

Properties for Sale

1 525 & 571 N Gilbert St, Hemet, CA 92543



Property Details

Price	\$2,400,000
No. Spaces	92
Lot Size	4.61 AC
Price/Space	\$26,086.96 /Space
Property Type	Multifamily
Property Sub-type	Mobile Home/RV Community
Property Use Type	Investment
Commission Split	2.50%
Cap Rate	8.90%
Occupancy	75%
No. Stories	1
Year Built	1968
Tax ID/APN	443-030-040
Status	Active

Property Notes

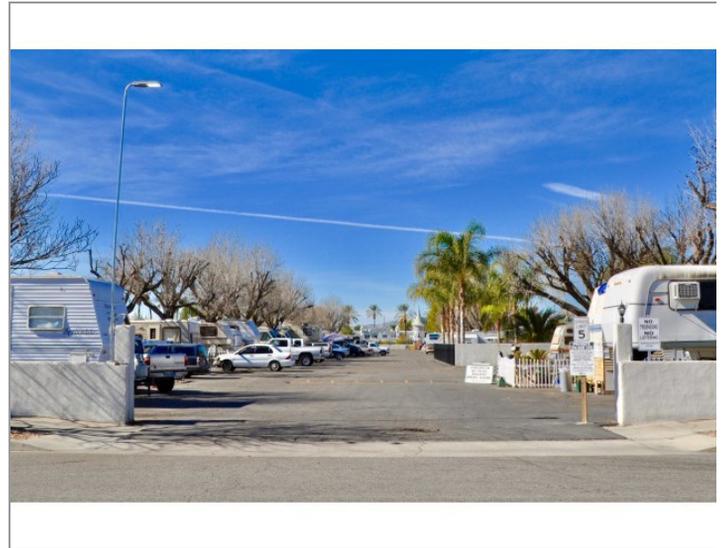
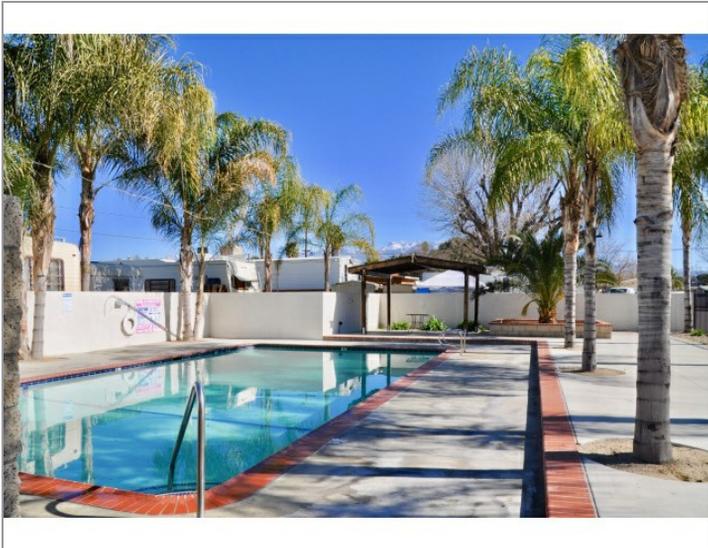
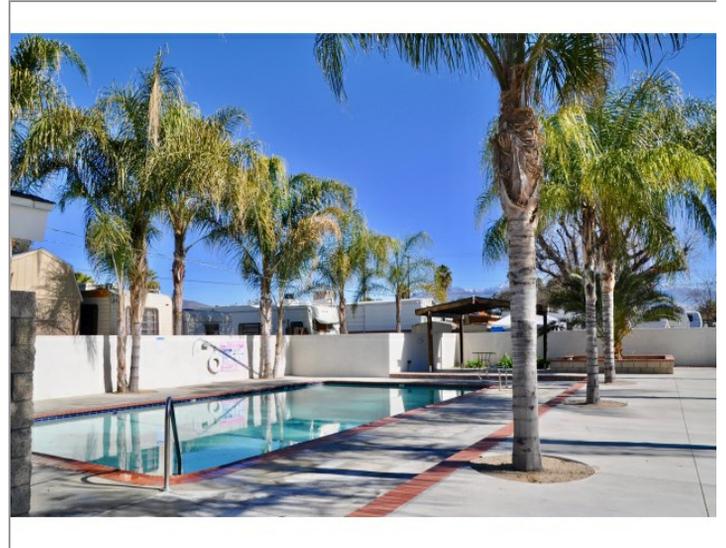
Property Description

