



MAGNOLIA AVE APTS

BEAUMONT, CA

OFFERING MEMORANDUM

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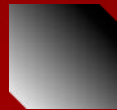
FOR FURTHER DETAILS.

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INCOME & EXPENSE ANALYSIS

MAGNOLIA AVE APTS

PRICING SUMMARY

INCOME & EXPENSE ANALYSIS

	List Price
	\$1,850,000
Down Payment	\$647,500
First Trust Deed	\$1,202,500
Effective Gross Income	\$156,919
Net Operating Income	\$101,774
Debt Service	\$91,207
Cash On Cash Return	\$10,567
Return %	1.63%
Capitalization Rate	5.50%
Gross Rent Multiplier	11.44
Price Per Space	\$154,167

MAGNOLIA AVE APTS

FINANCIAL SUMMARY

PRICING SUMMARY			ANNUALIZED OPERATING INCOME		
Price	\$1,850,000		Gross Potential Rent		Current \$161,772
Down Payment	\$647,500	35%	Other Income		\$0
Loan Amount	\$1,202,500		Gross Potential Income		\$161,772
Number of Units	12		Vacancy/ Collection Allowance	3%	\$4,853
Price Per Units	\$154,167		Effective Gross Income		\$156,919
CAP Rate	5.50%		Expenses		\$55,145
Current GRM	11.44		NET OPERATING INCOME		\$101,774
			Debt Service		\$91,207
			Pre-Tax Cash Flow		\$10,567
			ANNUALIZED OPERATING EXPENSES		
			Real Property Taxes	1.29700%	\$23,995
			Special Assessments		\$0
			Insurance		\$10,000
			Payroll		\$2,400
			Office Expenses		\$0
			Utilites		\$10,300
			Repairs & Maintenance		\$8,450
			Professional Fees		\$0
			TOTAL EXPENSES		\$55,145
			% of Effective Gross Income		35.14%
			Expense Per Space		\$4,595

INCOME & EXPENSE ANALYSIS

MAGNOLIA AVE APTS

RENT ROLL

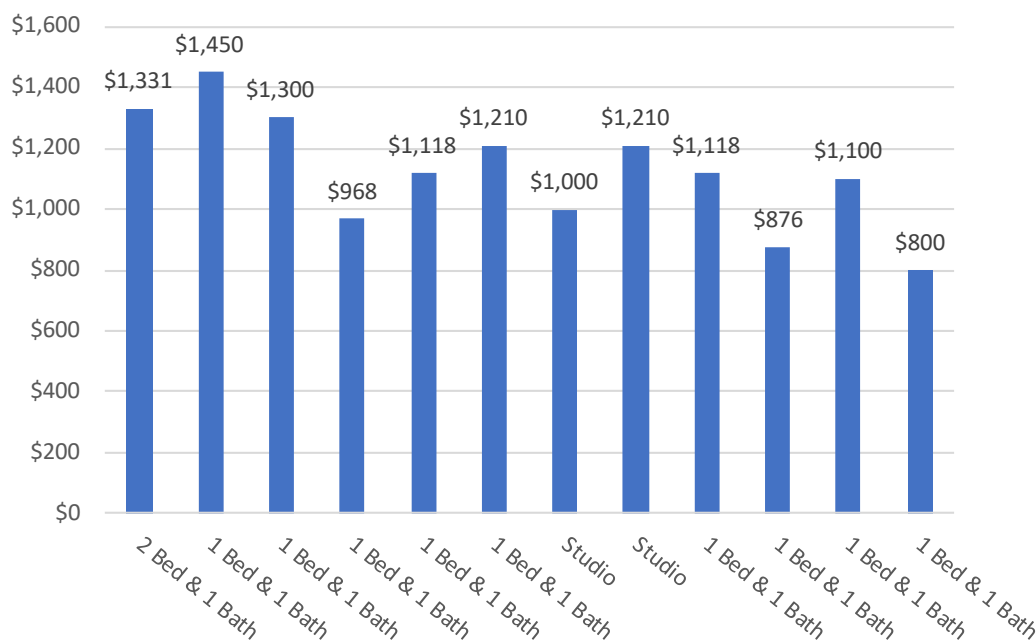
INCOME & EXPENSE ANALYSIS

#	Unit #	Rent
1	2BD/1BA	\$1,331
2	1BD/1BA	\$1,450
3	1BD/1BA	\$1,300
4	1BD/1BA	\$968
5	1BD/1BA	\$1,118
6	1BD/1BA	\$1,210
7	Studio	\$1,000
8	Studio	\$1,210
9	1BD/1BA	\$1,118
10	1BD/1BA	\$876
11	1BD/1BA	\$1,100
12	1BD/1BA	\$800
		\$13,481

