



PINE COVE APARTMENTS

23285 Highway 243
Idyllwild , CA 92549



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EXCLUSIVELY PRESENTED BY:



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Idyllwild Realty

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PROPERTY SUMMARY

Offering Price	\$1,100,000
Building SqFt	2,856 SqFt
Lot Size (acres)	0.15
Levels	2
Units	5.00
Year Built	1966
Subdivision Name	PINE COVE #2
County	Riverside
Parcel ID / APN	559-157-014
Construction	WOOD
Property Class	Apartment

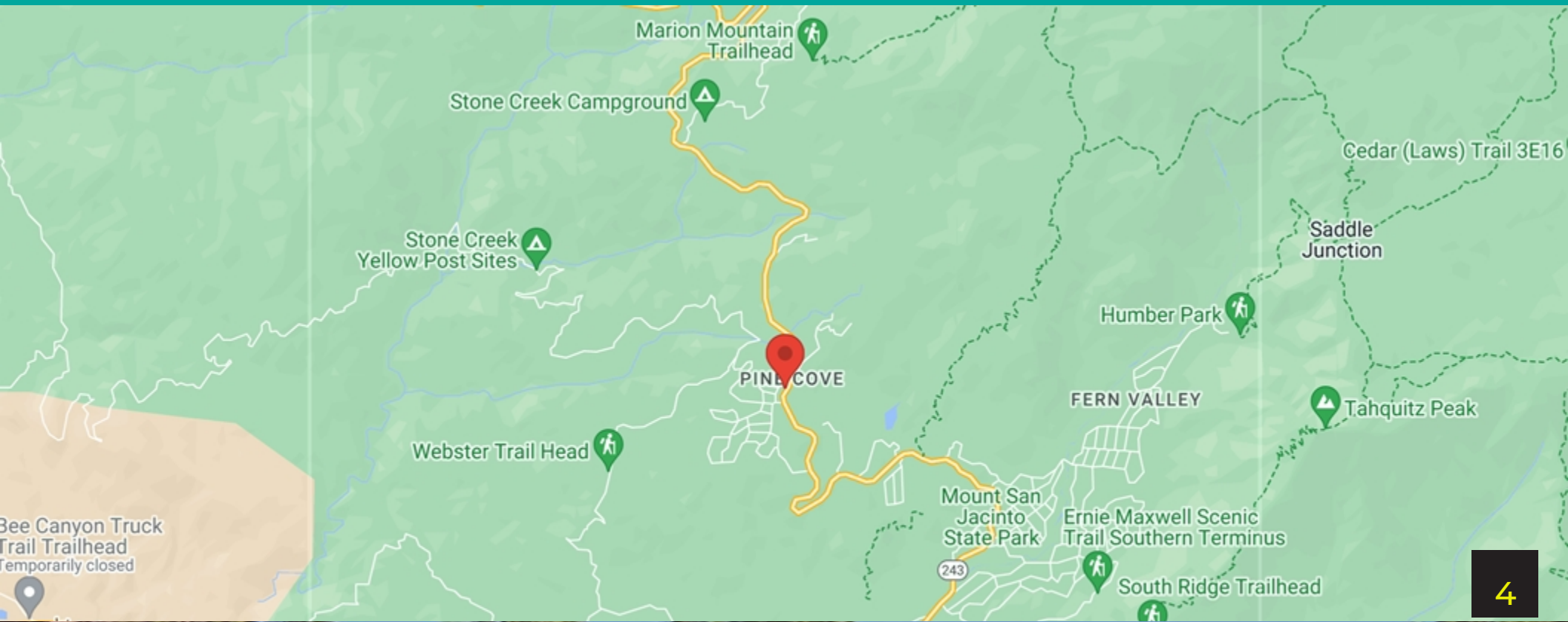
INVESTMENT SUMMARY

Idyllwild Realty is pleased to present the exclusive opportunity to acquire to Pine Cove Apartments , a multi-family building comprised of 5 - 1 BD/1 BA units ideally located in the Pine Cove area of Idyllwild , CA. With excellent proximity to shopping, entertainment districts and restaurants, this community is an attractive destination for vacations, business and professionals making it a unique opportunity for long-term rentals.



