



OFFERING MEMORANDUM



BLISS AVE APARTMENTS

Indio, CA

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PLEASE CONTACT MATTHEW ROMERO AT (909) 945 8810

FOR FURTHER DETAILS.

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INCOME & EXPENSE ANALYSIS

BLISS AVE APARTMENTS

PRICING SUMMARY

INCOME & EXPENSE ANALYSIS

	List Price
	\$800,000
Down Payment	\$255,000
First Trust Deed	\$545,000
Effective Gross Income	\$71,820
Net Operating Income	\$47,449
Debt Service	\$37,545
Cash On Cash Return	\$9,904
Return %	3.88%
Capitalization Rate	5.93%
Gross Rent Multiplier	10.58
Price Per Unit	\$133,333

PRICING SUMMARY			ANNUALIZED OPERATING INCOME		
Price	\$800,000		Gross Potential Rent		Current \$75,600
Down Payment	\$225,000	28.1%	Other Income		\$0
Loan Amount	\$575,000		Gross Potential Income		\$75,600
Number of Spaces	6		Vacancy/ Collection Allowance	5%	\$3,780
Price Per Unit	\$133,333		Effective Gross Income		\$71,820
CAP Rate	6.02%		Expenses		\$23,672
Current GRM	10.58		NET OPERATING INCOME		\$48,148
			Debt Service		\$37,545
			Pre-Tax Cash Flow		\$10,603

ANNUALIZED OPERATING EXPENSES		
Real Property Taxes	1.39891%	\$10,492
Special Assessments		\$0
Insurance		\$4,000
Office Expenses		\$2,400
Utilities		\$1,680
Repairs & Maintenance		\$4,600
Professional Fees		\$500
TOTAL EXPENSES		\$23,672
% of Effective Gross Income		32.96%
Expense Per Space		\$3,945

INCOME & EXPENSE ANALYSIS

BLISS AVE APARTMENTS

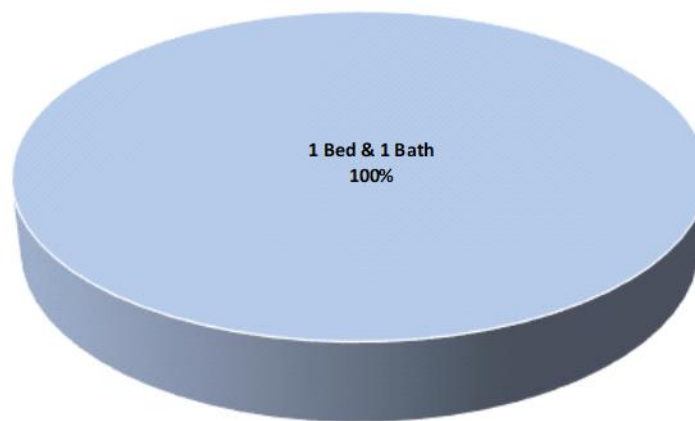
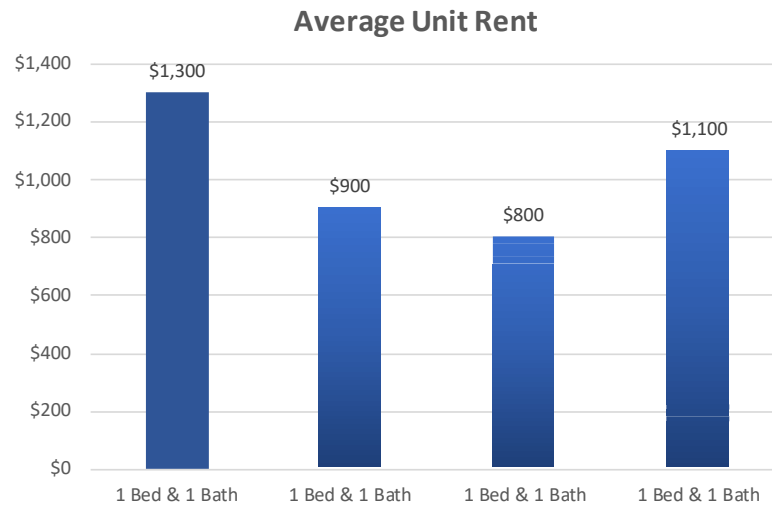
RENT ROLL

INCOME & EXPENSE ANALYSIS

#	Unit #	Tenant	Rent
1			\$1,300
2			\$1,300
3			\$900
4			\$900
5			\$800
6			\$1,100
			\$6,300

	1bd & 1ba
	1bd & 1ba
	1bd & 1ba
	1bd & 1ba

NUMBER OF UNITS	UNIT TYPE	CURRENT RENTS	MONTHLY INCOME	YEARLY INCOME
2	1 Bed & 1 Bath	\$1,300	\$2,600	\$31,200
2	1 Bed & 1 Bath	\$900	\$1,800	\$21,600
1	1 Bed & 1 Bath	\$800	\$800	\$9,600
1	1 Bed & 1 Bath	\$1,100	\$1,100	\$13,200
6		\$1,025	\$6,300	\$75,600