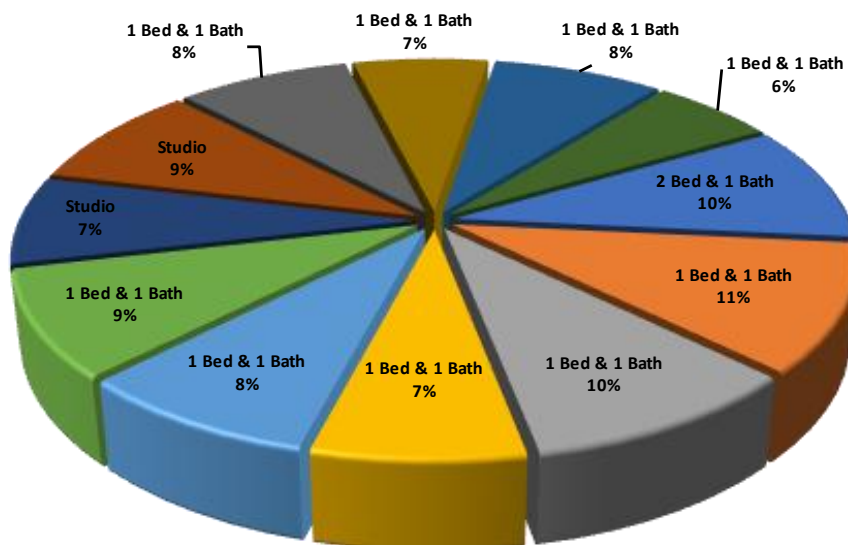
	1bd & 1ba
	2bd & 1ba
	Studio

NUMBER OF UNITS	UNIT TYPE	CURRENT RENTS	MONTHLY INCOME	YEARLY INCOME
1	2 Bed & 1 Bath	\$1,331	\$1,331	\$15,972
1	1 Bed & 1 Bath	\$1,450	\$1,450	\$17,400
1	1 Bed & 1 Bath	\$1,300	\$1,300	\$15,600
1	1 Bed & 1 Bath	\$968	\$968	\$11,616
1	1 Bed & 1 Bath	\$1,118	\$1,118	\$13,416
1	1 Bed & 1 Bath	\$1,210	\$1,210	\$14,520
1	Studio	\$1,000	\$1,000	\$12,000
1	Studio	\$1,210	\$1,210	\$14,520
1	1 Bed & 1 Bath	\$1,118	\$1,118	\$13,416
1	1 Bed & 1 Bath	\$876	\$876	\$10,512
1	1 Bed & 1 Bath	\$1,100	\$1,100	\$13,200
1	1 Bed & 1 Bath	\$800	\$800	\$9,600
12			\$13,481	\$161,772

Average Unit Rent



Percentage of SGI



INCOME & EXPENSE ANALYSIS

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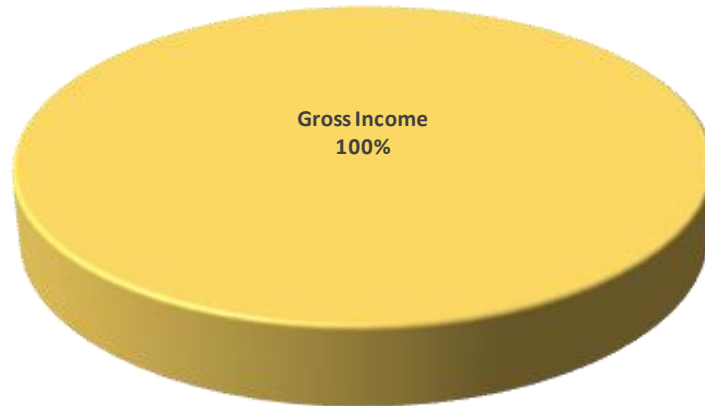
MAGNOLIA AVE APTS

CURRENT INCOME SUMMARY

INCOME & EXPENSE ANALYSIS

[REDACTED]		
Gross Income		\$161,772
Vacancy/Collection Allowance	3%	\$4,853
EFFECTIVE GROSS INCOME		\$156,919

Percentage of EGI

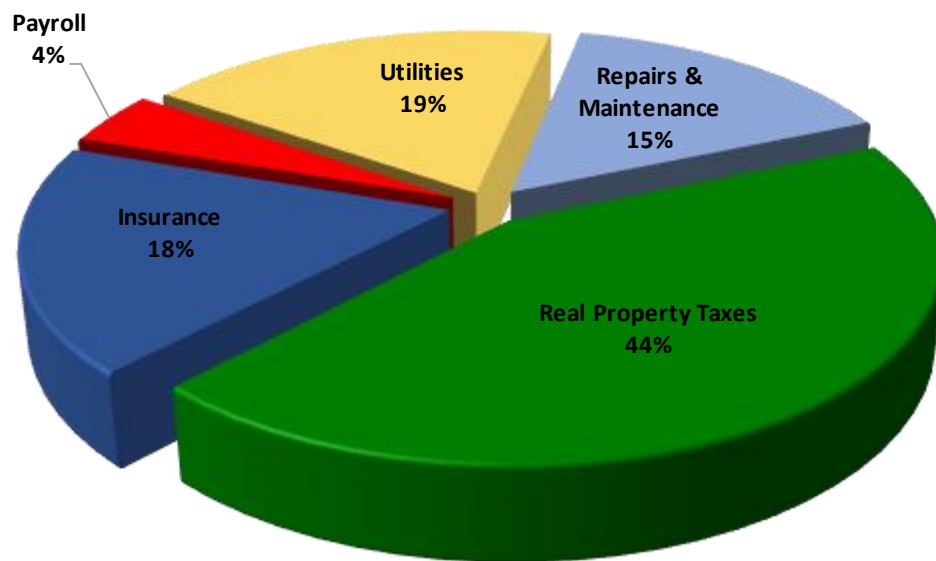


MAGNOLIA AVE APTS

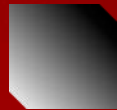
CURRENT EXPENSE SUMMARY

		TOTAL	% OF SGI	P/ UNIT
REAL PROPERTY TAXES	* 1.297000%	\$23,995	15.29%	\$1,999.54
SPECIAL ASSESSMENTS		\$0	0.00%	\$0.00
INSURANCE		\$10,000	6.37%	\$833.33
PAYROLL		\$2,400	1.53%	\$200.00
	Management Fees	\$2,400		
UTILITIES		\$10,300	6.56%	\$858.33
	Water/Sewer	\$5,800		
	Trash	\$4,500		
REPAIRS & MAINTENANCE		\$8,450	5.38%	\$704.17
	General R & M	\$5,000		
	Pest Control	\$750		
	Reserves	\$2,700		
PROFESSIONAL FEES		\$0	0.00%	\$0.00
	Legal & Accounting	\$0		
TOTAL EXPENSES		\$55,145	35.14%	\$4,595

* New real property taxes will be based on the new purchase price. Prospective buyers shall calculate the amount of taxes based on respective submitted offer.



