

476 -498 E H St
Brawley, CA 92227

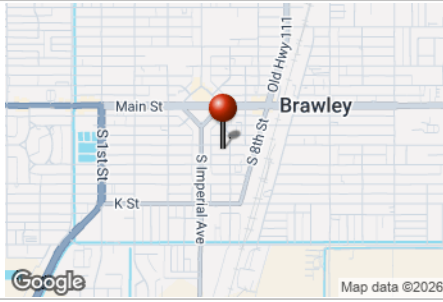
14
of Units

7,058
Sqft/Source

15,113 Lot Size
Vendor
Enhanced

Income
LP \$1,699,000

\$
Active



Total Bedrooms	14
Total Bathrooms	14.00
List Price Per Sqft	\$240.72
Vacancy	2
Sale Type	Standard
Cap Rate	5.10
MLS#	268477191C
APN	049-081-007-000

Type	# of Units	Bedrooms	Baths	SqFt	Rent	Actual Rent	Projected Rent
Unit 1	476	1	1.00	440	\$698.00	\$698.00	\$1,000.00
Unit 2	478	1	1.00	440	\$980.00	\$980.00	\$1,000.00
Unit 3	480	1	1.00	440	\$780.00	\$780.00	\$1,000.00
Unit 4	482	1	1.00	440	\$925.00	\$925.00	\$1,000.00
Unit 5	492	1	1.00	440	\$980.00	\$980.00	\$1,000.00
Unit 6	494	1	1.00	440	\$915.00	\$915.00	\$1,000.00
Unit 7	496	1	1.00	440	\$1,000.00	\$1,000.00	\$1,000.00
Unit 8	498	1	1.00	440	\$780.00	\$780.00	\$1,000.00
Unit 9	489	2	1.00	590	\$1,070.00	\$1,070.00	\$1,200.00
Unit 10	484	1	1.00	590	\$980.00	\$980.00	\$1,000.00
Unit 11	486	1	1.00	590	\$861.00	\$861.00	\$1,000.00
Unit 12	488	1	1.00	590	\$980.00	\$980.00	\$1,000.00
Unit 13	490	1	1.00	590	\$0.00	\$0.00	\$1,000.00

Directions: head north on Hwy 86 then go east on H Street. the property will be on your right hand side.

Remarks: This immaculate property features 9 buildings, including 8 charming cottage-style units and a larger rear building with 6 units. The unit mix consists of 12 one-bedroom/one-bath units, 1 two-bedroom/one-bath unit, and 1 studio unit. Each cottage is a 1 Bed 1 Bath, while the rear building houses additional one-bedroom units, a studio, and a two-bedroom unit, totaling 14 units. The majority of the units have been renovated in the past 1-2 years, with upgrades including new fixtures, flooring, paint, plumbing, and more. This property is a great opportunity to add to your portfolio or create generational wealth. Don't miss out on this fantastic opportunity!

Agent Remarks: The property consists of 9 buildings in total : 8 cottage-style units and one larger rear building containing the remaining 6 units. The unit mix includes 12 1 bed/1bath units, 1 2 bed/1bath unit, and 1 studio unit. The building records show that were 16 units in the past. The previous owner converted one unit into a laundry area and the other unit into a storage. Its a great opportunity to convert the units back to rental units and increase your profit. Currently, there are two vacant units the studio 490.5 and unit 490. Both are rent-ready. Seller wanted to keep them vacant for buyer visibility and flexibility in tenant selection. Previously, the studio rented for \$562/month and the one-bedroom unit for \$725/month. Rent increases were implemented in October and November 2025. Nearly all units approximately 12 or 13 have been recently renovated within the past years. Renovations include new ceiling fans, light fixtures, flooring, baseboards, interior and exterior paint, and plumbing upgrades including sinks, toilets, garbage disposals, faucets, angle stops, and supply lines. The property is being sold as-is.