INVESTMENT HIGHLIGHTS

- Little Landlord Required Upkeep
- Fully Rented
- Room for Improvement, Below Market Rents





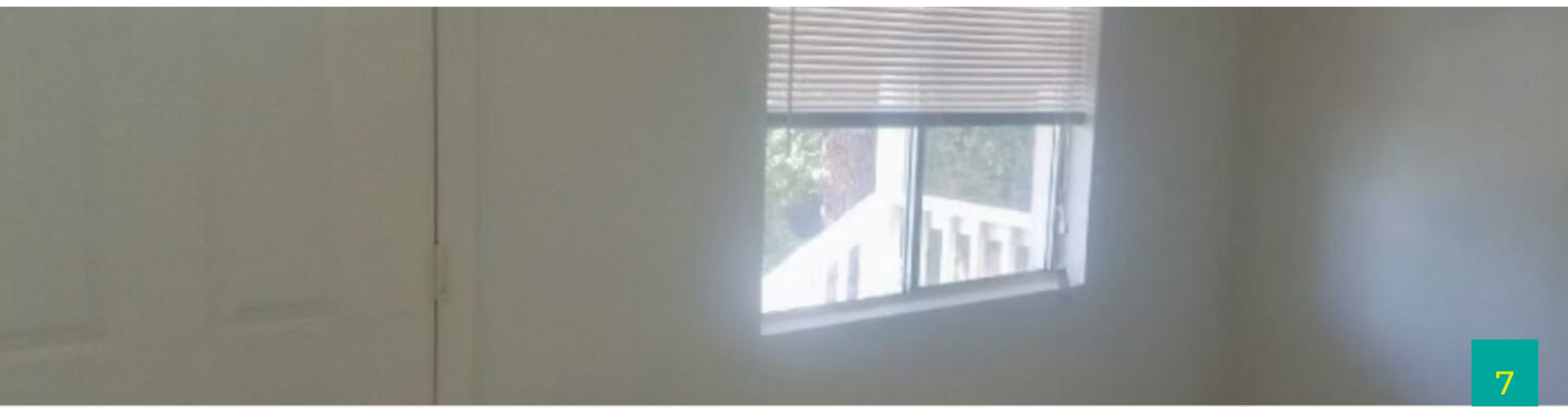
SUNSHINE BEASTY
REAL ESTATE
1000 1/2 1st ST. SUITE 100
CARRIZO, CA 92008

GALLERY

LOCATION HIGHLIGHTS

- Easy Access
- Minimal Upkeep
- Easy to Rent Units
- Parking Lot
- 3 Ground Floor







