

Quadruplex

Blythe, CA 92225



**316 S. Spring St.
Blythe, CA 92225**

APN's

848-123-002

of Buildings: 1

of Units: 4

Zoning: R-M-L

YEAR BUILT:	1950
NRSF:	3,000 SF
LOT SIZE:	7,405 SF
PRICE:	\$325,000
PER UNIT:	\$81,250
PER SF:	\$108.33
CAP RATE:	6.86%
PRO FORMA CAP:	11.34%

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SUPREME INVESTMENT
CORPORATION
"Excellence in Real Estate"

EXECUTIVE SUMMARY

Fantastic Income Producing Residential Property with exceptional room to raise Rents. All 4-Units are Fully Occupied with each Occupant having a Month-to-Month Tenancy. With Market Rents continuously increasing at a steady pace with coupling population growth, raising value and producing a steady stream of high rental income should come at ease for any investor. Acquire 308 S. Spring St. Today and continue to build your portfolio with this solid asset!



ANALYSIS

UNIT #	RENTABLE SF	BED / BATH	% GLA	RENT (\$/SF)	RENT (\$/MO.)	LEASE TYPE	RENT (\$/YR.)	% EGR
1	750	1 / 1	25.00	\$0.87	\$650	M - T - M	\$7,800	26.53
2	750	1 / 1	25.00	\$0.80	\$600	M - T - M	\$7,200	24.49
3	750	1 / 1	25.00	\$0.80	\$600	M - T - M	\$7,200	24.49
4	750	1 / 1	25.00	\$0.80	\$600	M - T - M	\$7,200	24.49
Total	3,000	4 / 4	100.00	\$0.82 (Avg.)	\$2,450	M - T - M	\$29,400	100.00

	CURRENT	RENT (\$/SF)	RENT (\$/MO.)	% EGR	PRO FORMA	RENT (\$/SF)	RENT (\$/MO.)	% EGR
Potential Gross Revenue	\$29,400	\$9.80	\$2,450	100.00	\$48,000	\$16.00	\$4,000	100.00
Vacancy	\$0	\$0.00	\$0	0.00	\$0	\$0.00	\$0	0.00
Other Income	\$0	\$0.00	\$0	0.00	\$0	\$0.00	\$0	0.00
Effective Gross Rent	\$29,400	\$9.80	\$2,450	100.00	\$48,000	\$16.00	\$4,000	100.00

	CURRENT	PER SF	PER MO.	% EGR	PRO FORMA	PER SF	PER MO.	% EGR
Property Tax	\$1,366	\$0.45	\$113	4.64	\$4,101	\$1.37	\$342	8.54
Insurance	\$1,920	\$0.64	\$160	6.53	\$2,000	\$0.67	\$167	4.17
CAM	\$600	\$0.20	\$50	2.04	\$1,200	\$0.40	\$100	2.50
Water	\$2,000	\$0.67	\$167	6.80	\$2,400	\$0.80	\$200	5.00
Trash	\$1,200	\$0.40	\$100	4.08	\$1,440	\$0.48	\$120	3.00
Total Expenses	\$7,086	\$2.36	\$590	24.09	\$11,141	\$3.72	\$929	23.21
Net Operating Income	\$22,314	\$7.44	\$1,860	75.91	\$36,859	\$12.28	\$3,071	76.79

AREA OVERVIEW



Incorporated in 1916, Blythe is located 225 miles east of Los Angeles and 150 miles west of Phoenix. During the Summer, temperatures average 85 – 110 degrees Fahrenheit and 55 – 75 degrees Fahrenheit in the Winter.

Although the city has a large agricultural and farming footprint, it, also, provides many exciting activities throughout the community. Residents enjoy the many hiking trails near the Colorado River as well as Dirt Biking, Off-Roading, Rock Climbing, and Bouldering. For those looking for a more relaxing way to spend their leisure time, they have picnics on the Colorado River Beach, peruse the Downtown antique shops, read a book at one of the many cafes, or just take a nice stroll through the serenity of Todd Park.

