

RENT ROLL

TRIPLEX IN LOMA LINDA, CA
10567 Ohio Street

UNIT #	UNIT MIX	ACTUAL RENT	MARKET RENT	ANNUAL RENT
FRONT HOUSE	3 bedroom, 2 bath	\$3,500 Vacant, tenant waiting to pay \$3,500!	\$3,500 Have tenant ready to rent for \$3,500!	\$42,000 actual \$42,000 market
REAR DUPLEX Downstairs	2 bedroom, 1 bath	\$1,233 month to month	\$2,300 See: 11196 San Mateo, Loma Linda	\$14,796 actual \$27,600 market
REAR DUPLEX Upstairs	2bedroom, 1 bath	\$1,590 month to month	\$2,100 See: 25084 Court St, Loma Linda	\$19,080 actual \$25,200 market
TOTAL		\$6,323	\$7,900	\$75,876 actual \$94,800 market

Property Name Loma Linda Triplex
 Location Loma Linda
 Type of Property Multi Family
 Size of Property 3 (Sq. Ft./Units)

Purpose of analysis Analysis at Actual Rents

Assessed/Appraised Values
 Land 197,780 22%
 Improvements 701,220 78%
 Personal Property _____
 Total 899,000 100%

Adjusted Basis as of: _____

Annual Property Operating Data

Purchase Price 899,000
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages 719,200
 Equals Initial 179,800

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$719,200	\$4,312	12	6.0%	30	30
2nd			12			

		\$299,667	\$/SQ FT	%		
ALL FIGURES ARE ANNUAL			or \$/Unit	of GOI	COMMENTS/FOOTNOTES	
1	POTENTIAL RENTAL INCOME				75,876	11.85 Gross Rent Multiplier
2	Less: Vacancy & Cr. Losses		(	of PRI)		
3	EFFECTIVE RENTAL INCOME				75,876	see rent roll & rent comps
4	Plus: Other Income (collectable)					
5	GROSS OPERATING INCOME				75,876	
OPERATING EXPENSES:						
7	Real Estate Taxes			9,889		estimated at 1.1% of listing price
8	Personal Property Taxes					
9	Property Insurance			1,500		text for quote from Tracy at Nsur, 407-414-7195
10	Off Site Management					
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance					
Utilities:						
15	water			600		rear duplex varies w/ tenants, front house tenant pays water
16	trash			500		estimate for current bin
17						
18						
19	Accounting and Legal					
20	Licenses/Permits					
21	Advertising					
22	Supplies					
23	Miscellaneous Contract Services:					
24						
25						
26						
27						
28						
29	TOTAL OPERATING EXPENSES				12,489	16.46% Of Effective Rental Income
30	NET OPERATING INCOME				63,387	7.05% Cap Rate
31	Less: Annual Debt Service				51,744	1.225 Debt Coverage Ratio
32	Less: Participation Payments (from Assumptions)				-	
33	Less: Leasing Commissions				-	
34	Less: Funded Reserves				-	
35	CASH FLOW BEFORE TAXES				11,643	6.48% Cash on Cash, 80% LTV, 6.00% APF

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The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: Prospects

Prepared by: Anthony C. Burton, CCIM

Property Name Loma Linda Triplex
 Location Loma Linda
 Type of Property Multi Family
 Size of Property 3 (Sq. Ft./Units)

Purpose of analysis Analysis at Market Rents

Assessed/Appraised Values
 Land 197,780 22%
 Improvements 701,220 78%
 Personal Property _____
 Total 899,000 100%

Adjusted Basis as of: _____

Annual Property Operating Data

Purchase Price 899,000
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages 719,200
 Equals Initial 179,800

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$719,200	\$4,312	12	6.0%	30	30
2nd			12			

\$299,667

ALL FIGURES ARE ANNUAL \$/SQ FT or \$/Unit % of GOI

				COMMENTS/FOOTNOTES	
1	POTENTIAL RENTAL INCOME		94,800	9.48	Gross Rent Multiplier
2	Less: Vacancy & Cr. Losses	(	of PRI)		
3	EFFECTIVE RENTAL INCOME		94,800		see rent roll & rent comps
4	Plus: Other Income (collectable)				
5	GROSS OPERATING INCOME		94,800		
OPERATING EXPENSES:					
7	Real Estate Taxes		9,889		estimated at 1.1% of listing price
8	Personal Property Taxes				
9	Property Insurance		1,500		text for quote from Tracy at Nsur, 407-414-7195
10	Off Site Management				
11	Payroll				
12	Expenses/Benefits				
13	Taxes/Worker's Compensation				
14	Repairs and Maintenance				
	Utilities:				
15	water		600		rear duplex varies w/ tenants, front house tenant pays water
16	trash		500		estimate for current bin
17					
18					
19	Accounting and Legal				
20	Licenses/Permits				
21	Advertising				
22	Supplies				
23	Miscellaneous Contract Services:				
24					
25					
26					
27					
28					
29	TOTAL OPERATING EXPENSES		12,489	13.17%	Of Effective Rental Income
30	NET OPERATING INCOME		82,311	9.16%	Cap Rate
31	Less: Annual Debt Service		51,744	1.591	Debt Coverage Ratio
32	Less: Participation Payments (from Assumptions)		-		
33	Less: Leasing Commissions		-		
34	Less: Funded Reserves		-		
35	CASH FLOW BEFORE TAXES		30,567	17.00%	Cash on Cash, 80% LTV, 6.00% APF

