

RENT ROLL & OPERATING DATA

1002 Beaumont Ave
Beaumont, CA 92223



448 E 10th St



402 & 404 E 10th St

RENT ROLL SUMMARY

UNIT	DESCRIPTION	LEASE TYPE	MONTHLY RENT
1002 Beaumont Ave	Commercial Space	Lease Through 2029 (Annual CPI Increases)	\$1,962.67
402 E 10th St	2 Bed / 1 Bath Apartment	Month-to-Month	\$1,500.00
404 E 10th St	2 Bed / 1 Bath Apartment	Month-to-Month	\$725.00
448 E 10th St	Detached SFR (Market Rent)	Vacant / Available	\$1,700.00



CURRENT INCOME

Current Monthly Income **\$4,187.67**
Current Annual Income **\$50,252.04**



PROJECTED INCOME (Including Detached Home)

Projected Monthly Income **\$5,887.67**
Projected Annual Income **\$70,652.04**



PROPERTY FEATURES & UTILITIES



4 Gas Meters



4 Electric Meters



1 Water Meter



Backflow Device



5 On-Site Parking Spaces



Storage Shed Divided
Into 3 Units



Water Connected
to Storage Building



Potential Laundry Room
Opportunity

OPERATING EXPENSES (MONTHLY)

EXPENSE	MONTHLY
Sewer - Residential (City of Beaumont)	\$108.62
Sewer - Commercial (City of Beaumont)	\$49.12
Water	\$60.50
Trash - Waste Management	\$45.19

TOTAL MONTHLY EXPENSES

\$263.43



ESTIMATED ANNUAL EXPENSES

EXPENSE	ANNUAL
Insurance	\$6,500.00
Residential Sewer	\$1,303.44
Commercial Sewer	\$589.44
Water	\$726.00
Trash	\$542.28

TOTAL ESTIMATED ANNUAL EXPENSES

\$9,661.16



INVESTMENT HIGHLIGHTS

- ✓ Four Separate Income-Producing Components
- ✓ Commercial Lease Through 2029
- ✓ Annual CPI Rent Increases
- ✓ Month-to-Month Residential Leases
- ✓ Recently Remodeled Detached Home
- ✓ Immediate Lease-Up Opportunity
- ✓ First Time Offered For Sale
- ✓ Located in the Beaumont Growth Corridor