INCOME & EXPENSE ANALYSIS



INVESTMENT ATTRIBUTES

MAGNOLIA AVE APTS

PROPERTY DESCRIPTION

INVESTMENT HIGHLIGHTS

- 12 Total Units
- 100% Occupied
- 0.41 Acres
- All-Age Community
- Great Rental Market



INVESTMENT ATTRIBUTES



MAGNOLIA AVE APTS is located at 677 Magnolia Avenue, Beaumont, CA 9223 and is a 12 unit apartment complex. The property was constructed on 0.41 acres. Owner pays for sewer, water, and trash which are direct metered. Tenants pay for gas & electricity which are direct metered as well.

MAGNOLIA AVE APTS consists of 12 units. There are currently no vacant Units.

MAGNOLIA AVE APTS is an all-age apartment complex that is only miles from 10 freeway. This complex is in the developing city of Beaumont, CA. Surrounding the property are new golf courses as well as 55+ HOA communities.

MAGNOLIA AVE APTS offers an investor a stable and consistent income stream. The highly effective management is just one great facet that should be considered when buying this property.



The Offering

Property	Magnolia Ave Apt
Property Address	677 Magnolia Avenue, Beaumont, CA 92223
Assessor's Parcel Number	418-074-015
Zoning	-

Site Description

Total Units	12
Year Built	1947
Lot Size	0.41 AC
Density	29.05 Units/Acre
Amperage	50/100
Type of Ownership	Sole Proprietorship
Rent Control	No
Parking	On-Site
Street Frontage	Magnolia Avenue
Cross Street	7th Street
Highway Access	10 Freeway
Land for Additional Development	No

MAGNOLIA AVE APTS

PROPERTY PHOTOS

INVESTMENT ATTRIBUTES



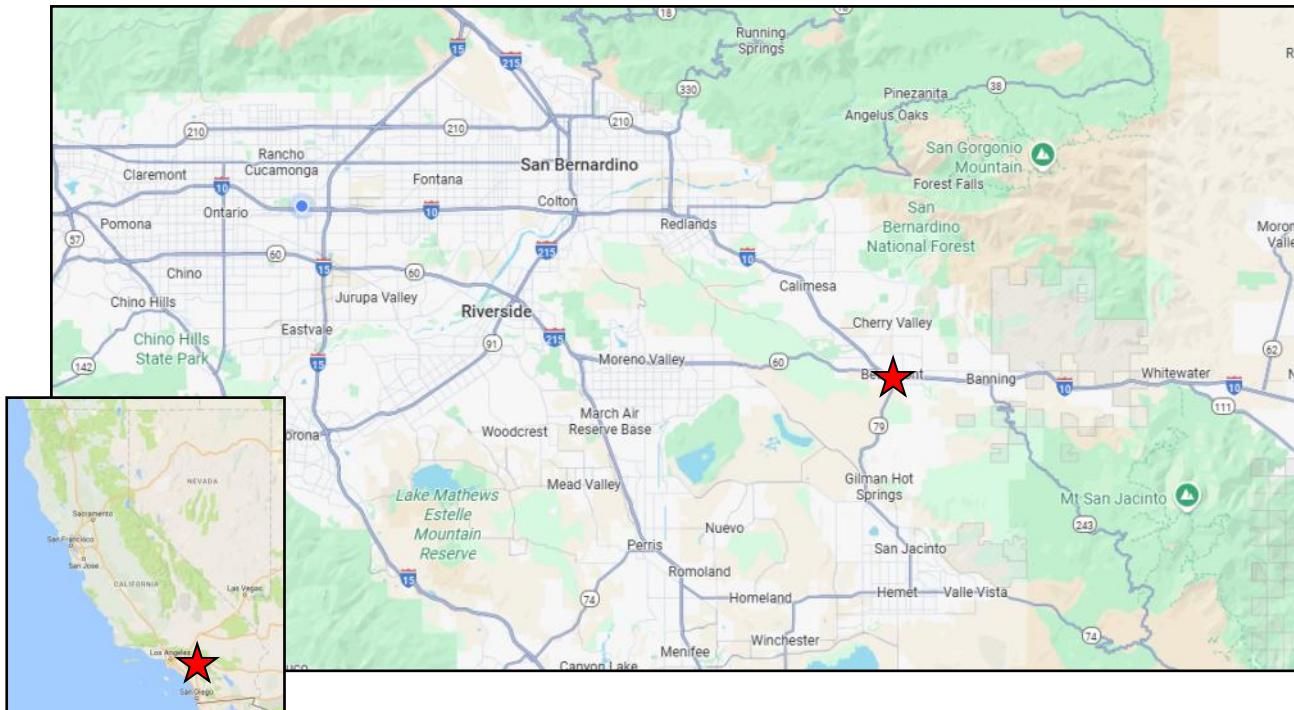
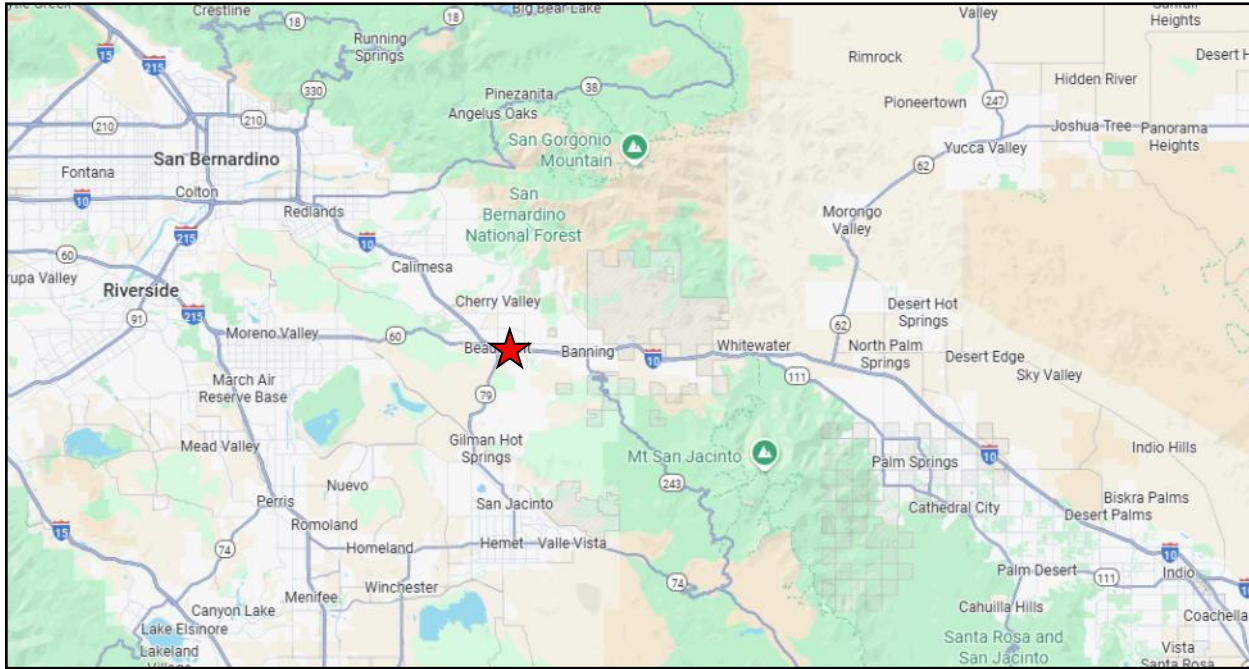


