BEL AIR APARTMENTS

1022-1140 E. Barnard Street | Blythe, California 92225 | APN 851-061-015

20-UNIT MULTIFAMILY INVESTMENT OFF-MARKET | NOT LISTED

$1,850,000	8.22%	$152,052	$234,729
OFFERING PRICE	PROFORMA CAP RATE	PROFORMA NOI	ANNUALIZED RENTAL INCOME

No city rent control | No seller financing available

PRESENTED BY

Gaby Ballesteros
Main Broker · Senior Commercial Real Estate Advisor, BAM Team RE

BAM
Additional Broker · Group Leader & Founder, BAM Team RE

BAM Team RE, operating under eXp Commercial | CA DRE #01940486

Executive Summary

Bel Air Apartments is a 20-unit multifamily community located on E. Barnard Street in Blythe, California. The property offers a stable, income-producing apartment asset with multiple operational upside levers, including potential garage income, manufactured ADU potential, and rent growth opportunity.

$1,850,000	$92,500	20	1.35 AC	8.22%
OFFERING PRICE	PRICE / UNIT	APARTMENT UNITS	LOT SIZE	CAP RATE

Investment Highlights

- 20 apartment units across 2 fourplexes and 2 sixplexes.
- Unit mix includes sixteen 2-bedroom / 1.5-bath units with approximately 1,000 SF unit size.
- Strong current income with annualized rent of $234,729.
- Tenants pay all utilities, including separately metered electrical, plus water and trash through RUBS billing.
- Current ownership has invested significantly in capital expenditures, including HVAC, plumbing, roofing, electrical upgrades, and interior renovations.
- Room for two manufactured ADUs, subject to buyer verification and local approvals.
- **Potential garage income — 19 garages available to repair and rent.**
- Owner must sell for 1031 exchange; no seller financing available.

Offering Note: Serious and qualified buyers only. Buyer to independently verify rents, expenses, unit mix, square footage, zoning, ADU feasibility, utility billing, garage income potential, and all other due diligence items.

Property Overview

Property	Bel Air Apartments
Address	1022-1140 E. Barnard Street, Blythe, CA 92225
Units	20 apartment units
Unit Mix	16 two-bedroom / 1.5 bath units; 4 one-bedroom / 1 bath units
Buildings	2 fourplexes and 2 sixplexes
Lot Size	Approx. 1.35 acres
Amenities	Onsite laundry, resident manager, garages
Rent Control	No city rent control stated in source materials

The property is positioned as a practical workforce-housing asset in a rental market where management, occupancy, and operational execution are core drivers of value. The large lot and garages create additional optionality beyond base apartment rents.

Value Drivers

Value Driver	Why It Matters
Garage income upside	19 vacant single-car garages can be repaired and rented to increase ancillary income.
ADU potential	Room for two manufactured ADUs could add future units, subject to approvals.
Rent roll upside	Annual rental increases are allowed. There is no city rent control.
Operational simplicity	Onsite laundry and resident manager support day-to-day operations.

Proforma Income and Expense Summary

Annual Income	
Rental income	$226,980
Less 3% vacancy	($6,809)
Laundry income	$940
Total income	**$234,729**

Annual Expenses	
Maintenance	$8,430
Cleaning	$6,620
Management	$16,880
Repairs	$8,280
Insurance	$9,741
Permits	$149
Property taxes	$20,812
Utilities	$1,960
Groundskeeping	$8,760
Supplies & tools	$784
Office supplies	$261
Total expenses	**$82,677**