INCOME & EXPENSE ANALYSIS

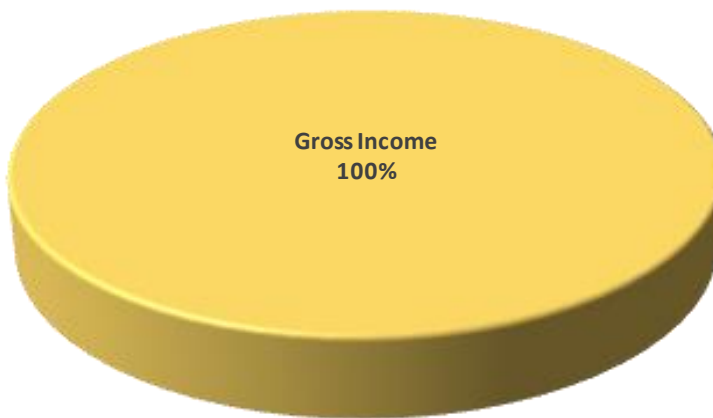
BLISS AVE APARTMENTS

CURRENT INCOME SUMMARY

INCOME & EXPENSE ANALYSIS

[REDACTED]		
Gross Income		\$75,600
Vacancy/Collection Allowance	5%	\$3,780
[REDACTED]		
EFFECTIVE GROSS INCOME		\$71,820

Percentage of EGI

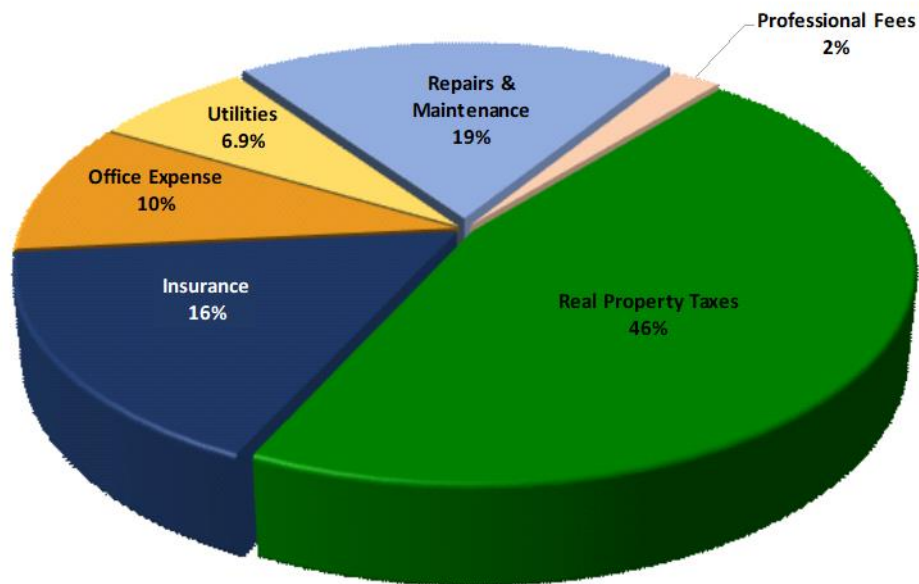


BLISS AVE APARTMENTS

CURRENT EXPENSE SUMMARY

			TOTAL	% OF SGI	P/ SPACE
REAL PROPERTY TAXES	*	1.39891%	\$11,191	15.58%	\$1,865.17
SPECIAL ASSESSMENTS			\$0	0.00%	\$0.00
INSURANCE			\$4,000	5.57%	\$666.67
PAYROLL			\$2,400	3.34%	\$400.00
	Management Fees		\$2,400		
UTILITIES			\$1,680	2.34%	\$280.00
	Utilities		\$1,680		
	Trash		\$0		
	Water		\$0		
OFFICE EXPENSE			\$0		
	General Office Expense		\$0		
REPAIRS & MAINTENANCE			\$4,600	6.40%	\$766.67
	General Maintenance		\$2,400		
	Landscaping		\$1,200		
	Pest Control		\$0		
	Reserves		\$1,000		
PROFESSIONAL FEES			\$500	0.70%	\$83.33
	Accounting		\$500		
TOTAL EXPENSES			\$24,371	33.93%	\$4,062

* New real property taxes will be based on the new purchase price. Prospective buyers shall calculate the amount of taxes based on respective submitted offer.



INCOME & EXPENSE ANALYSIS



INVESTMENT ATTRIBUTES

BLISS AVE APARTMENTS

PROPERTY DESCRIPTION

INVESTMENT HIGHLIGHTS

- 6 Total Units
- 100% Occupied
- 0.17 Acres
- All-Age Complex
- Located just off 10 Fwy



INVESTMENT ATTRIBUTES



BLISS AVE APARTMENTS is located at **82626 Bliss Ave, Indio, CA** and is a **6** unit apartment building. The property was constructed on **0.17** acres. Tenants pay electric, gas, & water which is direct. Owner pays trash & septic, which is brand new.