INVESTMENT ATTRIBUTES

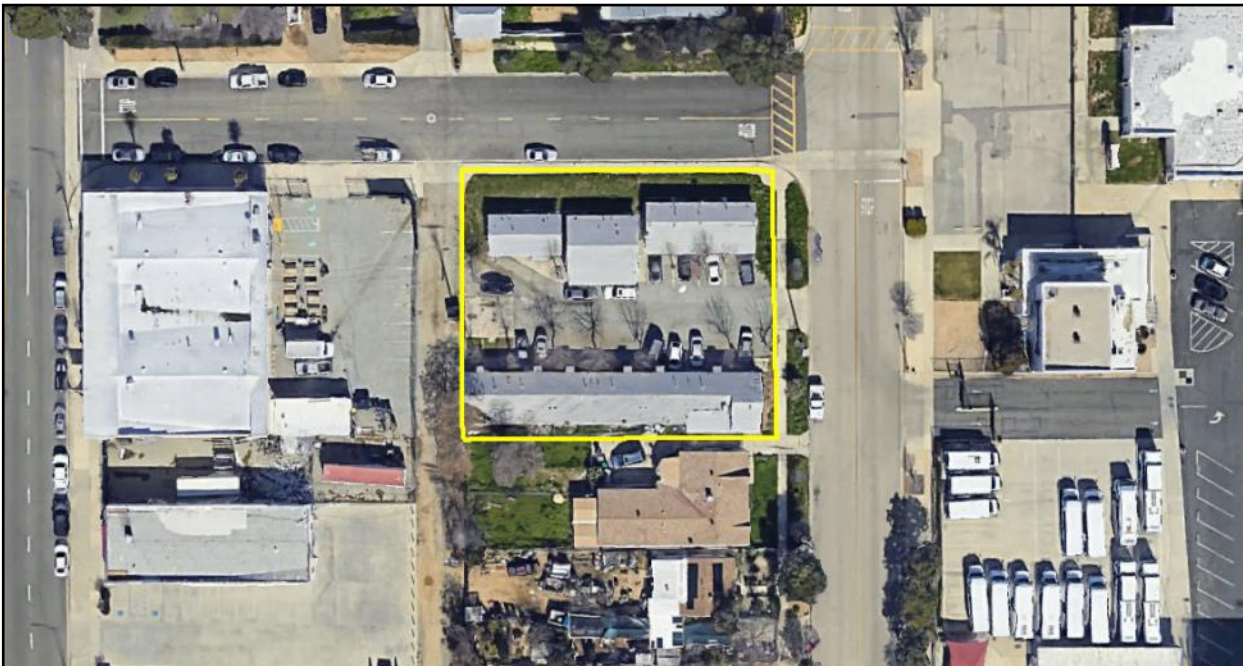
MAGNOLIA AVE APTS

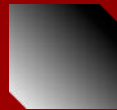
LOCAL & REGIONAL MAPS

INVESTMENT ATTRIBUTES



INVESTMENT ATTRIBUTES





RENT COMPARABLES

MAGNOLIA AVE APTS

SUBJECT PROPERTY



RENT COMPARABLES

SUBJECT **Magnolia Ave Apts**
677 Magnolia Avenue,
Beaumont, CA 92223

SUMMARY		AMENITIES	
Date Surveyed	August 2025		
Total Units	12		
Vacant Space	0		
Year Built	1947		
Sewer / Septic	Sewer		
	# of Units	Current Avg Rents	Monthly Income
1 Bedroom / 1 Bathroom	9	\$1,104	\$9,940
2 Bedroom /1 Bathroom	1	\$1,331	\$1,331
Studio	2	\$1,105	\$2,210
Total / Average			\$ 161,772 /Per Year

