

# Multi-Family

Blythe, CA 92225



**308-316 S. Spring St.  
Blythe, CA 92225**

APN's

848-123-001

848-123-002

# of Buildings: 2

# of Units: 8

Zoning: R-M-L

<b>YEAR BUILT:</b>	<b>1957</b>
<b>NRSF:</b>	<b>6,000 SF</b>
<b>LOT SIZE:</b>	<b>0.51 AC</b>
<b>PRICE:</b>	<b>\$649,000</b>
<b>PER UNIT:</b>	<b>\$81,125</b>
<b>PER SF:</b>	<b>\$108.17</b>
<b>CAP RATE:</b>	<b>7.05%</b>
<b>PRO FORMA CAP:</b>	<b>11.94%</b>

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**SUPREME INVESTMENT  
CORPORATION**  
"Excellence in Real Estate"

## EXECUTIVE SUMMARY

Fantastic Income Producing Multi-Family Property with exceptional room to raise Rents. All 8-Units are Fully Occupied with each Occupant having a Month-to-Month Tenancy. With Market Rents continuously increasing at a steady pace with coupling population growth, raising value and producing a steady stream of high rental income should come at ease for any investor. Acquire S. Spring St. Today and continue to build your portfolio with this solid asset!



# ANALYSIS

UNIT #	RENTABLE SF	BED / BATH	% GLA	RENT (\$/SF)	RENT (\$/MO.)	LEASE TYPE	RENT (\$/YR.)	% EGR
1	750	1 / 1	12.50	\$0.77	\$575	M - T - M	\$6,900	12.11
2	750	1 / 1	12.50	\$0.80	\$600	M - T - M	\$7,200	12.63
3	750	1 / 1	12.50	\$0.80	\$600	M - T - M	\$7,200	12.63
4	750	1 / 1	12.50	\$0.80	\$600	M - T - M	\$7,200	12.63
5	750	1 / 1	12.50	\$0.77	\$575	M - T - M	\$6,900	12.11
6	750	1 / 1	12.50	\$0.80	\$600	M - T - M	\$7,200	12.63
7	750	1 / 1	12.50	\$0.80	\$600	M - T - M	\$7,200	12.63
8	750	1 / 1	12.50	\$0.80	\$600	M - T - M	\$7,200	12.63
<b>Total</b>	<b>6,000</b>	<b>8 / 8</b>	<b>100.00</b>	<b>\$0.79 (Avg.)</b>	<b>\$4,750</b>	<b>M - T - M</b>	<b>\$57,000</b>	<b>100.00</b>

	CURRENT	RENT (\$/SF)	RENT (\$/MO.)	% EGR	PRO FORMA	RENT (\$/SF)	RENT (\$/MO.)	% EGR
Potential Gross Revenue	\$57,000	\$9.50	\$4,750	100.00	\$96,000	\$16.00	\$8,000	100.00
Vacancy	\$0	\$0.00	\$0	0.00	\$0	\$0.00	\$0	0.00
Other Income	\$0	\$0.00	\$0	0.00	\$0	\$0.00	\$0	0.00
<b>Effective Gross Rent</b>	<b>\$57,000</b>	<b>\$9.50</b>	<b>\$4,750</b>	<b>100.00</b>	<b>\$96,000</b>	<b>\$16.00</b>	<b>\$8,000</b>	<b>100.00</b>

	CURRENT	PER SF	PER MO.	% EGR	PRO FORMA	PER SF	PER MO.	% EGR
Property Tax	\$2,759	\$0.46	\$230	4.84	\$8,009	\$1.33	\$667	8.34
Insurance	\$1,623	\$0.27	\$135	2.85	\$2,800	\$0.47	\$233	2.92
CAM	\$600	\$0.10	\$50	1.05	\$1,200	\$0.20	\$100	1.25
Water / Trash	\$6,262	\$1.04	\$522	10.99	\$6,500	\$1.08	\$542	6.77
<b>Total Expenses</b>	<b>\$11,244</b>	<b>\$1.87</b>	<b>\$937</b>	<b>19.73</b>	<b>\$18,509</b>	<b>\$3.08</b>	<b>\$1,542</b>	<b>19.28</b>
<b>Net Operating Income</b>	<b>\$45,756</b>	<b>\$7.63</b>	<b>\$3,813</b>	<b>80.27</b>	<b>\$77,491</b>	<b>\$12.92</b>	<b>\$6,458</b>	<b>80.72</b>

## AREA OVERVIEW



Incorporated in 1916, Blythe is located 225 miles east of Los Angeles and 150 miles west of Phoenix. During the Summer, temperatures average 85 – 110 degrees Fahrenheit and 55 – 75 degrees Fahrenheit in the Winter.