BLISS AVE APARTMENTS offers a total of **6** units. All six units are **1** bed & **1** bathroom units.

BLISS AVE APARTMENTS is an all-age apartment complex that has a great rental market and is located in a centric residential area of Indio, CA. The complex offers a great opportunity for growth and development, making it an ideal choice for individuals or investors looking for a growing development close to the highway.

BLISS AVE APARTMENTS is a perfect investment complex, optimal for tenants that are looking to commute to work or reside in the local area.



INVESTMENT ATTRIBUTES

The Offering

Property	BLISS AVE APARTMENTS
Property Address	82626 Bliss Ave Indio, CA 92201
Assessor's Parcel Number	611-163-023
Zoning	R3

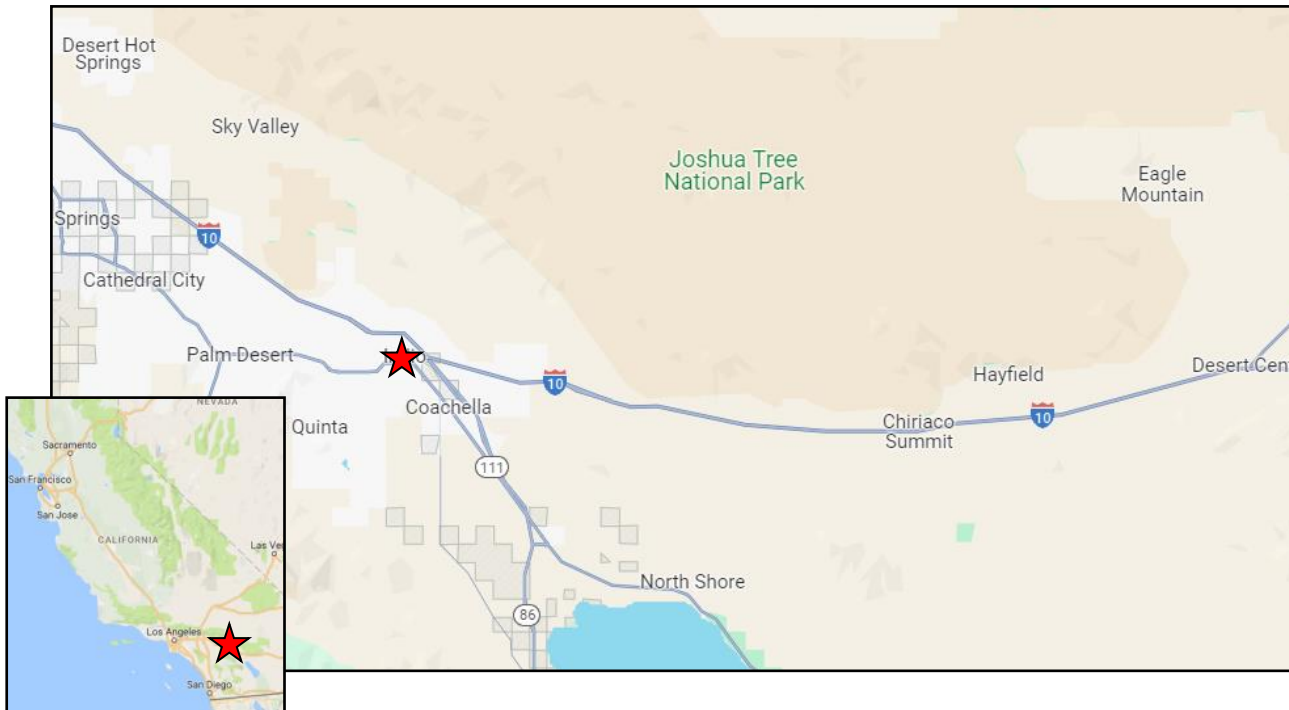
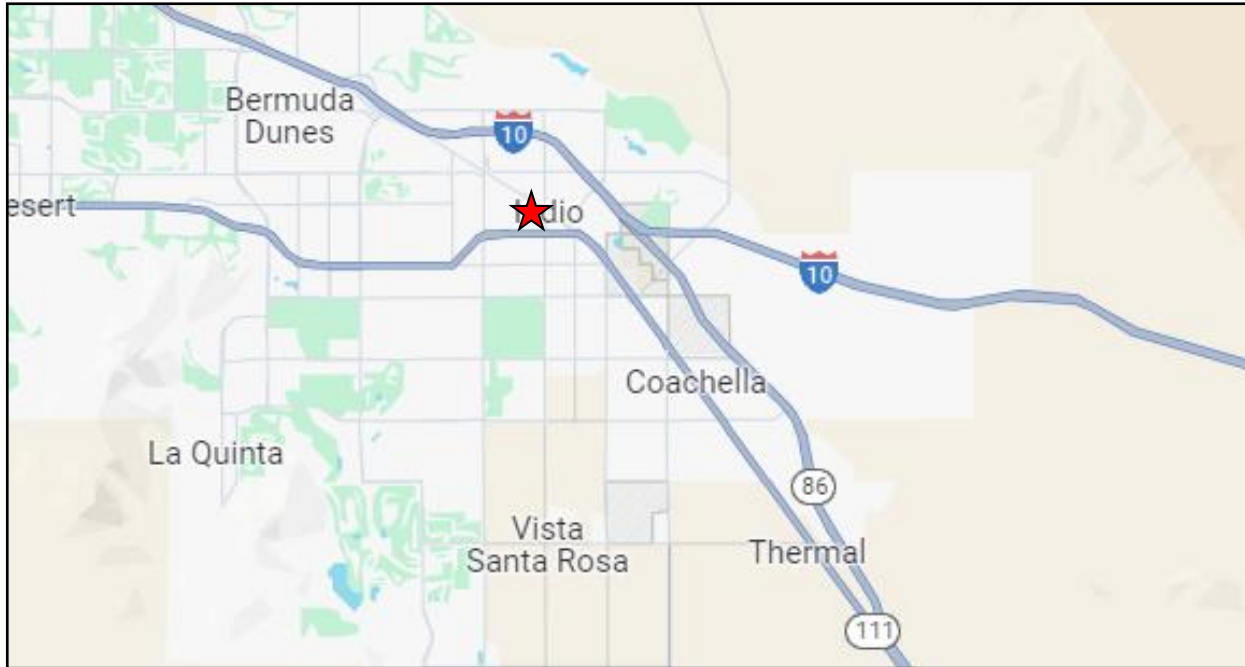
Site Description

