

586 Main St, Big Bear Lake 92315

274 - San Bernardino

STATUS: Active

LISTING ID: TR23158379

PARCEL #: 030910110000

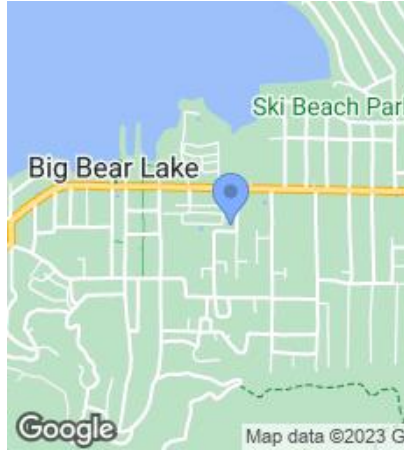
LIST PRICE: \$2,150,000

LIST CONTRACT: 08/15/23

PROP TYPE: Commercial Sale

PROP SUB TYPE: Hotel/Motel

LIST \$ ORIGINAL: \$2,150,000



SQFT(SRC): 4,852
 SQFT LOT: 43,418
 ACRES: 0.997
 BUSINESS NAME: Lakewood Cabins
 BUSINESS TYPE: Hospitality, Hotel/Motel
 YEAR ESTABLISHED:
 YEAR BUILT: 1945
 SLC: Standard
 LEVELS: 1
 CURRENT USE: Commercial
 MONTHLY RENT:
 RENT MIN - MAX \$/SF/YR:
 NUMBER OF UNITS: 10
 ENTRY LEVEL: 1
 BUILDING STATUS: Existing
 OCCUPANCY:
 BUILDING \$/PER SQFT: \$443.12
 LAND \$/PER SQFT:
 DAYS ON MARKET: 1
 COUNTY: San Bernardino
 PARCEL MASTER:
 INVEST?: Yes A/C:Yes
 FENCE: Yes HEAT:Yes

DESCRIPTION

Lakewood Cabins
10 stand-alone Lakewood Cabins by Big Bear Lake features approximately 4,852 square feet of Professionally Designed/Remodeled Hotel/Motel/Airbnb investment opportunities inside approximately one acre of wooded area with tall pine trees and picnic area. Minutes away from Big Bear Village restaurants, shops and Ski Resorts. Over \$300,000 recent upgrades on 7 one bedroom cabins and 3 studio cabins which include fully equipped kitchens, living rooms, bathrooms, water heaters, new floorings, split-unit AC systems, and 2 Tesla/EV charging outlets. Newly upgraded items also include Electric panels, August Smart door locks for all units, and a new Wi-Fi system covering inside and outside seating area. Fire pits, BBQ grills, Kids playground, picnic tables and chairs are located in the open area. One On-site Manager cabin servicing all 9 cabins. Ample parking spaces and one acre lot offers possible expansion. The conveyance consists of six parcels. Easy access to Highway 18 and 330.

BUSINESS URL:

BUILDING DETAILS

FEATURES: TV System
 HEATING: Wall Furnace
 LAUNDRY: See Remarks
 CLEARANCE:
 INDUSTRIAL TYPE:

OFFICE CLASS:
 ROOFING: Shingle
 SECURITY: Carbon Monoxide Detector(s),
 Smoke Detector(s)
 CONSTRUCTION:
 LOT: 11-15 Units/Acre, Rectangular Lot

UTILITIES

ELECTRICITY: 220 Volts, Standard
 AMPERAGE:
 VOLTS:
 UTILITIES: Electricity Connected,
 Natural Gas Connected, Sewer
 Connected, Water Available
 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: 12

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: 12
 UNCOVERED: 12

CARPORT:
 PARKING RATIO:

LAND

LAND USE: Other
 LOT SIZE DIM.:

BUILDER NAME:
 ZONING: Hotel/Motel

PARK NAME:
 PHASE:

TOPOGRAPHY:

SURVEY TYPE:

TERMS

LEASE RENEW OPTION?:
LISTING TERMS: **1031 Exchange, Cash, Conventional**
EXISTING LEASE TYPE:
INCLUSIONS:
EXCLUSIONS:

LEASE ASSIGNABLE?:
FINANCIAL RMKS:
CLOSE DATE:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:
BAC: **2%**

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS / CO-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENTIAL MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED RENTS:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:
TAX OTHER ASSESSMENT: • \$2,381 (Estimated)

TAX ANNUAL \$:

TAX YEAR:

UNITS

TYPE	#UNITS	BEDS	BATHS	SQFT	RENT	DESCRIPTION
1	7	1	1			1 bedroom
2	3	1	1			Studio

PHOTOS