Although the city has a large agricultural and farming footprint, it, also, provides many exciting activities throughout the community. Residents enjoy the many hiking trails near the Colorado River as well as Dirt Biking, Off-Roading, Rock Climbing, and Bouldering. For those looking for a more relaxing way to spend their leisure time, they have picnics on the Colorado River Beach, peruse the Downtown antique shops, read a book at one of the many cafes, or just take a nice stroll through the serenity of Todd Park.

Blythe, also, offers many historical sites and landmarks such as the Palo Verde Historical Museum and Society, Quartzsite Historical Cemetery, and the Blythe Intaglios. Whether someone is visiting or decides to make permanent residency, Blythe has much to offer and experiences to enjoy!

# DEMOGRAPHICS


RADIUS	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
<b>POPULATION</b>				<b>OCCUPATION</b>			
2024 ESTIMATE	9,193	15,576	17,066	Real Estate & Finance	0.27%	0.46%	0.45%
2029 PROJECTION	10,106	17,076	18,683	Professional & Management	15.26%	15.30%	15.04%
2020 CENSUS	6,911	11,963	13,164	Public Administration	6.92%	9.04%	8.77%
GROWTH 2024 - 2029	9.93%	9.63%	9.47%	Education & Health	8.84%	9.85%	9.62%
GROWTH 2020 - 2024	33.02%	30.20%	29.64%	Services	18.59%	16.65%	16.39%
<b>POPULATION BY AGE &amp; RACE</b>				Information	0.08%	0.34%	0.52%
MEDIAN AGE	33.10	34.50	35.10	Sales	10.85%	12.46%	12.55%
AVERAGE AGE	35.00	36.00	36.50	Transportation	0.16%	0.38%	0.44%
WHITE	2,420 (26.32%)	4,921 (31.59%)	5,701 (33.41%)	Retail	7.54%	7.49%	7.55%
BLACK	949 (10.32%)	1,330 (8.54%)	1,389 (8.14%)	Wholesale	0.86%	1.38%	1.43%
AM. INDIAN & ALASKAN	178 (1.94%)	263 (1.69%)	279 (1.63%)	Manufacturing	2.90%	2.11%	1.98%
ASIAN	160 (1.74%)	319 (2.05%)	332 (1.95%)	Production	8.86%	6.76%	6.37%
HAWAIIAN & PAC. ISLAND	20 (0.22%)	29 (0.19%)	30 (0.18%)	Construction	5.70%	5.56%	5.78%
OTHER	5,465 (59.45%)	8,715 (55.95%)	2,335 (54.70%)	Utilities	3.51%	2.81%	2.70%
<b>HOUSEHOLDS</b>				Agriculture & Mining	3.33%	3.76%	4.28%
2024 ESTIMATE	3,197	5,510	6,107	Farming, Fishing, Forestry	2.39%	2.38%	2.90%
2029 PROJECTION	3,504	6,025	6,665	Other Services	3.95%	3.26%	3.24%
2020 CENSUS	2,454	4,316	4,810	<b>TRAVEL TIME TO WORK</b>			
GROWTH 2024 - 2029	9.60%	9.35%	9.14%	< 30 Minutes	86.83%	86.71%	86.76%
GROWTH 2020 - 2024	30.28%	27.66%	26.96%	30 - 60 Minutes	9.89%	9.97%	10.01%
MEDIAN HOME VALUE	\$215,743	\$262,989	\$263,239	60 + Minutes	3.29%	3.33%	3.23%
AVG. HOUSEHOLD INCOME	\$56,792	\$68,778	\$69,034				
OWNER OCCUPIED	1,308 (40.91%)	2,681 (48.66%)	3,027 (49.57%)				
RENTER OCCUPIED	1,889 (59.09%)	2,829 (51.34%)	3,080 (50.43%)				

# AERIAL MAP

**PALO VERDE**  
HIGH SCHOOL  
YELLOW JACKETS



Todd Park



**SUBJECT**





**Address**

**308 - 316 S. Spring St. Blythe, CA 92225**

Price	Per Unit	CAP Rate	Pro Forma	Units
\$649,000	\$81,125	7.05%	11.94%	8

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