



PLF

REAL ESTATE SOLUTIONS



Real Estate Presentation for 6038 Bagley Ave. Twentynine Palms, CA 92277

This presentation will provide an overview of the property located at 6038 Bagley Ave, 29Palms, CA, including its key features, market analysis, and potential investment opportunities.

Property Overview



Location

The property is located at 6038 Bagley Ave, 29Palms, CA, in a desirable residential neighborhood.



Land Size

The lot size is 1.03 acres, providing ample space for the home and outdoor living areas.



Home Details

The apartment complex is a mix of a studio 3 & 2 bedrooms, built in 1947 with approximately 13,072 square feet of living space.



Amenities

The property features ample parking, a backyard for each unit, and easy access to local parks and community amenities.

This property offers well-maintained, spacious apartments in a convenient 29Palms location, making it an attractive investment.

Property Details

Attribute	Value
Living Area	44,866 square feet
10 Units	5: 1 bedroom 4: 2 bedroom 1 Studio

Nearby Amenities

- Grocery Stores

Nearby grocery stores include Albertsons and Vons, both within a 5-minute drive.

- Restaurants Shopping & Entertainment

A variety of dining options, from casual eateries to fine dining, are available within a 10-minute radius. The Twentynine Palms Town Center, featuring a range of shops, movie theaters, and entertainment venues, is only a 12-minute drive.

- Joshua Tree National Park

A popular outdoor destination, for hiking and other outdoor activities is less than 6 Miles away (North Gate) about a 10-minute drive away.

- Healthcare Facilities

The nearest hospital, Twentynine Palms Medical Center, is approximately 7 miles from the property.

- Casinos

Tortoise Rock Casino only 2.1 Miles away less than a 5 Min drive. Also driving distant from all the area casinos like the Agua Caliente locations, Fantasy Springs Resort Casino & Morongo Casino Resort & Spa

- Marine Corps Air Ground Combat Center

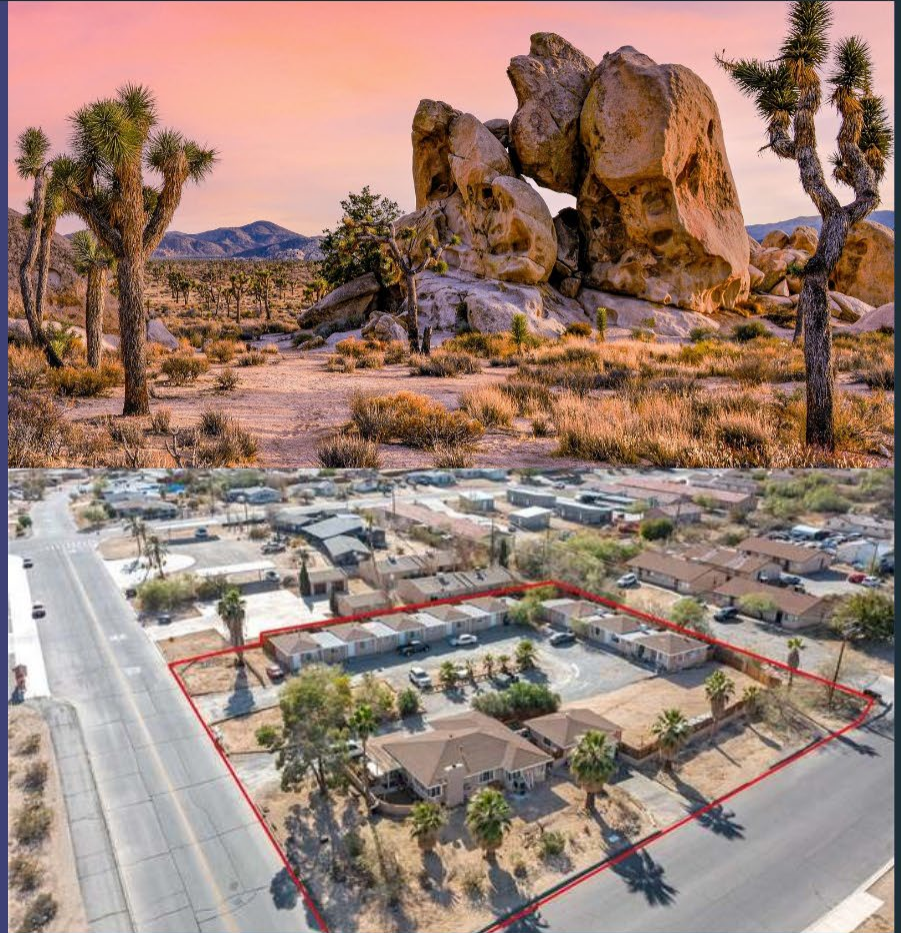
Less than 5 miles or a 10-minute drive away

Location and Neighborhood

6038 Bagley Ave is situated in the vibrant desert community of 29Palms, California. The property is located in a desirable residential neighborhood, known for its well-manicured homes, palm-lined streets, and family-friendly amenities. The surrounding area offers easy access to local shops, restaurants, and outdoor recreational activities, making it an ideal location for both personal and investment purposes.

Introduction to Joshua Tree

Joshua Tree National Park is a vast protected wilderness in southern California, spanning over 800,000 acres. The park is renowned for its unique Joshua tree forests, which are found nowhere else in the world. Visitors can explore the park's rugged rock formations, including the iconic Skull Rock, as well as diverse desert landscapes that are home to a variety of plant and animal life.