Utilities	Paid By	Direct / Sub-metered
Electric	Tenant	Direct
Gas	Tenant	Direct
Water	Owner	Direct
Trash	Owner	Direct
Sewer	Owner	Direct

#1	Chestnut Avenue Apartments	
	726 Chestnut Ave Beaumont, CA 92223	
SUMMARY		AMENITIES
Date Surveyed	August 2025	
Total Units	6	
Occupancy	92%	
Acreage	0.23 AC	
Year Built	1986	
Type of Complex	Apartment	



#2	8th Street Apartments	
	1237 E 8th St Beaumont, CA 92223	
SUMMARY		AMENITIES
Date Surveyed	August 2025	
Total Units	4	
Occupancy	75%	
Acreage	0.4 AC	
Year Built	1956	
Type of Complex	Quadraplex	



#3	4th Street Apartments	
	376 N 4th St Banning, CA 92220	
SUMMARY		AMENITIES
Date Surveyed	August 2025	
Total Units	4	
Occupancy	75%	
Acreage	0.2 AC	
Year Built	1955	
Type of Complex	Quadraplex	



RENT COMPARABLES

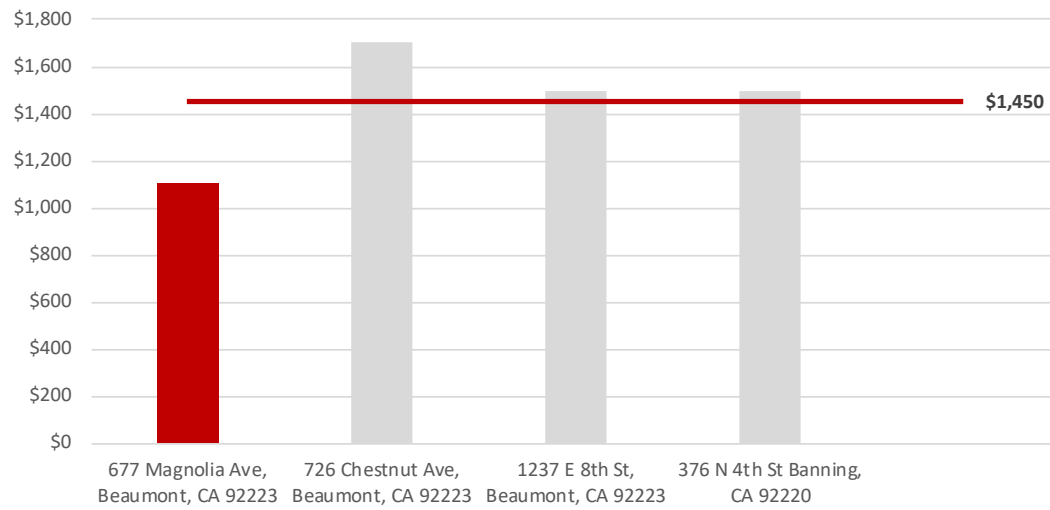
MAGNOLIA AVE APTS

RENT COMPARABLES

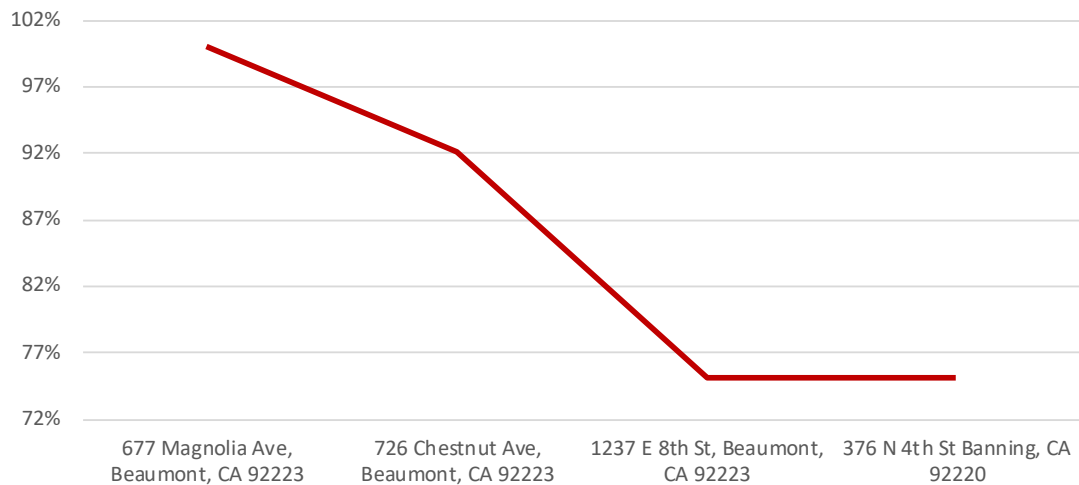
	PROPERTY ADDRESS	COMPLEX TYPE	1-1	2-1	Studio	OCCUPANCY
S	677 Magnolia Ave, Beaumont, CA 92223	Apartment	\$1,104	\$1,331	\$1,210	100%
1	726 Chestnut Ave, Beaumont, CA 92223	Apartment	\$1,700			92%
2	1237 E 8th St, Beaumont, CA 92223	Quadraplex	\$1,500			75%
3	376 N 4th St Banning, CA 92220	Quadraplex	\$1,495			75%
AVERAGES			\$1,450		\$1,210	86%