Total Units	6
Year Built	1948
Lot Size	0.17 Acres
Density	35.29 Units/Acre
Type of Ownership	Sole Proprietorship
Parking	Street
Street Frontage	Bliss Ave
Cross Street	King St
Highway Access	Yes
Land for Additional Development	No

BLISS AVE APARTMENTS

LOCAL & REGIONAL MAPS

INVESTMENT ATTRIBUTES

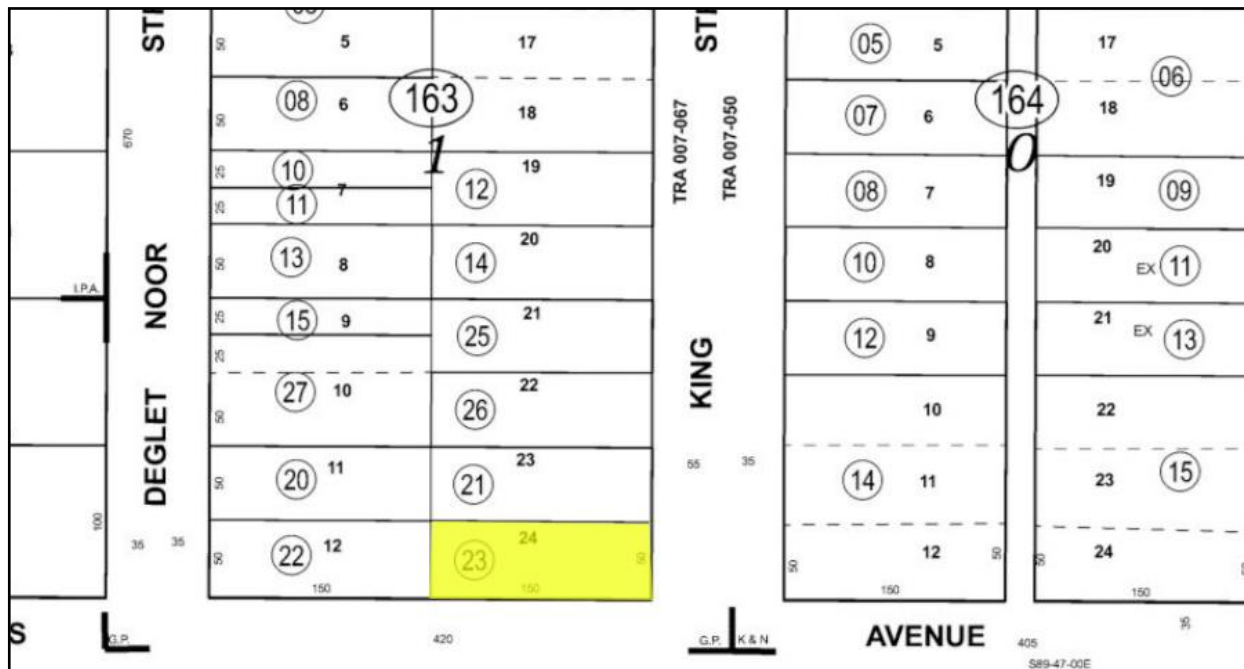


BLISS AVE APARTMENTS

PARCEL & AERIAL MAPS



INVESTMENT ATTRIBUTES



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BLISS AVE APARTMENTS

PROPERTY PHOTOS



INVESTMENT ATTRIBUTES



BLISS AVE APARTMENTS

PROPERTY PHOTOS



INVESTMENT ATTRIBUTES



RENT COMPARABLES

BLISS AVE APARTMENTS

SUBJECT PROPERTY



RENT COMPARABLES

SUBJECT **BLISS AVE APARTMENTS**
82626 Bliss Ave
Indio, CA 92201

SUMMARY		AMENITIES
Date Surveyed	July 2024	On-site parking
Total Units	6	
Vacant Space	0	
Year Built	1948	
Sewer / Septic	Sewer	
Type of Complex	Apartment	