Demographic and Economic Factors

Income Levels

The median household income in Twentynine Palms is around \$[30,291 USD (2022) Indiv. / Household 51,392 USD (2022)/]. This income level influences rental affordability and the demand for different types of apartment units. Sources include: United States Census Bureau

Employment

The local economy is supported by several key sectors, including military (the Marine Corps Air Ground Combat Center), tourism (Joshua Tree National Park), and small businesses. Employment trends in these sectors impact the rental market.

Vacancy Rates

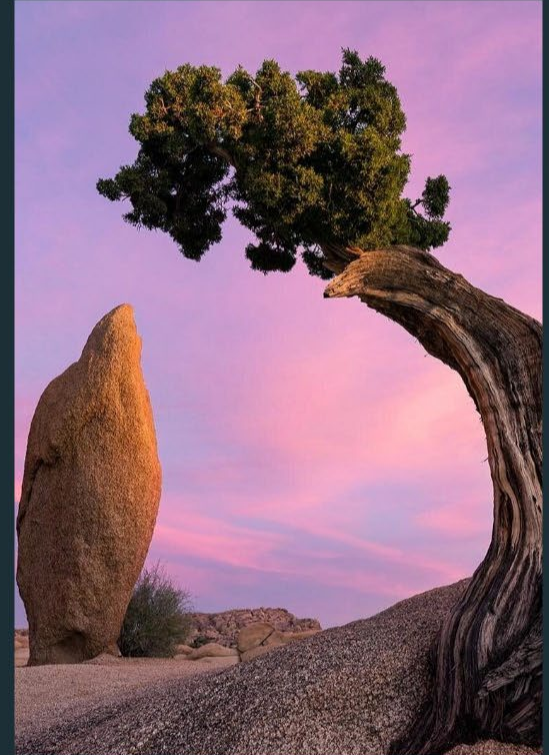
The current vacancy rate for apartment buildings in Twentynine Palms is approximately a rental vacancy rate of 7.2% from a total of 10,116 units [From Rate.com]. A low vacancy rate suggests strong demand, while a higher rate may indicate an oversupply or weakening demand.

Population Growth

Twentynine Palms has experienced modest population growth in recent years. The current population is approximately 28,158 (2022) [Sources include: United States Census Bureau], with growth projected to continue steadily. This growth supports demand for rental housing.

Rental Rates

As of [insert date], the \$928 Median monthly rent apartment units in Twentynine Palms ranges from \$839 [1Bdr] to \$1,691 [2Bdr] per month, depending on the size and condition of the unit.



Comparable Sales and Market Values

73420 El Paseo Dr.

No. of Units: 4 Unit
Building

Price: \$650,000
(\$162,500/Unit)

Cap Rate: 6.40%

LOT(src): 20,500/0.4706 (A)

SQFT(src): 4,168 SF

73538 Sun Valley
Drive

No. of Units: 4 Unit
Building

Price: \$810,000
(\$202,500/Unit)

Cap Rate: ???%

Lot(src) 23,651/0.543 (A)

SQFT(src) 5,120

73796 Cactus Ave.

No. of Units: 15 Unit
Building

Price: \$2,225,000
(\$148,333.33/Unit)

Cap Rate: 5.59%

LOT(src): 15,000/0.3444 (A)

SQFT(src): 12,480

6038 Bagley Ave

No. of Units: 10 Unit Building

Price: \$1,250,000 (\$125,000/Unit)

Cap Rate: 7.09%

LOT(src): 44,866/1.03 (A)

SQFT(src): 10,450

6419 Mariposa Ave

No. of Units: 12 Unit Building

Price: \$1,399,000 (\$116,583.33/Unit)

Cap Rate: 8.04

LOT(src): 114,998/2.64 (A)

SQFT(src): 8,425

Proposed Renovations

Exterior Renovations

Repaint the exterior of the property with a modern, neutral color scheme to enhance the curb appeal. Consider updating the landscaping by adding colorful plants, shrubs, and a well-maintained lawn.

Kitchen Upgrades

Modernize the kitchen by replacing appliances with energy-efficient models. Refinish or replace the cabinets and countertops to create a more contemporary and functional space.

Bathroom Improvements

Renovate the bathrooms by installing new fixtures, vanities, and tile work. Consider adding features like a rain shower head or a double vanity to improve the overall look and functionality.

Energy-Efficient Upgrades

Implement energy-saving measures, such as installing solar panels, upgrading the HVAC system, or adding insulation, to improve the property's energy efficiency and reduce utility costs.

Build Additional Units

ADUs can even be built on the same property as existing rentals.

Rental Rates for Studios, 1 & 2 Bedrooms in 29 Palms, CA

Bedroom Size	Avg. Rent	Median Rent
Studio	\$1,007 $\pm$ 6%	\$995
1 Bedroom	\$1,189 $\pm$ 7%	\$1,148
2 Bedroom	\$1,367 $\pm$ 4%	\$1,349

*Data sourced from Rentometer.com report for 29 Palms, CA with a 1.5 mile search radius.

Rent Rolls 6038 Bagley Avenue, Twentynine Palms, CA

Address	Tenant Name	Rents	Beds/Baths	Lease Start Date
1		700	1Bd / 1 Ba	1st
2		660	1Bd / 1 Ba	1st
3		770	1Bd / 1 Ba	1st
4		800	1Bd / 1 Ba	1st
5		660	1Bd / 1 Ba	1st
6		Vacant	2Bd / 1 Ba	1st
7		1000	2Bd / 1 Ba	1st
8		850	2Bd / 1 Ba	1st
9		700	Studio	1st
10		950	2Bd / 1 Ba	1st