RENT COMPARABLES

Average Unit Rent



Occupancy

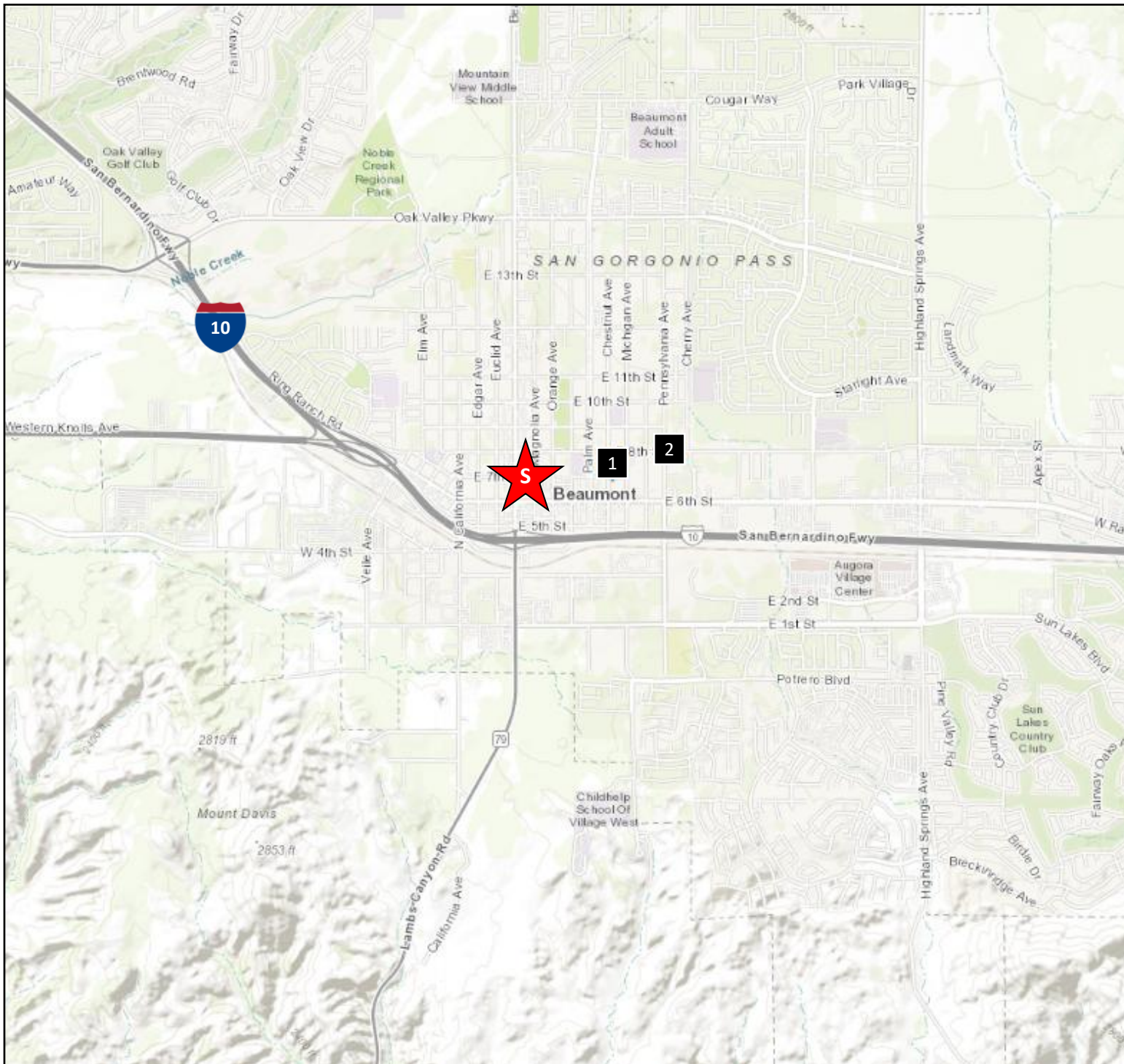


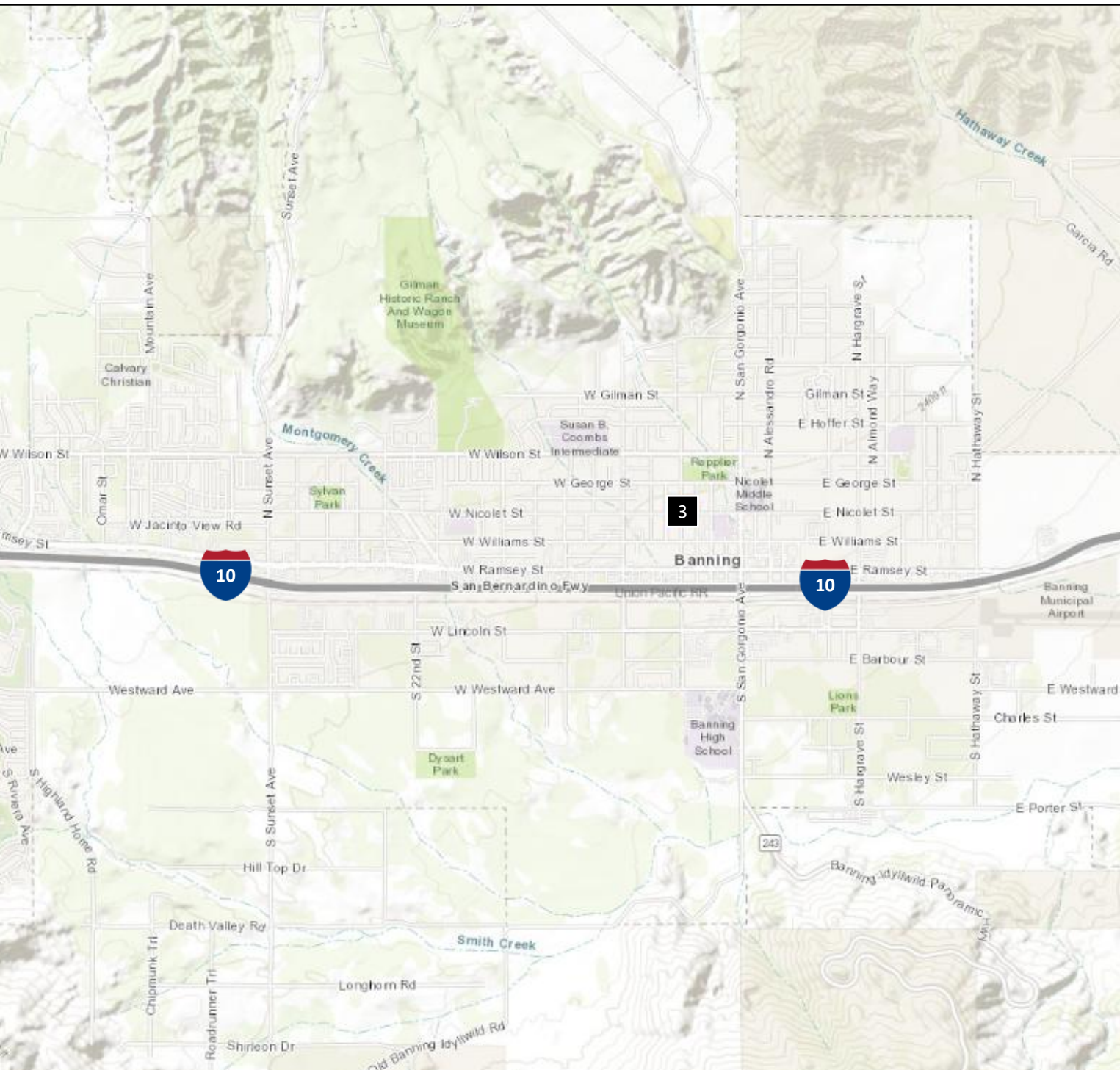
RENT COMPARABLES

MAGNOLIA AVE APTS

LOCATION OF RENT COMPARABLES

RENT COMPARABLES



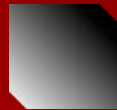


RENT COMPARABLES

Property

5) Magnolia Ave Apts

- 1) Chestnut Avenue
- 2) 8th Street Apartments
- 3) 4th Street



DEMOGRAPHIC ANALYSIS

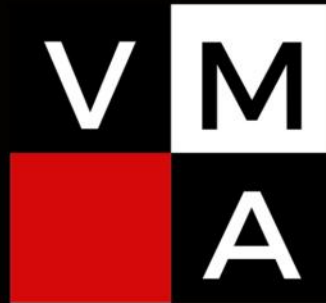