SALES COMPARABLES

25875 CEDAR ST
IDYLLWILD, California 92549-2681

54821 North Circle DR
IDYLLWILD, California 92549-2681

54220 Pine Crest AVE
IDYLLWILD, California 92549-2681

5 residential apartments 2 commercial units, lot rental

PRICE	\$601,000.00
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SALE DATE	01/05/2024
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BUILDING SIZE	3,100 SQFT
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LOT SIZE	0.25 ACRES
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NUMBER OF UNITS	3.00
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OCCUPANCY %	100.00
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PRICE	\$1,300,000.00
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SALE DATE	03/22/2022
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LOT SIZE	0.30 ACRES
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NUMBER OF UNITS	11.00
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OCCUPANCY %	60.00
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PRICE	\$1,599,000.00
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SALE DATE	01/31/2022
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BUILDING SIZE	6,325 SQFT
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LOT SIZE	0.13 ACRES
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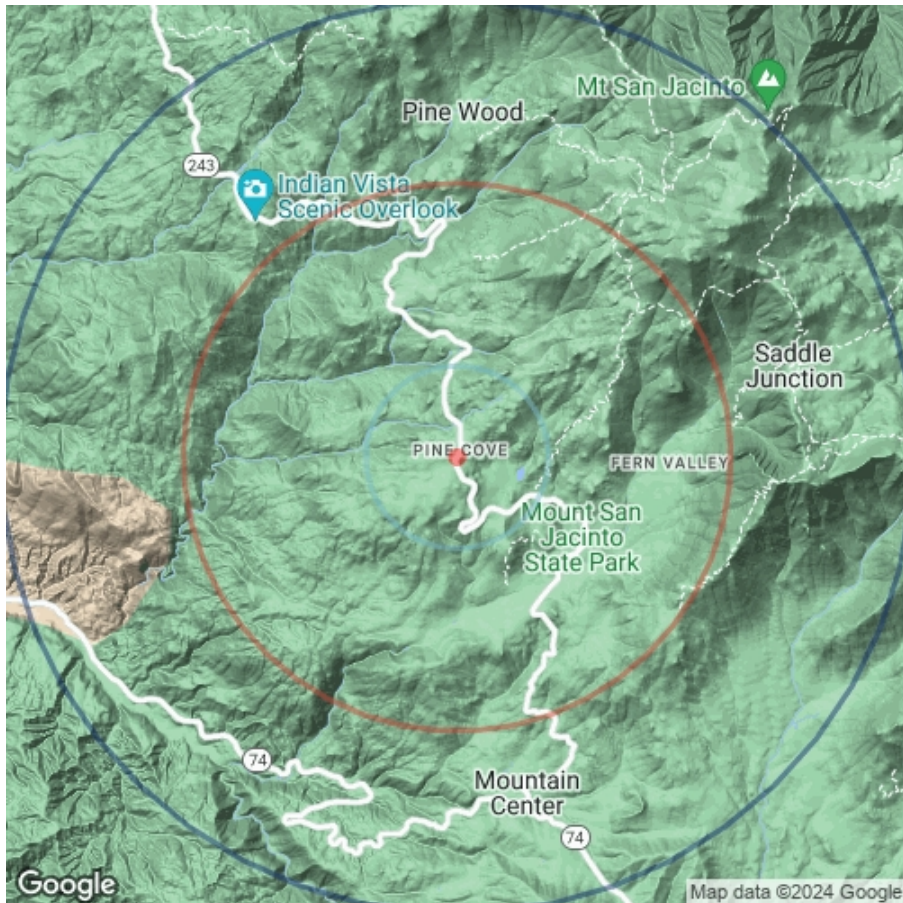
NUMBER OF UNITS	8.00
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OCCUPANCY %	80.00
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DEMOGRAPHICS

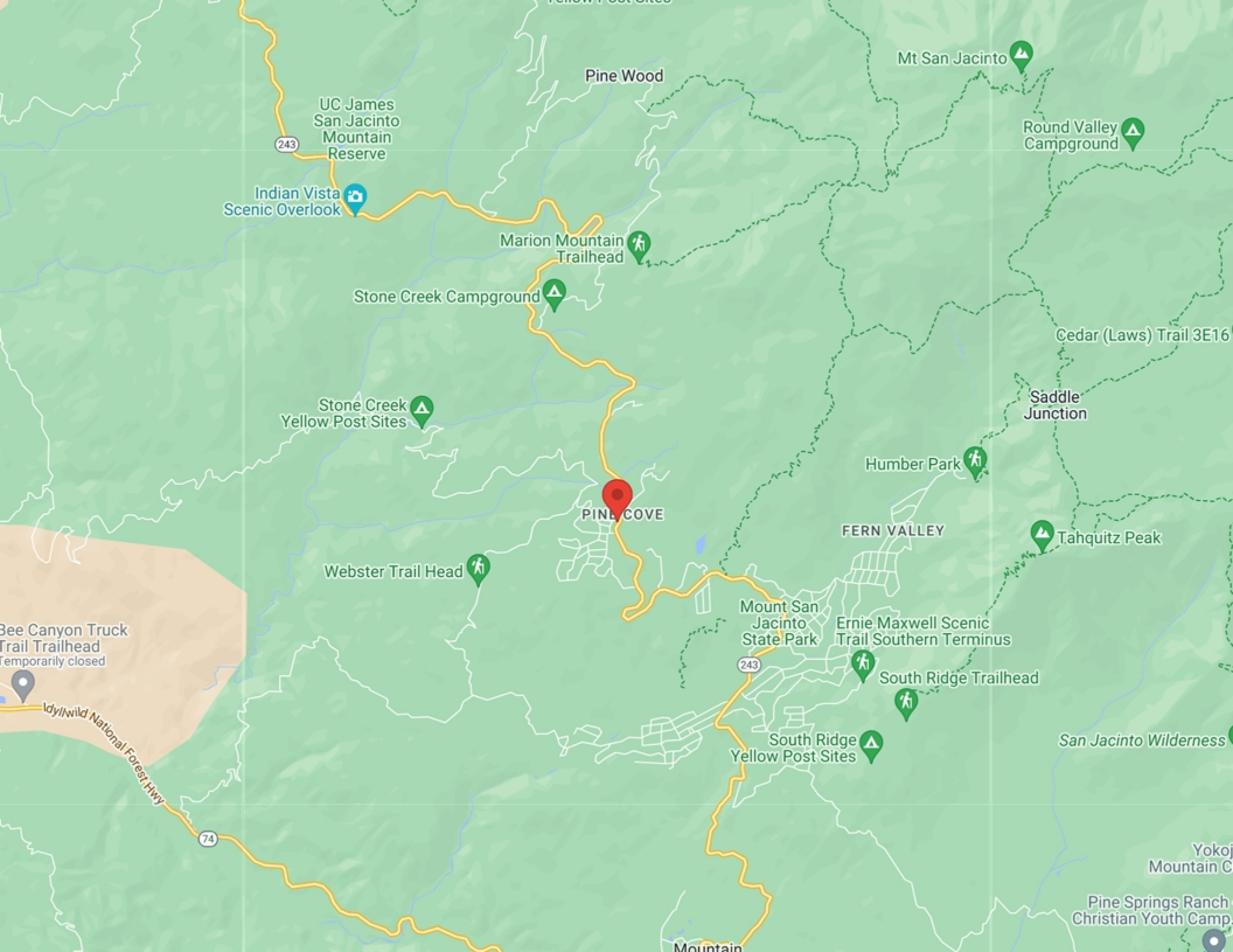
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	747	3,675	3,784
2010 Population	803	3,997	4,109
2024 Population	897	4,046	4,168
2029 Population	914	4,071	4,193
2024-2029 Growth Rate	0.38 %	0.12 %	0.12 %
2024 Daytime Population	554	4,001	4,140