Blythe, also, offers many historical sites and landmarks such as the Palo Verde Historical Museum and Society, Quartzsite Historical Cemetery, and the Blythe Intaglios. Whether someone is visiting or decides to make permanent residency, Blythe has much to offer and experiences to enjoy!

DEMOGRAPHICS

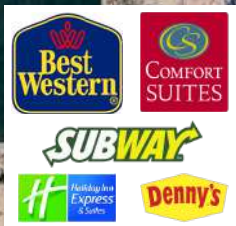
RADIUS	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
POPULATION				OCCUPATION			
2024 ESTIMATE	9,193	15,576	17,066	Real Estate & Finance	0.27%	0.46%	0.45%
2029 PROJECTION	10,106	17,076	18,683	Professional & Management	15.26%	15.30%	15.04%
2020 CENSUS	6,911	11,963	13,164	Public Administration	6.92%	9.04%	8.77%
GROWTH 2024 - 2029	9.93%	9.63%	9.47%	Education & Health	8.84%	9.85%	9.62%
GROWTH 2020 - 2024	33.02%	30.20%	29.64%	Services	18.59%	16.65%	16.39%
				Information	0.08%	0.34%	0.52%
				Sales	10.85%	12.46%	12.55%
				Transportation	0.16%	0.38%	0.44%
				Retail	7.54%	7.49%	7.55%
				Wholesale	0.86%	1.38%	1.43%
				Manufacturing	2.90%	2.11%	1.98%
				Production	8.86%	6.76%	6.37%
				Construction	5.70%	5.56%	5.78%
				Utilities	3.51%	2.81%	2.70%
				Agriculture & Mining	3.33%	3.76%	4.28%
				Farming, Fishing, Forestry	2.39%	2.38%	2.90%
				Other Services	3.95%	3.26%	3.24%
POPULATION BY AGE & RACE				TRAVEL TIME TO WORK			
MEDIAN AGE	33.10	34.50	35.10	< 30 Minutes	86.83%	86.71%	86.76%
AVERAGE AGE	35.00	36.00	36.50	30 - 60 Minutes	9.89%	9.97%	10.01%
WHITE	2,420 (26.32%)	4,921 (31.59%)	5,701 (33.41%)	60 + Minutes	3.29%	3.33%	3.23%
BLACK	949 (10.32%)	1,330 (8.54%)	1,389 (8.14%)				
AM. INDIAN & ALASKAN	178 (1.94%)	263 (1.69%)	279 (1.63%)				
ASIAN	160 (1.74%)	319 (2.05%)	332 (1.95%)				
HAWAIIAN & PAC. ISLAND	20 (0.22%)	29 (0.19%)	30 (0.18%)				
OTHER	5,465 (59.45%)	8,715 (55.95%)	2,335 (54.70%)				
HOUSEHOLDS							
2024 ESTIMATE	3,197	5,510	6,107				
2029 PROJECTION	3,504	6,025	6,665				
2020 CENSUS	2,454	4,316	4,810				
GROWTH 2024 - 2029	9.60%	9.35%	9.14%				
GROWTH 2020 - 2024	30.28%	27.66%	26.96%				
MEDIAN HOME VALUE	\$215,743	\$262,989	\$263,239				
AVG. HOUSEHOLD INCOME	\$56,792	\$68,778	\$69,034				
OWNER OCCUPIED	1,308 (40.91%)	2,681 (48.66%)	3,027 (49.57%)				
RENTER OCCUPIED	1,889 (59.09%)	2,829 (51.34%)	3,080 (50.43%)				

AERIAL MAP

PALO VERDE
HIGH SCHOOL
YELLOW JACKETS



Todd Park



SUBJECT





Address

316 S. Spring St. Blythe, CA 92225

Price	Per Unit	CAP Rate	Pro Forma	Units
\$325,000	\$81,250	6.86%	11.34%	4

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