MAGNOLIA AVE APTS

YEAR POPULATION

DEMOGRAPHIC ANALYSIS

DEMOGRAPHIC SUMMARY

677 Magnolia Ave, Beaumont, California, 92223



\$94,571

Median Household Income

IN



\$4

Per Ca

KEY FACTS

89,663

Population



31,736

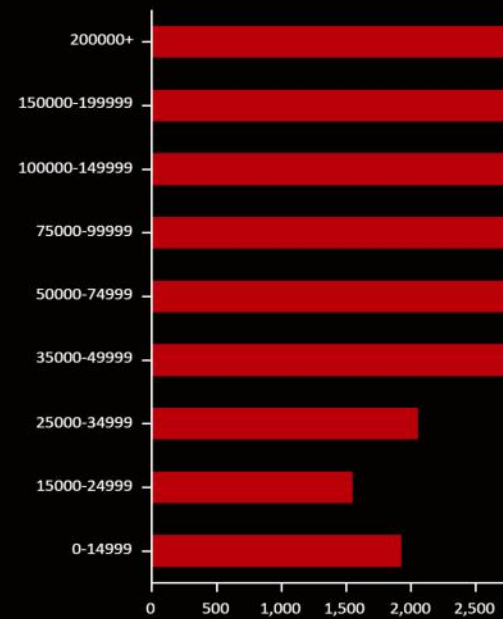
Households

41.8

Median Age

\$77,749

Median Disposable Income



EDUCATION

11%

No High School Diploma



25%

High School Graduate



36%

Some College