	# of Units	Current Rents	Monthly Income
1 Bed & 1 Bath	2	\$1,300	\$2,600
1 Bed & 1 Bath	2	\$900	\$1,800
1 Bed & 1 Bath	1	\$800	\$800
1 Bed & 1 Bath	1	\$1,100	\$1,100
Total / Average	6	\$1,025	\$75,600 Per Year

Utilities	Paid By	Direct / Sub-metered
Electric	Tenant	Direct
Gas	Tenant	Direct
Water	Tenant	Direct
Trash	Owner	Direct
Sewer	Owner	Direct

#1	Avenida Mendoza Quadruplex	
	51080 Avenida Mendoza La Quinta, CA 92253	
SUMMARY		AMENITIES
Date Surveyed	July 2024	On-site parking
Total Units	4	
Occupancy	100%	
Acreage	0.12 AC	
Year Built	1980	
Type of Complex	Quadruplex	



#2	Valencia Ave Apartments	
	82040 Valencia Ave Indio, CA 92201	
SUMMARY		AMENITIES
Date Surveyed	July 2024	On-site parking
Total Units	5	
Occupancy	100%	
Acreage	0.2 AC	
Year Built	1952	
Type of Complex	Apartments	



#3	Cambridge Ave Apartments	
	41995 Cambridge Ave Bermuda Dunes, CA 92203	
SUMMARY		AMENITIES
Date Surveyed	July 2024	On-site parking
Total Units	5	
Occupancy	100%	
Acreage	0.51 AC	
Year Built	1984	
Type of Complex	Apartment	



RENT COMPARABLES

BLISS AVE APARTMENTS

RENT COMPARABLES

RENT COMPARABLES

#4

Park St Apartments
45371 Park St
Indio, CA 92201

SUMMARY

Date Surveyed July 2024
Total Units 6
Occupancy 100%
Acreage 0.18 AC
Year Built 1959
Type of Complex Apartment

AMENITIES

On-site parking



#5

Avenue 44 Apartments
82808 Avenue 44
Indio, CA 92201

SUMMARY

Date Surveyed July 2024
Total Units 8
Occupancy 100%
Acreage 0.33 AC
Year Built 1950
Type of Complex Apartment

AMENITIES

On-site parking



#6

Arabia St Apartments
44522 Arabia St
Indio, CA 92201

SUMMARY

Date Surveyed July 2024
Total Units 4
Occupancy 100%
Acreage 0.34 AC
Year Built 1940
Type of Complex Apartment

