

- **RENT ROLL: 222 F STREET, NEEDLES CA 92383**

- **19 UNITS: 6 UNITS 1 bed. 1 bath. & 13 STUDIOS. TOTAL 6 Beds. 19**

- **Baths.**

• Unit #1) Studio	313 sf.	Rent	\$750.00	From	01/01/25 to 01/01/26
• Unit #2) Studio	367 sf.	Rent	\$750.00	From	01/01/25 to 01/01/26
• Unit #3) Studio	360 sf.	Rent	\$800.00	From	11/01/25 to 11/01/26
• Unit #4) Studio	330 sf.	Rent	\$800.00	From	10/01/25 to 10/01/26
• Unit #5) Studio	299 sf.	Rent	\$650.00	From	03/03/25 to 03/03/26
• Unit #6) Studio	358 sf.	Rent	\$900.00	From	11/01/25 to 11/01/26
• Unit #7) Studio	316 sf.	Rent	\$750.00	From	08/01/25 to 08/01/26
• Unit #8) Studio	360 sf.	Rent	\$800.00	From	09/01/25 to 09/01/26
• Unit #9) Studio	240 sf.	Rent	\$650.00	From	07/01/25 to 01/01/26
• Unit #10) 1 BED.	360 sf.	Rent	\$900.00	From	09/01/25 to 09/01/26
• Unit #11) Studio	240 sf.	Rent	\$750.00	From	10/01/25 to 10/01/26
• Unit #12) 1 BED.	360 sf.	Rent	\$900.00	From	07/01/25 to 07/01/26
• Unit #13) Studio	270 sf.	Rent	\$800.00	From	10/22/25 to 10/22/26
• Unit #14) Studio	270 sf.	Rent	\$750.00	From	10/24/25 to 10/24/26
• Unit #15) 1 BED.	460 sf.	Rent	\$830.00	From	09/01/25 to 09/01/26
• Unit #16) 1 BED.	348 sf.	Rent	\$900.00	From	05/01/25 to 05/01/26
• Unit #17) Studio	295 sf.	Rent	\$650.00	From	04/01/25 to 04/01/26
• Unit #18) 1 BED.	340 sf.	Rent	\$800.00	From	10/11/25 To 10/11 26
• <u>Unit #19) 1 BED.</u>	<u>336 sf.</u>	<u>Rent</u>	<u>\$900.00</u>	<u>From</u>	<u>06/01/25 to 06/01/26</u>

- **TOTAL:                    6.232 SF.                    \$15.030.00 A/MONTH    \$180.360.00 A/YEAR**

**PROPERTY ADDRESS: 222 F Street, Needles Ca 92363**

Asking Price \$1,397,000.00

TOTAL (Annually).....\$180,360.00

Less 3% Vacancy.....\$ 3,607.00

GROSS OPERATING INCOME.....\$176,753.00

**EXPENSES:**

Gas.....\$ 2,200.00

Maintenance.....\$ 1,400.00

Electricity.....\$13,800.00

Water/Trash/Sewer.....\$10,800.00

Property Taxes.....\$17,232.00

Cable.....\$ 6,000.00

Insurance.....\$13,125.00

Property Management.....\$ 0.00

Total Expenses.....\$64,557.00

GROSS OPERATING INCOME.....\$176,753.00

Less Expenses.....\$ 64,557.00

Add. Expenses Reimbursements.....\$ 0.00

NET OPERATING INCOME.....\$112,196.00



Map Google Street View

Click any parcel for parcel details.