28%

Bachelor's/Grad/Prof Degree

BUSINESS



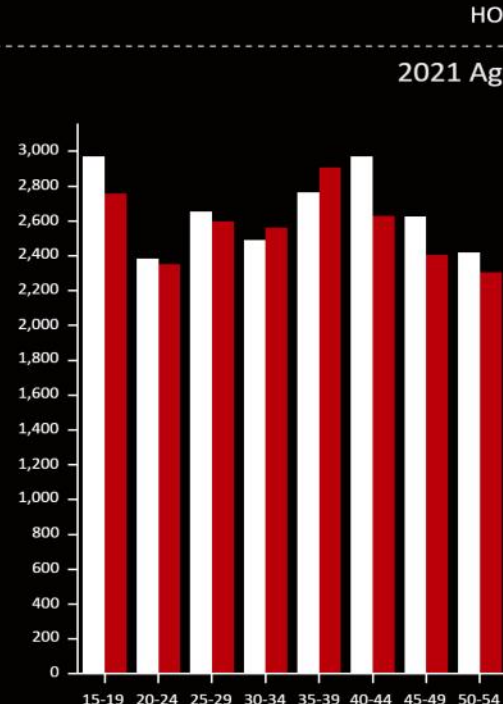
1,609

Total Businesses



13,855

Total Employees

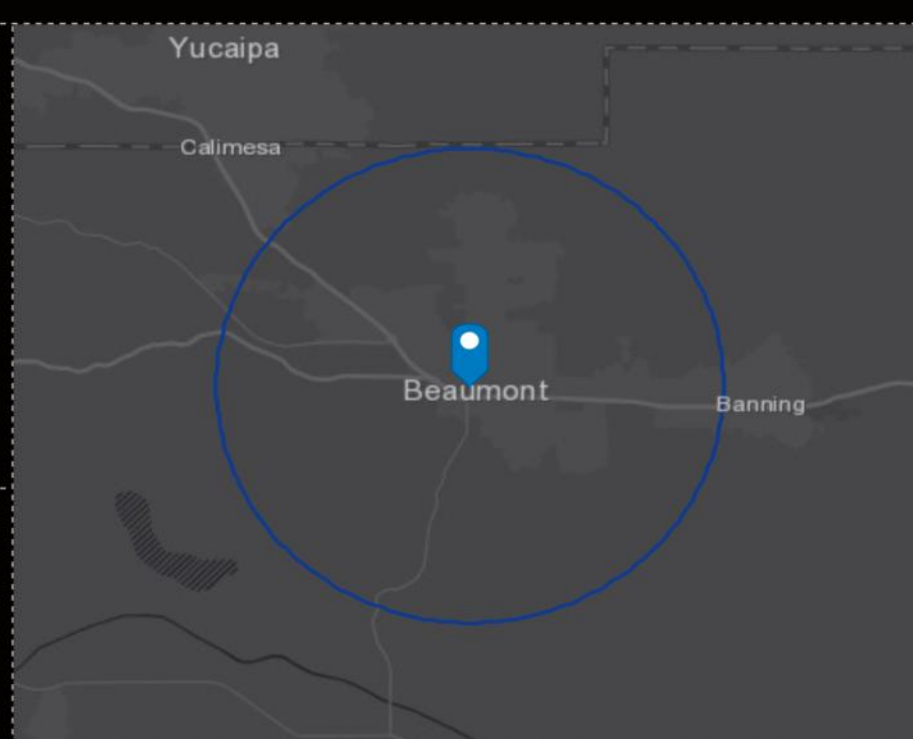
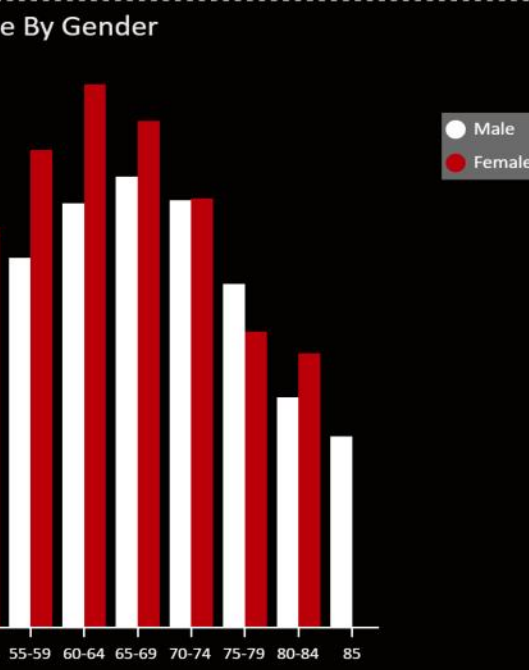


DEMOGRAPHIC ANALYSIS

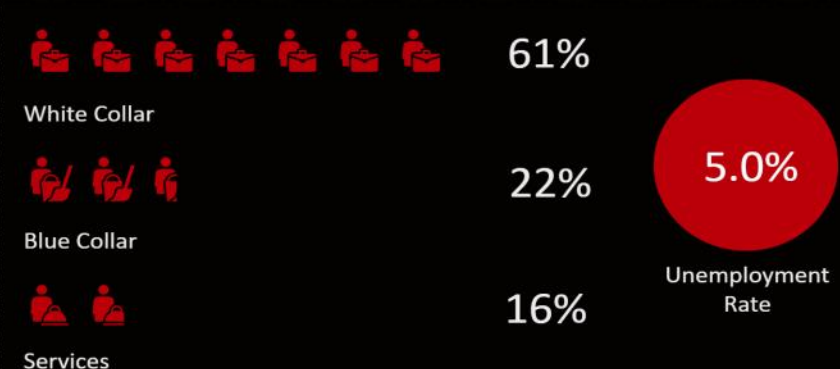
INCOME



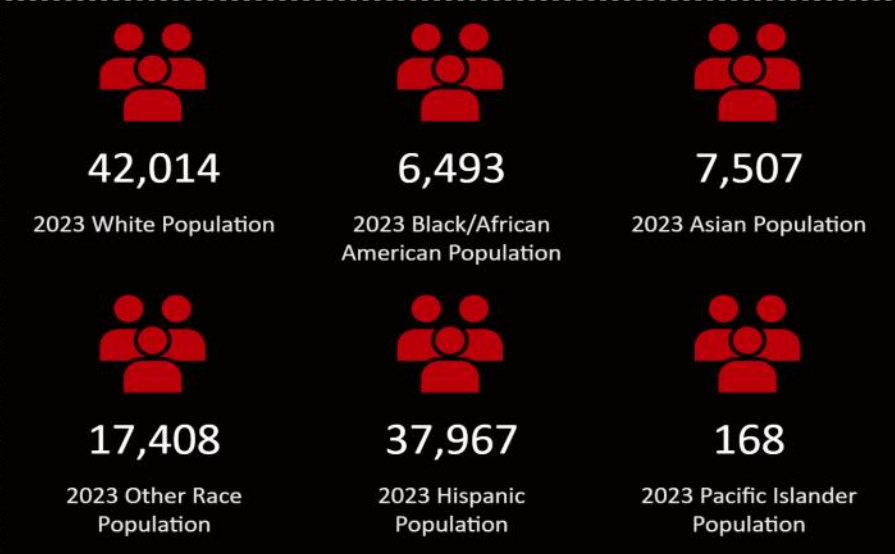
HOUSEHOLD INCOME



EMPLOYMENT



RACE



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