

RENT ROLL: 19 UNITS: 222 F Street Needles Ca 92363

6 1-Bed 1-Bath. and 13 Studios TOTAL 6 Beds. 19 baths.

Unit #1) Studio.....313 sf.Rent \$750.00 From 01/01/24 to 01/01/25

Unit #2) Studio.....367 sf.Rent \$750.00 From 02/03/24 to 02/03/25

Unit #3) Studio.....360 sf.Rent \$800.00 From 11/01/24 to 11/01/25

Unit #4) Studio.....330 sf.Rent \$650.00 From 10/01/24 to 10/01/25

Unit #5) Studio.....299 sf.Rent \$650.00 From 03/03/24 to 03/03/25

Unit #6) Studio.....368 sf.Rent \$750.00 From 11/01/24 to 11/01/25

Unit #7) Studio.....316 sf.Rent \$750.00 From 08/01/24 to 08/01/25

Unit #8) Studio.....360 sf.Rent \$750.00 From 09/01/24 to 09/01/25

Unit #9) Studio.....240 sf.Rent \$650.00 From 07/01/24 to 07/01/25

Unit #10) 1-Bed.....360 sf.Rent \$850.00 From 09/01/24 to 09/01/25

Unit #11) Studio.....240 sf.Rent \$750.00 From 10/01/24 to 10/01/25

Unit #12) 1-Bed.....360 sf.Rent \$800.00 From 07/01/24 to 07/01/25

Unit #13) Studio.....270 sf.Rent \$750.00 From 10/22/24 to 10/22/25

Unit #14) Studio.....270 sf.Rent \$750.00 From 10/24/24 to 10/24/25

Unit #15) 1-Bed.....460 sf.Rent \$830.00 From 09/01/24 to 09/01/25

Unit #16) 1-Bed.....348 sf.Rent \$780.00 From 05/01/24 to 05/01/25

Unit #17) Studio.....295 sf.Rent \$650.00 From 04/-1/24 to 04/01/25

Unit #18) 1-Bed.....340 sf.Rent \$800.00 From 10/11/24 to 11/01/25

Unit #19) 1-Bed.....336 sf.Rent \$900.00 From 06/01/24 to 06/01/25

TOTAL.....6,232 sf.Rent \$14,360.00 A/M\$172,320.00 A/Year

EFFECTIVE GROSS INCOME.