AMENITIES

On-site parking

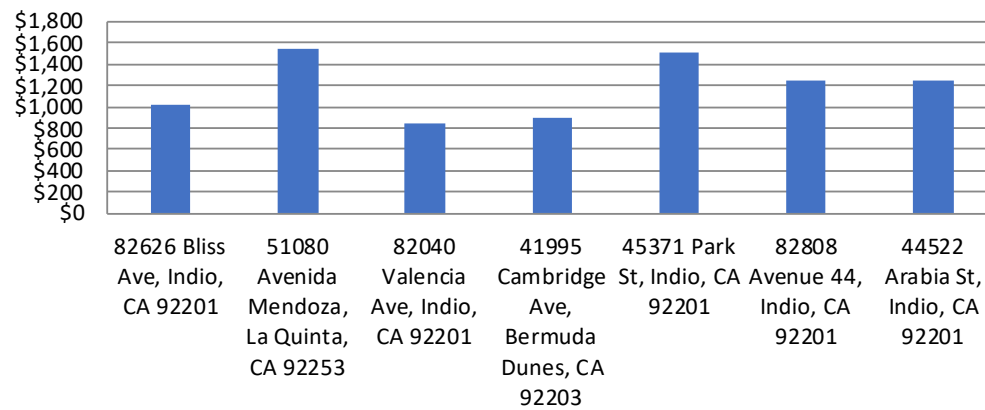


BLISS AVE APARTMENTS

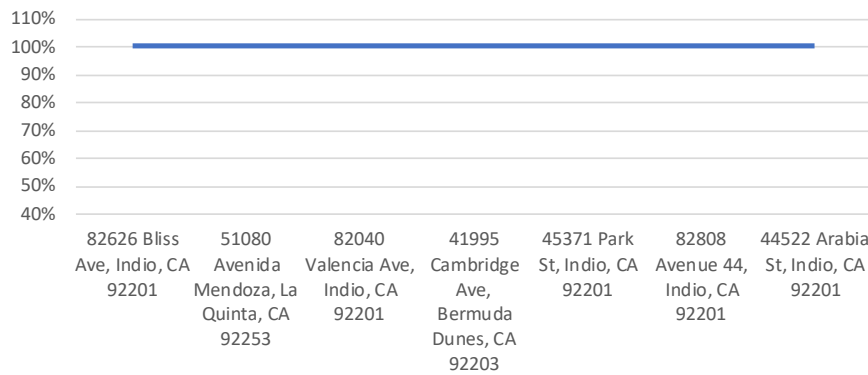
RENT COMPARABLES

	PROPERTY ADDRESS	COMPLEX TYPE	1-1	UNITS	AVG. RENT	OCCUPANCY
S	82626 Bliss Ave, Indio, CA 92201	Apartment	\$1,025	6	\$1,025	100%
1	51080 Avenida Mendoza, La Quinta, CA 92253	Quadruplex	\$1,550	4	\$1,550	100%
2	82040 Valencia Ave, Indio, CA 92201	Apartment	\$850	5	\$850	100%
3	41995 Cambridge Ave, Bermuda Dunes, CA 92203	Apartment	\$900	5	\$900	100%
4	45371 Park St, Indio, CA 92201	Apartment	\$1,500	6	\$1,500	100%
5	82808 Avenue 44, Indio, CA 92201	Apartment	\$1,250	8	\$1,250	100%
6	44522 Arabia St, Indio, CA 92201	Apartment	\$1,250	4	\$1,250	100%
AVERAGES				5.43	\$1,189	100%

