150 Pinal Avenue, Orcutt, CA
Property Information Sheet

UTILITIES
The property currently operates with one shared utility meter servicing all three units. Historically, the Martinez family occupied all three units, so utilities remained in the owner's name and tenants reimbursed based on overall usage.

Recently, Unit C became vacant and was leased to a new tenant approximately one month ago. Utility prorations have since resumed and are allocated based on occupants, appliance usage, and overall consumption.

APPROXIMATE UNIT SQUARE FOOTAGE
Unit A: Approximately 2,743 SF
Unit B: Approximately 500 SF
Unit C: Approximately 375 SF

HEAT SOURCES
Unit A: Ducted Forced Air Unit (FAU)
Unit B: Two newer electric wall heaters installed by BPS
Unit C: Gas wall heater

TENANCY / OCCUPANCY
All tenants are currently on month-to-month tenancy agreements.
No notices to terminate tenancy have been issued at this time.

CURRENT RENTAL INCOME
Unit A: $3,750/month - MTM (60-day notice required)
Unit B: $2,000/month - MTM (60-day notice required)
Unit C: $1,575/month - MTM (30-day notice required)

Total Monthly Rental Income: $7,325/month