Net Operating Income **$152,052**

Rent Roll Summary

$18,020
CURRENT MONTHLY RENT

$17,715
DEPOSITS

$18,915
SCHEDULED MONTHLY RENT

$226,980
SCHEDULED ANNUAL RENT

$946
AVG. SCHEDULED RENT/UNIT

Detailed Rent Roll

Unit	Beds	Resident / Status	Current Rent	Deposit	Scheduled Rent
1	2	Socorro Porra	$995	$995	—
2	1	John Laird & Joanne Barrera	$850	$850	—
3	2	John Rogers	$995	$995	—
4	2	Coltrane Pearson	$995	$995	—
5	1	Under renovation — approved applicant waiting to move in	—	—	$895
6	2	Yazmin Quiroga	$995	$995	—
7	2	Melissa Alamilla	$995	$995	—
8	2	Nichelle Gaspar & Marcellino Guzman	$995	$995	—
9	2	Nael Alsquor	$995	$995	—
10	2	Sabrina Smith	$995	$995	—
11	2	Doug Campbell	$995	$995	—
12	2	Benita Williams	$995	$995	—
14	2	Ryan Sauceda	$995	$995	—
15	2	Shea Hickey	$995	$995	—
16	2	Juan Jose Zavala	$995	$995	—
17	1	Gabriel Miranda & Elina Velasquez	$895	$895	—
18	2	Alfonso Felix (Resident Manager)	$500	$595	—
19	2	Ariel Kuanda & Eric Shields	$995	$795	—
20	1	Julia Cota	$850	$850	—
21	2	Jennifer Sauceda	$995	$995	—
TOTAL			**$18,020**	**$17,715**	**$18,915**

Notes: One unit is under renovation in the source rent roll. Resident manager unit is shown at $500 current rent.

Recent Interior Renovations

Bathroom

Kitchen

Living Area

Bedroom

Interior images are of unit #3 which was recently renovated. Many units have been similarly updated and remodeled.

Offering Terms & Buyer Verification

Offering Price	$1,850,000
Seller Financing	No seller financing is available
Seller Motivation	Owner must sell for 1031 exchange
Buyer Profile	Serious and qualified buyers only

Due Diligence Items to Verify

- Current rent roll, leases, and deposits.
- Utility billing, insurance, property tax, maintenance, payroll/management, and capital expenditure history.
- Zoning, lot size, parking, garage leases, and manufactured ADU feasibility.

BROKER CONTACTS

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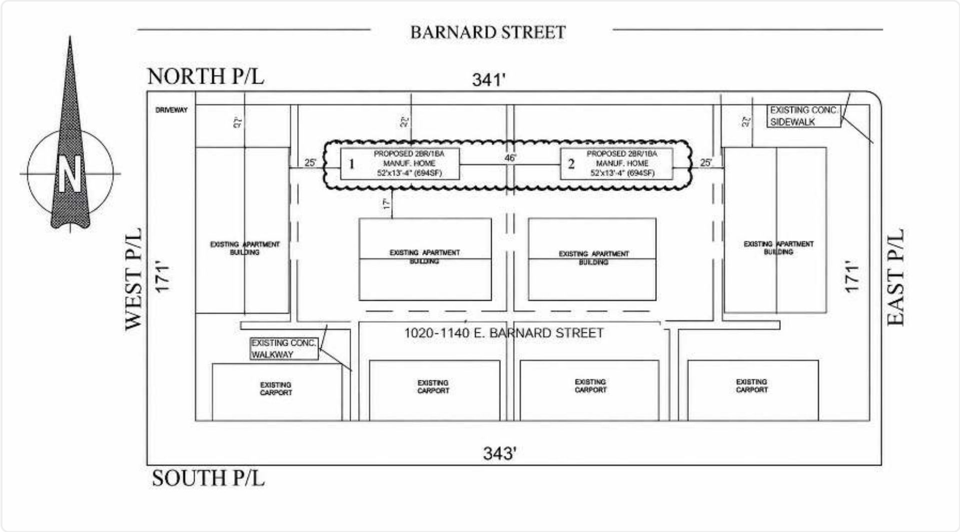
PROPOSED ADU LOCATION — COURTYARD



CONCEPTUAL SITE PLAN — TWO PROPOSED MANUFACTURED HOME ADUs

ADU Development Potential

The City of Blythe welcomes a proposal for the addition of two manufactured home ADUs on the property. Each home consists of a 2-bedroom floor plan of approximately 695 SF, and each home cost is $79,000. A separate budget is being prepared for foundation and on-site utility access. The estimated rental income from each home is $1,500 per month.

2	~695 SF	$79,000	$1,500
PROPOSED ADUS	EACH HOME	HOME COST EACH	EST. RENT/MO. EACH

Aerial View & Points of Interest

Map not to scale. All distances are approximate. Buyer to verify all information during due diligence.