1 Bed & 1 Bath



Occupancy

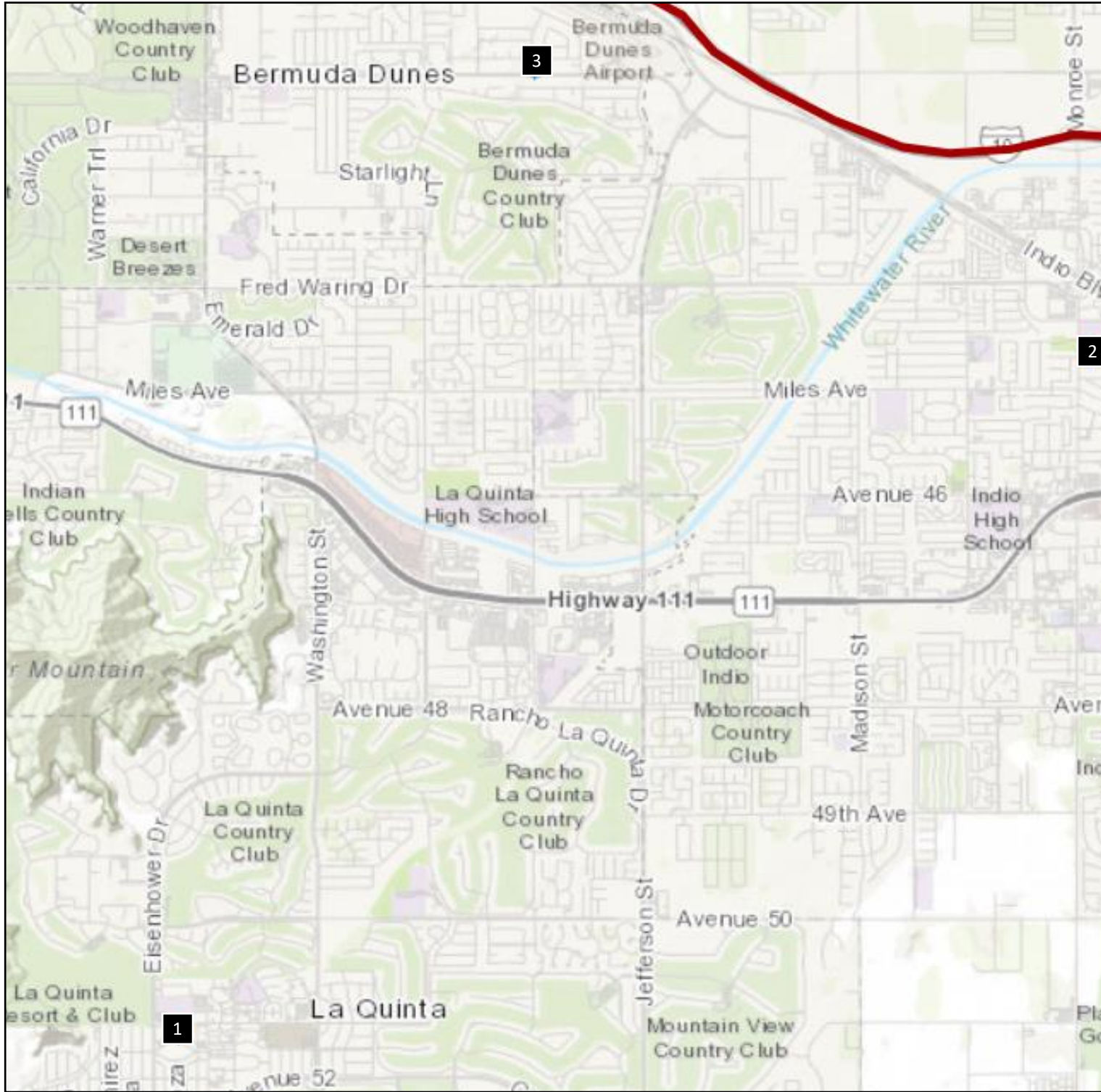


RENT COMPARABLES

BLISS AVE APARTMENTS

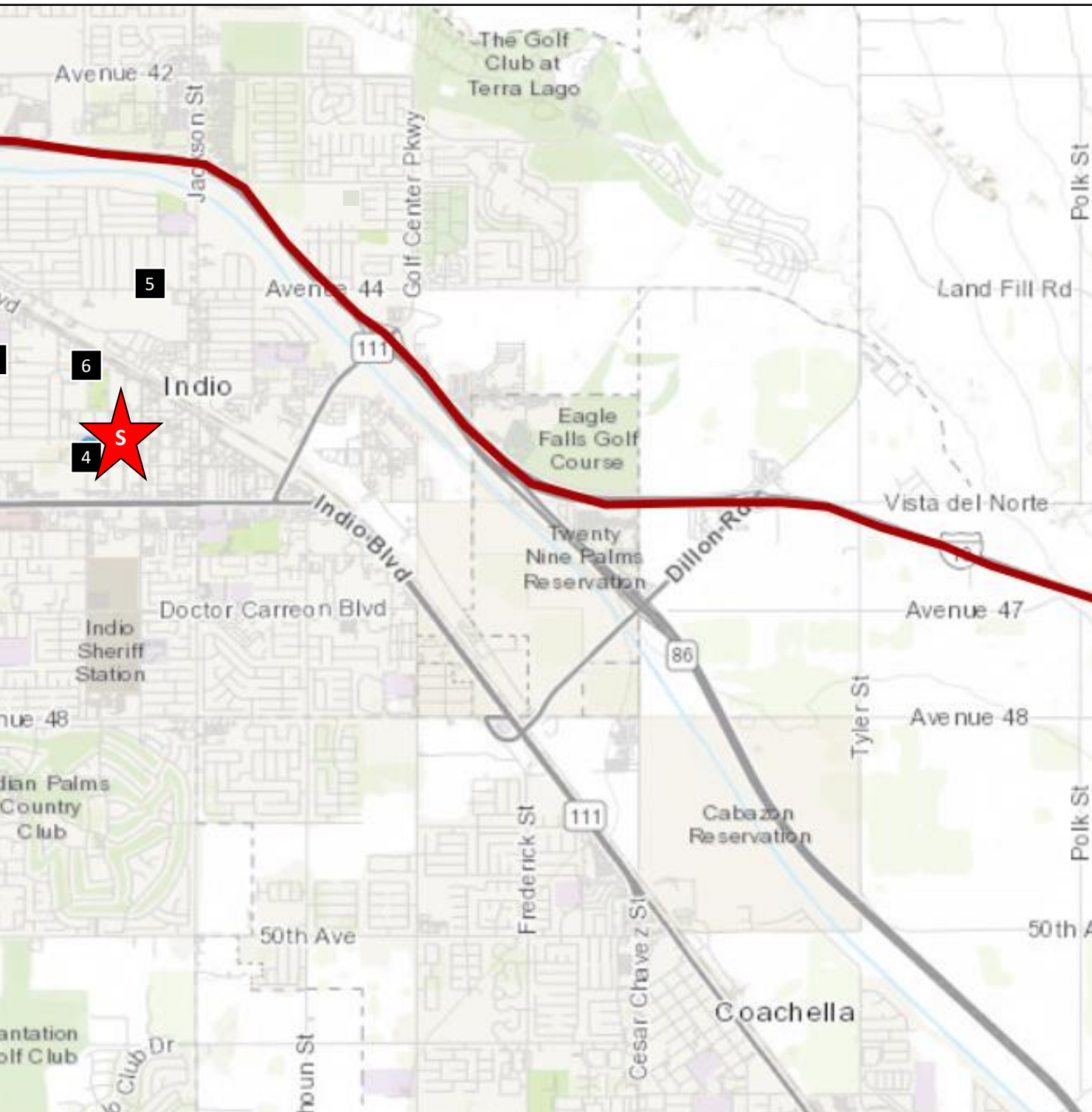
LOCATION OF RENT COMPARABLES

RENT COMPARABLES



BLISS AVE APARTMENTS

LOCATION OF RENT COMPARABLES



RENT COMPARABLES

Property

S) BLISS AVE APARTMENTS

- 1) Avenida Mendoza Quadruplex
- 2) Valencia Ave Apartments
- 3) Cambridge Ave Apartments
- 4) Park St Apartments
- 5) Avenue 44 Apartments
- 6) Arabia St Apartments