Showing Remarks: Showings with an accepted offer

Property Legal Description: LOT:12,13 BLK:58 LOTS 12 & 13 BLK 58 TOWNSITE OF BRAWLEY OM 1 15

Income Details		Structure Info		Contract Info	
Scheduled or Actual	Actual	Type of Units		List Date	06-15-2026
Rent Control		Property Subtype	11 to 15 Units	List Price	\$1,699,000
# Leased	12	Year Built / Age	1966 / 60	LP/SqFt	\$240.72
GOI	\$87,533	Year Built Source	Assessor	Orig List Price	\$1,699,000
NOI	\$87,533	Stories	2	Status Date	06-15-2026
Gross Income	\$131,388	Buildings	9	Change Date/Type	06-15-2026/New Listing
GRM	13442.00	Security	Gated	Listing Type	Exclusive Agency
Actual AGR	\$10,949	Sewer	City	Disclosure	As Is
Actual GAI	\$131,388	Property Cond	Updated/Remodeled	Seller Concessions	
Gross Equity		Water	City	Financing	Conventional, Cash
Owner Pays	Water, Gardener, Other	Price Per Unit		Possession	Close Of Escrow
Financial Info As Of		Water Heaters	Yes	Photograph Provided by	Agent
Tenant Pays	Electric, Gas	ADA Compliance			
Terms		Additions/Alterations			
		Building Permit			
		Water Heater Feat	Gas		

Accessory Dwelling Unit #1			
Attached	Yes	Bedrooms	0
Type		Bathrooms	1
Occupied		Year Built	
Separate Address		Year Built/Src	
Parking	No	Living Area	560 sq. ft.
Rented	No	Living Area/Src	Assessor
Rent Amount		Gas Meter	Separate
Rent Until Date		Water Meter	Shared
Entry Level		Electric Meter	Separate
Levels		Access Type	
Kitchen Features			

Land/Lot Info	
Zoning	R-3
Addl Parcel	
Lot Dimen	
Lot Acreage	0.347
Alley	
Paved	
Lot Descr.	Fenced, Lawn, Landscaped
Lot Location	
Special Zone	

Parking Details	
Parking Type	On street
Total Spaces	0
Covered Spaces	0
Uncovered Spaces	0
Garage Spaces	0
Carport Spaces	0
Garage Structures	0

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
SP/SqFt	
Sale Terms	
SP/LP	

Interior Features	
AC/Cooling	Window Unit(s)
Heating	Other
Equip/Apppl	Other
Flooring	Laminate
Laundry	Laundry Area
Laundry Equip	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
Disability Access	
Rooms	None

Exterior Features	
Exterior Constr	
Pool	
Roofing	Flat Roof
Spa	
Foundation	
Patio	
Sprinklers	
Tennis/Courts	
Style	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

Expense Details	
Total	\$43,855

Tax and Assessed Info	
Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessment	
Assessed Total Value	\$178,500

Location	
Map	
Subdivision	De Anza Aparatments
Elementary	
Junior HS	
Senior HS	
Area	520 Brawley

Units Details	
# w/Carpet	0
# w/Dishwasher	
# w/Disposal	
# w/Elec Meter	14
# w/Gas Meter	14

Units Details	
# w/Patio	
# w/Range	14
# w/Refrigerator	14
# w/Garages	
# w/Wall AC	14
# water Meter	

Community/Development	
Annual CFD	No
Annual CFD Amount	\$0
Mgmt. Co. Name	
Mgmt. Co. Phone	

Showing Info	
Occupancy/Show	Accepted Offer
Contact Name	Victor Conner
Contact Phone	760-235-9006

Showing Info	
Lockbox Location	Call Seller's Agent
Lockbox Type	Call Listing Office
Occupant Type	Tenant

	Victor D. Conner Victor D. Conner, Real Estate DRE#: 02034884 Seller's Agent1 CALDRE#: 02034884
Phone / Cell	p: 760-235-9006 / c: 760-235-9006
Email	victorconnerrealtor@gmail.com
Fax	
Office Phone / Fax	p: 760-235-9006

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Victor D. Conner CALDRE# 02034884

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