	\$6,000
Totals			\$4,370	\$52,440

Income & Expenses

Gross Potential Rent:	\$52,440
Vacancy:	\$1,573
Effective Gross Income:	\$50,867

Expenses

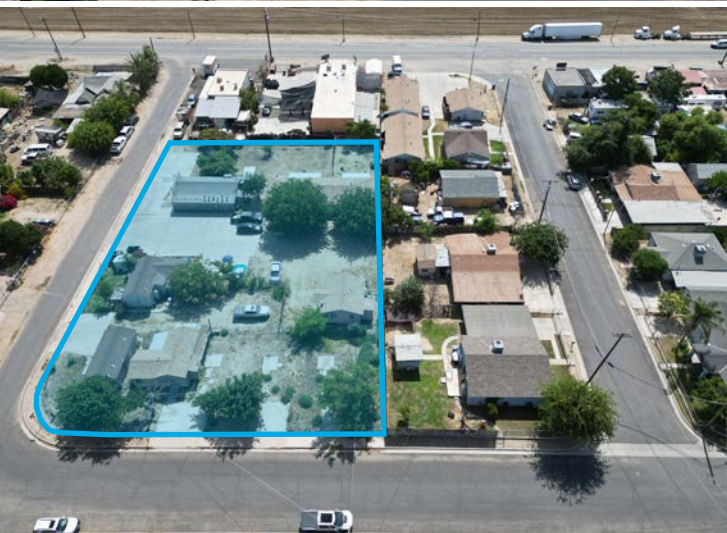
Real Estate Taxes (1.128% of Purchase Price)	\$4,455
Insurance	\$1,550
Cleaning & Maintenance	\$80
Utilities	\$8,070
Repairs	\$2,210
Supplies	\$667
Total Expenses	-\$17,032
Net Operating Income	\$33,835
Cap Rate:	8.57%

Photos



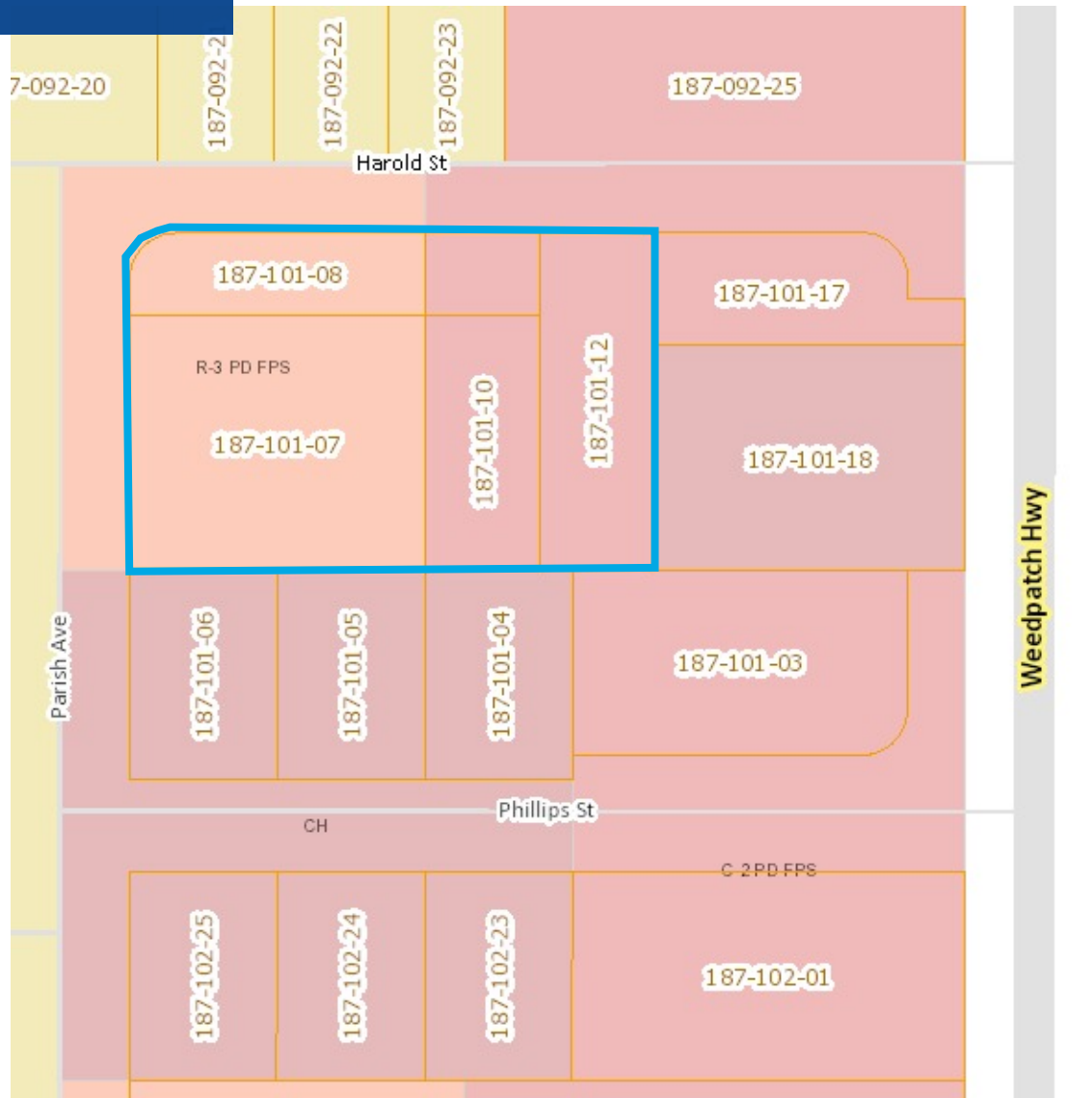
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Aerial Photos



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Zoning Map



Parcel Map