DEMOGRAPHIC ANALYSIS

BLISS AVE APARTMENTS

YEAR POPULATION

DEMOGRAPHIC ANALYSIS

82626 Bliss Ave, Indio, California, 92201



KEY FACTS

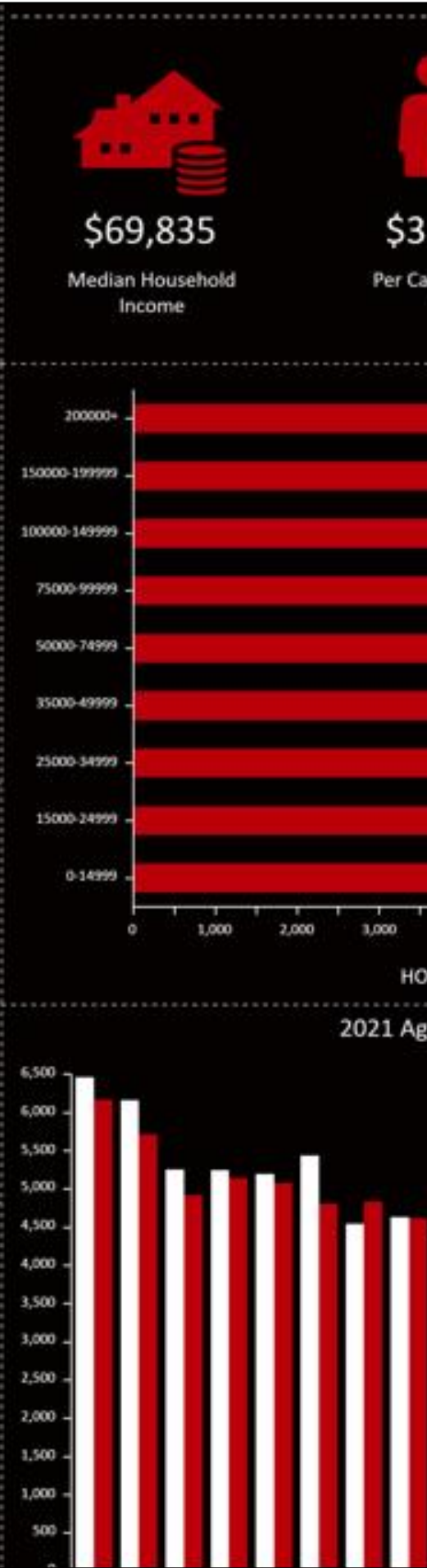
- Population: 164,668
- Households: 52,295
- Median Age: 37.9
- Median Disposable Income: \$57,204

EDUCATION

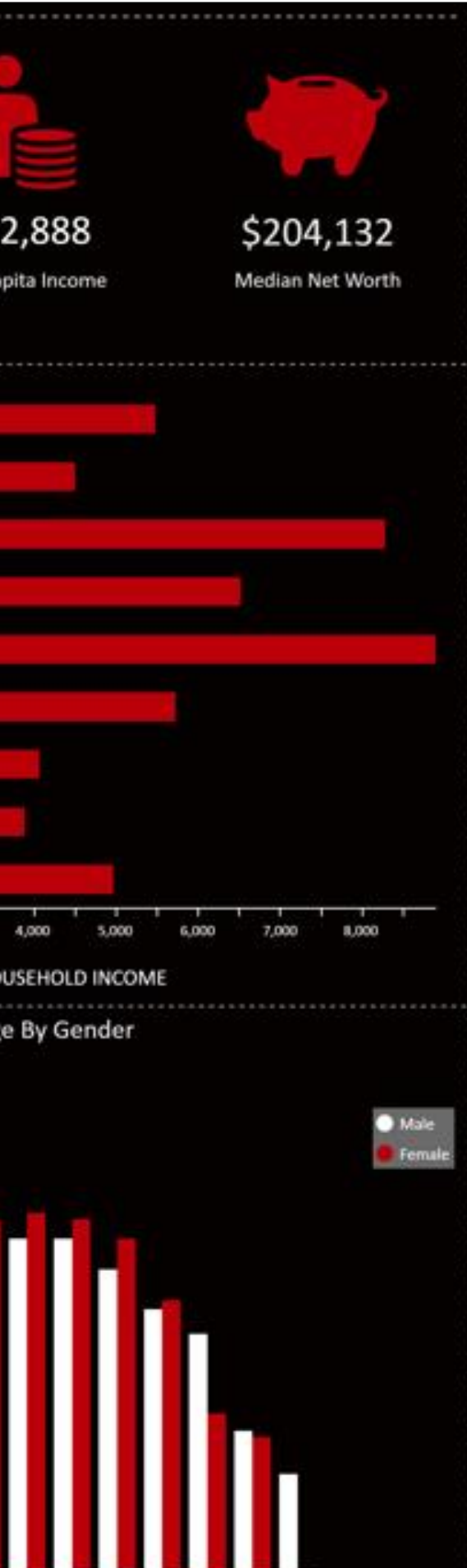
- No High School Diploma: 21%
- High School Graduate: 34%
- Some College: 23%
- Bachelor's/Grad/Prof Degree: 22%

BUSINESS

- Total Businesses: 4,230
- Total Employees: 48,147



DEMOGRAPHIC ANALYSIS



EMPLOYMENT



RACE



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