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	34	163	168
\$15000-24999	23	129	133
\$25000-34999	30	190	195
\$35000-49999	32	139	143
\$50000-74999	20	175	182
\$75000-99999	94	261	266
\$100000-149999	81	442	451
\$150000-199999	25	91	92
\$200000 or greater	86	304	313
Median HH Income	\$ 92,938	\$ 87,733	\$ 87,410
Average HH Income	\$ 137,806	\$ 121,883	\$ 121,782



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	333	1,637	1,687
2010 Total Households	376	1,708	1,758
2024 Total Households	426	1,894	1,944
2029 Total Households	430	1,909	1,959
2024 Average Household Size	2.08	2.04	2.05
2024 Owner Occupied Housing	325	1,350	1,387
2029 Owner Occupied Housing	333	1,390	1,427
2024 Renter Occupied Housing	101	544	557
2029 Renter Occupied Housing	97	519	532
2024 Vacant Housing	557	2,060	2,084
2024 Total Housing	983	3,954	4,028





Pine Wood

Mt San Jacinto

UC James San Jacinto Mountain Reserve

Round Valley Campground

Indian Vista Scenic Overlook

Marion Mountain Trailhead

Stone Creek Campground

Cedar (Laws) Trail 3E16

Stone Creek Yellow Post Sites

Saddle Junction

PINE COVE

Humber Park

Webster Trail Head

FERN VALLEY

Tahquitz Peak

Bee Canyon Truck Trail Trailhead Temporarily closed

Idyllwild National Forest Hwy

Mount San Jacinto State Park

Ernie Maxwell Scenic Trail Southern Terminus

South Ridge Trailhead

243

South Ridge Yellow Post Sites

San Jacinto Wilderness

74

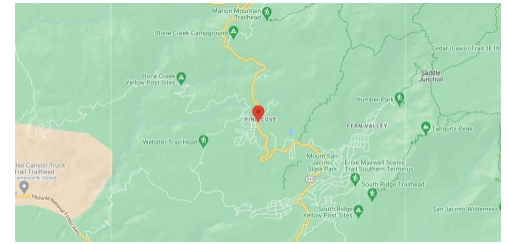
Yokoj Mountain C

Pine Springs Ranch Christian Youth Camp

Mountain

ABOUT IDYLLWILD

During the day, there are a variety of things to do, from shopping in our eclectic, artisan town to exploring the wilderness! There are a lot of choices for hiking, mountain biking, fishing, and other recreational fun. At night you can enjoy some local live music at one of our many unique restaurants!



CITY OF

AREA

POPULATION



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