

Property Details

CONTROL: Exclusive VALUE: \$3,836,000
 LOAN: \$0
 EQUITY: \$3,836,000

TITLE: 9.1 Acre LAND (M-2) Riverside County California
 TYPE: Land
 1)9.08 Acre parcel zoned M-2 and city approved for outside contractor's storage and (Also adjacent 4.56 parcel zoned C-M). Owned free & clear.
 HAVE: Highly motivated seller.

WEBSITE URL: <https://celine-cloutier.kw.com/>
 ADDRESS: Oakwood st, Hemet, California
 BENEFITS TO NEW OWNER: The subject site is located in the strong, emerging southwest commercial area of Hemet. Great location for outdoor storage, other parking/storage areas, recreational vehicle storage, storage yard for contractor equipment and materials, equipment rental

GROSS SCHEDULED INCOME: \$0 Actual
 VACANCY LOSS: \$0
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$0
 NOI: \$0
 DEBT SERVICE: \$0
 CASH FLOW: \$0
 CAP RATE: 0.00%



BENEFITS SOUGHT: Current has 200 workforce studios in TX and would like to add large mobile homes. Also interested other investments (laudromat, RV park, office space, etc.)

MOTIVATION: Open new offices (TX, AZ, etc.) Purchase 3-bed mobile homes for workforce studios property already in operation.

CAN ADD: Modular structures Investment properties

REMARKS: Hemet and San Jacinto hves seen a surge in residential development over the past months by attracting national developers to gobble up broken tracts and complete unfinished communities.

OWNER:

COUNSELOR: Celine Cloutier Phone: 8058073708
 16431 Wimbledon Lane Cell: 8058073708
 Huntington Beach, California, 92649 Email: ccloutierrealtor@gmail.com