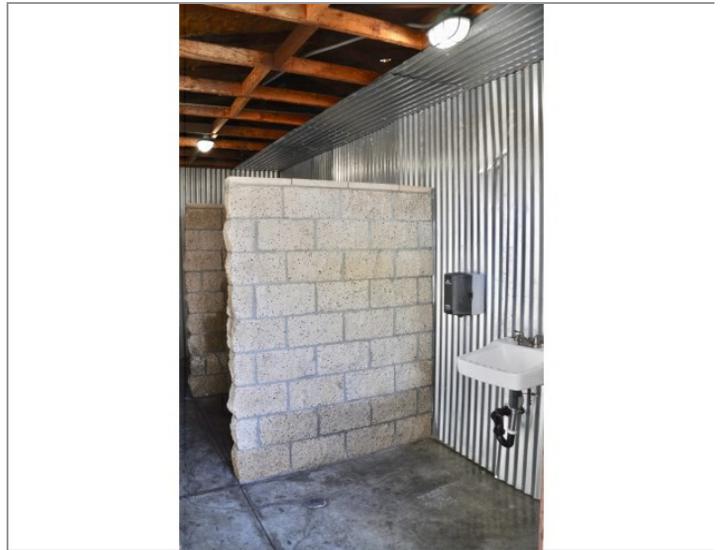
Hemet Valley RV Park: 92 spaces with room to expand. Newly renovated clubhouse with full kitchen, billiard room, laundry, restrooms. Beautiful, gated saltwater pools been completely renovated. New electrical and plumbing. ADA compliant. All operating permits are current. Clean and quiet park. Price to include adjoining 1.45ac parcel at 571 Gilbert with 3/1 SFR. Please note this an RV park, NOT a mobile home park.

Location Description

Hemet Valley RV Park is located in the lush valley of the rapidly growing city of Hemet.

Photos







Hemet Valley RV Park
525/571 N. Gilbert St.
Hemet, Ca. 92543

Rent Roll

Space/Monthly Rent

1) 550	40) 475	79) 500
2) 500	41) vacant	80) 500
3) vacant	42) 500	81) 450
4) vacant	43) vacant	82) 425
5) 550	44) vacant	83) 655
6) vacant	45) vacant	84) 450
7) 600	46) 500	85) 650
8) 500	47) 575	86) 450
9) 550	48) 550	87) 600
10) 475	49) vacant	88) 500
11) vacant	50) 500	89) 550
12) 500	51) space used for drive thru	90) 425
13) vacant	52) 500	91) 405
14) 200 storage only	53) 550	92) 600
15) 600	54) vacant	93) 500
16) 600	55) 475	94) 440
17) vacant	56) 500	95) 475
18) vacant	57) 650	96) vacant
19) 600	58) 550	
20) vacant	59) vacant	TOTAL \$33,910
21) 550	60) 550	
22) 550	61) 600	
23) 550	62) Manager	
24) 300 storage only	63) Manager	
25) 550	64) 725	
26) 500	65) 550	
27) 450	66) 500	
28) vacant	67) 500	
29) 475	68) eliminated space	
30) 500	69) trash trailer	
31) 550	70) space used for drive thru	
32) vacant	71) vacant	
33) 650	72) 160	
34) 450	73) 490	
35) vacant	74) 500	
36) 575	75) 550	
37) vacant	76) 500	
38) 625	77) vacant	
39) vacant	78) 225	

Hemet Valley RV Park
525/571 N. Gilbert St.
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Annual Income and expense report

Rental Income	402,300
Laundry Income	<u>7,151</u>
Total Income	409,451

Expense

Laundry Rental	2400
Refuse	5028
Gasoline	5200
Payroll	34,797
Insurance	7950
Office Supplies	445
Permits	2413
Phone/Internet	5760
Pool Supplies	800
Property Taxes	24,000 (based on sale of 2.4k)
Repairs	2,500
Supplies	435
Utilities/Electric	66,270
Utilities/Gas	1621
Utilities/Water/Sewer	<u>37,000</u>
Total Expense	194,998