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Prepared for: **Prospects**

Prepared by: **Anthony C. Burton, CCIM**

Customer Short

11196 San Mateo, Loma Linda 92354
On San Mateo

STATUS: Expired

LIST PRICE: \$2,300



BED / BATH: 2/1,0,0,0
SQFT(src): 850 (O)
LOT(src): 0.1331/5,800 (A)
PARKING SPACES: 0
YEAR BLT(src): 1942 (ASR)
SUB TYPE: SFR (D)
DAM / CDAM: 8/8

MORTGAGE STATUS:
ML#: IG25065161
SCH DIST: Redlands Unified
VIEW: Yes
POOL / SPA: No/No
AREA: 267 - Loma Linda

PRICE PER SQFT: \$2.71
ORIGINAL \$: \$2,300
DEPOSIT FOR SECURITY: \$2,500
PETS ALLOWED: No
DEPOSIT FOR PETS: \$0
LAUNDRY: Dryer Included,
Washer Included
BAC:

LIST DATE: 03/25/25
DATE LEASED:

CLOSE PRICE:

For rent: 11196 San Mateo Dr, Loma Linda, CA 92354 – a charming home featuring beautiful vinyl wood plank flooring, central air and heat for year-round comfort, and a spacious yard perfect for relaxation. This well-maintained property also includes a washer and dryer for your convenience. Located in a desirable neighborhood, close to schools, shopping, and easy freeway access. Don't miss out on this fantastic rental opportunity! BACK HOUSE LOCATED ON PROPERTY

CUSTOMER SHORT: Residential Lease ML#: IG25065161

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2:15:34 PM

Search Criteria

Property Type is 'Residential Lease'
State Or Province is 'California'
City is 'Loma Linda'
Current Price Range is 2000+
Bedrooms Total is 2
Bathrooms Total Integer is 1
Selected 1 of 55 results.

2 BED
1 BATH
RENT
COMP

Customer Short

25084 Court St, Loma Linda 92354

See Mapquest

STATUS: Expired

LIST PRICE: \$2,100 ↓



BED / BATH: 2/1,0,0,0
 SQFT(src): 804 (A)
 LOT(src): 0.1328/5,786 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1930 (ASR)
 SUB TYPE: SFR (D)
 DAM / CDAM: 12/12

MORTGAGE STATUS:
 ML#: IV26183790
 SCH DIST: Redlands Unified
 VIEW: No
 POOL / SPA: No/No
 AREA: 267 - Loma Linda

PRICE PER SQFT: \$2.61
 ORIGINAL \$: \$2,200
 DEPOSIT FOR SECURITY: \$2,500
 PETS ALLOWED: Breed Restrictions
 DEPOSIT FOR PETS: \$200
 LAUNDRY: Inside
 BAC:

LIST DATE: 08/21/26
 DATE LEASED:

CLOSE PRICE:

Cozy 2 Bedroom ! Bathroom Single Family for Rent.

CUSTOMER SHORT: Residential Lease ML#: IV26183790

Printed by Tony Burton, State Lic: 01014173 on 10/08/2026
 2:13:12 PM

Search Criteria

Property Type is 'Residential Lease'
 State Or Province is 'California'
 City is 'Loma Linda'
 Current Price Range is 2000+
 Bedrooms Total is 2
 Bathrooms Total Integer is 1
 Selected 1 of 55 results.

2 BED
 1 BATH
 RENT
 COMP

Customer Short

11410 San Juan St, Loma Linda 92354

STATUS: Closed

LIST/CLOSE: \$3,500/\$3,500

Take Barton Frontage road off Campus then turn up to San Juan, house is near the top on the right



BED / BATH: 3/1,1,1,0

SQFT(src): 1,574 (A)

LOT(src): 0.2445/10,650 (A)

PARKING SPACES: 2

YEAR BLT(src): 1950 (ASR)

SUB TYPE: SFR (D)

DAM / CDAM: 2/2

MORTGAGE STATUS: Standard

ML#: EV24189326

SCH DIST: Redlands Unified

VIEW: Yes

POOL / SPA: No/No

AREA: 267 - Loma Linda

PRICE PER SQFT: \$2.22

ORIGINAL \$: \$3,500

DEPOSIT FOR SECURITY: \$3,400

PETS ALLOWED: No

DEPOSIT FOR PETS: \$0

LAUNDRY: Inside

BAC:

LIST DATE: 09/11/24

DATE LEASED: 09/18/24

CLOSE PRICE: \$3,500

This Single Story VIEW Home has been completely remodeled inside! The kitchen now opens up to the dining and family room with plenty of counter space and exposed beams. There is also a half bath and laundry area at the back of the kitchen. Dual paned windows take in the views and have custom shades. The master bath has a large walk in shower with frameless glass, dual sinks and a walk-in closet. There is vinyl plank flooring in all common areas and the home has been painted inside and out. The HVAC system was replaced, including ducting. A tankless water heater, attic fan and more insulation were also added. The 2nd bath has a separate tub and shower. Beautiful fixtures and finishes throughout! Great for entertaining with a nice front porch to look out over Loma Linda. This is a one of kind home. Come see it today!

CUSTOMER SHORT: Residential Lease ML#: EV24189326

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2:39:47 PM

Search Criteria

Property Type is 'Residential Lease'

Standard Status is 'Closed' 10/08/2026 to 01/12/2024

Standard Status is one of 'Active', 'Act Under Contract', 'Pending'

State Or Province is 'California'

City is 'Loma Linda'

Current Price Range is 3500+

Bedrooms Total is 3

Selected 1 of 10 results.

3 BED
2 BATH
RENT
COMP

Customer Short

**11176 11180 Richmond Rd, Loma Linda
92354**

STATUS: Closed

LIST/CLOSE:

\$1,248,000/\$1,230,000 ↓

Exit Anderson off the 10 FWY and head south



SQFT: 2,668

LOT(src): 0.1814/7,900 (A)

PARKING SPACES: 3

YEAR BLT(src): 1958 (PUB)

DAM / CDAM: 174/174

UNITS TOTAL: 3

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: TR24236320

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/No

AREA: 267 - Loma Linda

PRICE PER SQFT: \$461.02

ORIGINAL \$: \$1,600,000

STORIES: Two

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

BAC:

LIST DATE: 12/04/24

PURCHASE CONTRACT: 05/27/25

CLOSE DATE: 07/24/25

CLOSE PRICE: \$1,230,000

CONCESSIONS: \$32,600

TERMS: 1031 Exchange

First time on market in years. This triplex (3-unit) will be delivered vacant with substantial upgrades - new roof, new water supply lines, and re-drain to name a few. The property is nestled on a quiet residential street not too far from the 10 FWY, this home is only a few blocks east of Loma Linda University and Hospital system, and close to the VA hospital. With the close proximity to the University, there is ample demand to fill the units. A short drive away is the City of Redlands, home to the University of Redlands and Downtown Redlands, a bustling and walkable downtown area with a multitude of shops and restaurants to explore.

CUSTOMER SHORT: Residential Income ML#: TR24236320

Printed by Tony Burton, State Lic: 01014173 on 08/21/2026
1:03:51 PM

Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed' 08/21/2026 to 09/20/2024

State Or Province is 'California'

City is 'Loma Linda'

Number Of Units Total is 3

Selected 1 of 4 results.

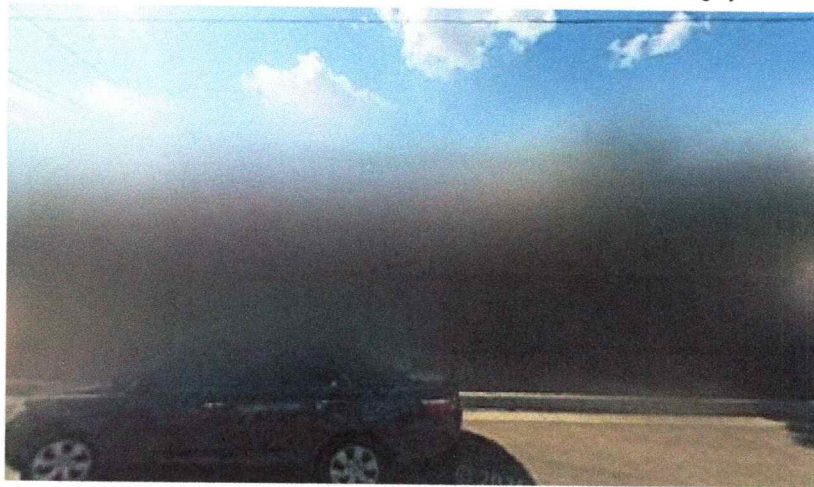
**TRIPLEX
SALE
One 3+2, One 1+1, One 2+2
Beds/Baths
COMP**

Google Maps

10567 Ohio St



Imagery ©2026 Airbus, Map data ©2026 20 ft



10567 Ohio St



Directions



Save



Nearby

Send to
phone

Share



10567 Ohio St, Loma Linda, CA 92354

Photos