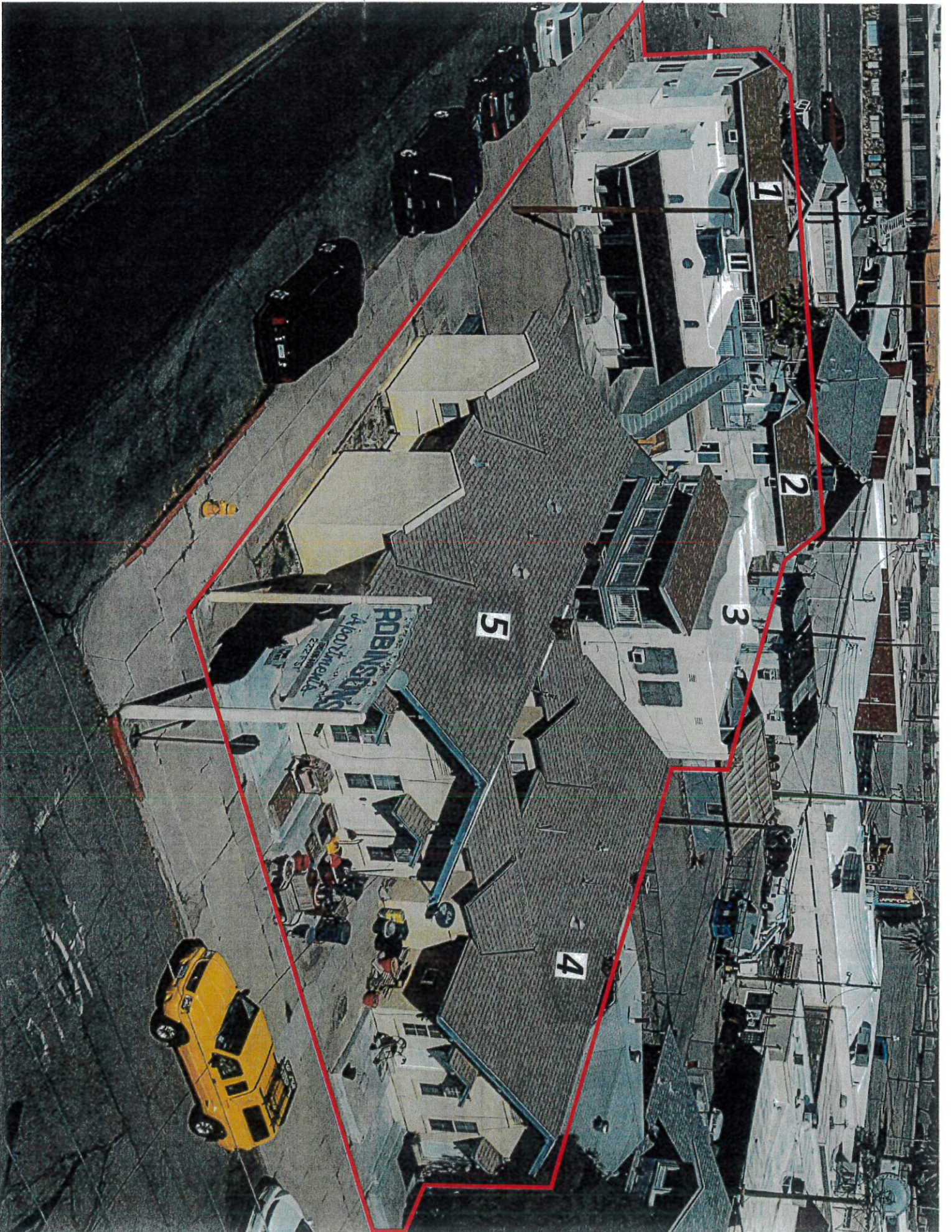
| | |
|--|---------------------|
| Potential Gross Income | 172,320.00 |
| Other Income | \$0 |
| <u>Less: Vacancy & Collection Loss</u> | <u>5,169.60</u> |
| Effective Gross Income: | \$167,150.40 |

EXPENSES

| | |
|-----------------------|--------------------|
| Gas | 2,800.00 |
| Maintanance | 2,400.00 |
| Electricity | 13,800.00 |
| Water/Trash/Sewer | 8,700.00 |
| New Property taxes | 17,462.00 |
| Insurance | 9,800.00 |
| Property Management | \$0 |
| <u>Cable</u> | <u>2,800.00</u> |
| Total Expenses | \$57,745.00 |

NET OPERATING INCOME

| | |
|-------------------------------------|---------------------|
| Effective Gross Income | 167,150.40 |
| Less: Expenses | 57,745.00 |
| <u>Add: Expenses Reimbursements</u> | <u>\$0</u> |
| Net Operating Income | \$109,405.40 |



Cross Property 360 Property View

222 F Street, Needles, CA 92363

Listing

222 F St, Needles 92363

DC770 - Needles

STATUS: **Active**

LIST CONTRACT DATE: **04/12/24**

LISTING ID: **DW24092089**

LIST PRICE: **\$1,397,000**

SELLER WILL CONSIDER CONCESSIONS IN OFFER:

PROP TYPE: **Commercial Sale**
PARCEL #: **0186103230000**

PROP SUB TYPE: **Multi Family**



[Listing has Supplements](#)



SQFT(SRC): **6,424**
 SQFT LOT: **8,063 (A)**
 ACRES: **0.185**
 BUSINESS NAME:
 BUSINESS TYPE:
 YEAR ESTABLISHED:
 YEAR BUILT: **1920**
 SLC: **Standard**
 LEVELS: **2**
 CURRENT USE:
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR:
 NUMBER OF UNITS: **19**
 ENTRY LEVEL: **1**
 BUILDING STATUS: **Existing**
 OCCUPANCY:
 BUILDING \$/PER SQFT: **\$217.47**
 LAND \$/PER SQFT:
 DAYS ON MARKET: **209**
 COUNTY: **San Bernardino**
 PARCEL MASTER:
 INVEST?: **A/C?**
 FENCE?: **HEAT?**

