

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	EV22168137	S	1215 E 8th ST	BMT	263	STD	6	\$98,064	8	\$985,000 	\$242.25	4066	1956/PUB	17,424/0.4	N	7	03/08/23	190/190

Closed • Apartment

List / Sold: **\$1,099,000/\$985,000** ↓

1215 E 8th St • Beaumont 92223

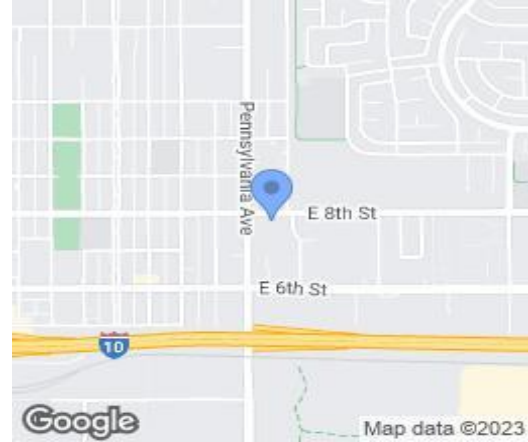
190 days on the market

6 units • \$183,167/unit • 4,066 sqft • 17,424 sqft lot • \$242.25/sqft •

Listing ID: EV22168137

Built in 1956

corner of Pennsylvania and 8th



8% CURRENT CAP RATE! Still room for higher proforma rents with this 6 unit property consists of 2 homes, 4 plex and a 7 car garage (approx 1550 sqft)! Easy access from the 10 frwy at Pennsylvania. Only a few mins from Highland Springs and all the shopping that Beaumont has to offer. All units were fumigated in March 2022. Each space is rented out month to month (no section 8, all market rent) and current except 1 front house is vacant (can put in market renters)! one of the front houses has new flooring, new paint, new roof new bathroom and updated interior. Property has been maintained over the years with capital improvements spanning the last 15-20 years. Three interior units recently renovated, property recently tented/fumigated, and one roof replaced (front house). Three units have washer/dryer hookups and three units only have washer hookups (but can easily be converted to include dryers), There is an outside coin-op dryer available to those units. All units have their owner gas water heaters. Owner pays water, sewer and trash dumpster (can increase cash flow by converting to individual trash bins instead). Great potential. (Buyer to verify sqft, county/city records, zoning allowed uses, etc - this is located in the City of Beaumont).

Facts & Features

- Sold On 03/08/2023
- Original List Price of \$1,150,000
- 4 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$74 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 8
- \$98064 Gross Scheduled Income
- \$83551 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas Range, Gas Water Heater, Water Heater

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,513
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$3,539
- Cable TV: 01385219
- Gardener:
- Licenses:
- Insurance: \$2,808
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,133
- Other Expense: \$2,833
- Other Expense Description: ownertax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,775	\$1,750	\$1,775
2:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$1,750
3:	1	2	1	1	Unfurnished	\$1,117	\$1,117	\$1,500

4:	1	1	1	1	Unfurnished	\$1,440	\$1,440	\$1,440
5:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,400
6:	1	0	1	1	Unfurnished	\$890	\$890	\$1,200

Of Units With:

- Separate Electric: 7
 - Gas Meters: 6
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 263 - Banning/Beaumont/Cherry Valley area
 - Riverside County
 - Parcel # 418020003

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos







CUSTOMER FULL: Residential Income **LISTING ID:** EV22168137

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