DESCRIPTION

The Robinson Apartments. Features 19 units complex is composed of 13 Studios and 6 1 bed, 1 bath. Note: 16 units has been remodeled two years ago including new roof. Cooling wall window most of them. Fully occupied. Robinson Apartments inside of each unit well maintained and upgraded as needed.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING:
 LAUNDRY: **None**
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS:
 ROOFING:
 SECURITY:
 CONSTRUCTION:
 LOT: **Corner Lot**

UTILITIES

ELECTRICITY:
 AMPERAGE:
 VOLTS:
 UTILITIES:
 WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES:
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT:
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT:
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPORT:
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION:

LAND

COMMON INTEREST: **None**
 LAND USE: **Multi-Family**
 LOT SIZE DIM:
 TOPOGRAPHY:
 PARCEL #: **0186103230000**
 ADDITIONAL PARCEL(s): **No**

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
 LISTING TERMS: **Cash, Conventional**
 CLOSE DATE:
 INCLUSIONS:
 EXCLUSIONS:

ASSIGNABLE:
 FINANCING:

MIN. DOWN AMOUNT:
 OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:

of UNITS LEASED:

MOVE-IN:

OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

ANCHORS/Co-TENANTS:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE: **\$57,745**

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX: **17,445**
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE: **\$9,800**
ELECTRICITY: **\$13,800.00**
WATER/SEWER: **\$5,200**
TRASH: **\$3,500**

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE: **\$2,400**
SUPPLIES:
OTHER: **\$5,600**
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME: **\$172,320**
VACANCY ALLOWANCE: **\$5,170**
LAUNDRY:
OTHER:
EFFECTIVE GROSS: **167,150**
TOTAL EXPENSE: **\$57,745**
NET OPERATING INCOME: **\$109,405**

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES: **\$57,745**

GROSS OPERATING INCOME:
NET OPERATING INCOME: **\$109,405**

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

UNITS

| TYPE | #UNITS | BEDS | BATHS | SQFT | RENT | DESCRIPTION |
|------|--------|------|-------|------|------|-------------|
| 1 | 13 | | 1 | | | |
| 2 | 6 | 1 | 1 | | | |

AGENT

LISTING AGENT: **Sergio Paz**

LISTING AGENT STATE LICENSE: **01795025**

LISTING AGENT MLS ID: **DWPAZSER**

CO-LISTING AGENT:

CO-LISTING AGENT STATE LICENSE:

CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: **818-858-2120**
2.LA EMAIL: **openhouse8sp@yahoo.com**
3.LO PHONE: **562-862-1161**
4.LO FAX: **562-231-2967**

OFFICE

LISTING OFFICE: **Excellence RE Real Estate**

LISTING OFFICE STATE LICENSE: **01914184**

LISTING OFFICE MLS ID: **YCCB**

LISTING OFFICE PHONE: **562-862-1161Ext:0**

LISTING OFFICE FAX: **562-231-2967**

CO-LISTING OFFICE:

CO-LISTING OFFICE STATE LICENSE:

CO-LISTING OFFICE PHONE:

CO-LISTING OFFICE FAX:

CO-LISTING OFFICE MLS ID:

MLS

BAC:
LISTING CONTRACT DATE: **04/12/24**

DUAL/VARI COMP?: **No**
EXPIRATION DATE: **12/12/24**
CURRENT FINANCING: **Conventional**

INTERNET SEND: LISTING?/PRICE? **Yes/**
MOD TIMESTAMP: **12/02/24**
LIST AGRMT: **Exclusive Right To Sell**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

START SHOWING DATE:

ON MARKET DATE: **05/07/24**

BAC REMARKS:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW INSTRUCTIONS: **Please text Listing Agent Sergio Paz at 818-858-2120 or email openhouse8sp@yahoo.com Please do not go direct, do not disturb the tenants.**

DIRECTIONS: **Corner F Street and 3rd Street.**

PHOTOS

Click arrow to display photos

