

942 - 948 E G St
Brawley, CA 92227

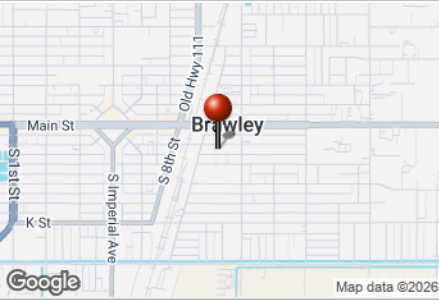
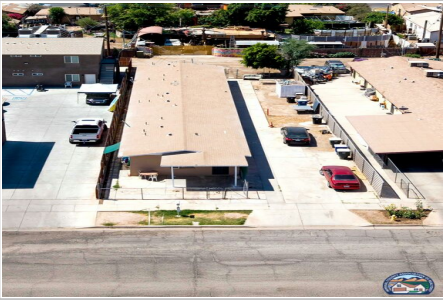
5
of Units

2,247
Sqft/Source

7,660 Lot Size
Estimated

Income
LP \$550,000

\$
Active



Total Bedrooms	4
Total Bathrooms	5.00
List Price Per Sqft	\$244.77
Vacancy	20%
Sale Type	Standard
Cap Rate	5.60
MLS#	268473171C
APN	049-042-029-000

Type	# of Units	Bedrooms	Baths	SqFt	Rent	Actual Rent	Projected Rent
Unit 1	942	1	1.00	500	\$795.00	\$795.00	\$895.00
Unit 2	944	1	1.00	500	\$795.00	\$795.00	\$895.00
Unit 3	946	1	1.00	500	\$795.00	\$795.00	\$895.00
Unit 4	448	1	1.00	500	\$795.00	\$795.00	\$895.00
Unit 5	944	0	1.00	250	\$525.00	\$525.00	\$600.00

Directions: From Dogwood turn right on Malan st, then left on Cesar Chavez, then finally left on G st. Units will be on your left hand side.

Remarks: This is an exceptional chance to invest in a lucrative income-generating property. Rarely will you come across a 5-unit property. This property features 4 spacious 1-bedroom apartments and a convenient studio unit. This property also has concrete block exterior walls to enhance durability and desirability. Situated in an up-and-coming area with new developments springing up nearby, this property is the perfect investment opportunity.

Agent Remarks: Seller will be doing a 1031 Exchange. Buyers & Buyers agent to verify all info on this MLS listing. Only 1 unit is available to view. others will be viewed with accepted offer. please do not disturb tenants.

Showing Remarks: Call or Text Victor for access. Only one unit is available to view. The rest will be viewed with an accepted offer.

Income Details		Structure Info		Contract Info		DOM 39
Scheduled or Actual	Actual	Type of Units	5-Plex	List Date	06-13-2026	
Rent Control		Property Subtype	5 to 10 Units	List Price	\$550,000	
# Leased	4	Year Built / Age	1964 / 62	LP/SqFt	\$244.77	
GOI	\$45,660	Year Built Source	Estimated	Orig List Price	\$550,000	
NOI	\$30,832	Stories	1	Status Date	06-13-2026	
Gross Income	\$45,660	Buildings	1	Change Date/Type	06-21-2026/Active	
GRM	45660.00	Security		Listing Type	Exclusive Agency	
Actual AGR	\$45,660	Sewer	City	Disclosure	As Is	
Actual GAI	\$45,660	Property Cond		Seller Concessions		
Gross Equity		Water	City	Possession	Close Of Escrow	
Owner Pays	Water, Other	Price Per Unit		Photograph Provided by	Agent	
Financial Info As Of		Water Heaters	Yes			
Tenant Pays	Gas, Electric	ADA Compliance				
Terms		Additions/Alterations				
		Building Permit				
		Water Heater Feat	Gas			
				</		

➔ Interior Features	
AC/Cooling	Window Unit(s)
Heating	None
Equip/Appl	None
Flooring	Tile, Carpet, Linoleum
Laundry	None
Laundry Equip	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
Disability Access	
Rooms	None

➔ Exterior Features	
Exterior Constr	
Pool	
Roofing	Composition Shingle
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	\$14,828

📊 Tax and Assessed Info	
Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessment	
Assessed Total Value	\$318,361

📍 Location	
Map	
Subdivision	
Elementary	
Junior HS	
Senior HS	
Area	520 Brawley

🏠 Units Details	
# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Elec Meter	5
# w/Gas Meter	5

🏠 Units Details	
# w/Patio	
# w/Range	
# w/Refrigerator	5
# w/Garages	
# w/Wall AC	5
# water Meter	

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

🔍 Showing Info	
Occupancy/Show	Text Seller's Agent 1
Contact Name	Victor Conner
Contact Phone	760-235-9006

🔍 Showing Info	
Lockbox Location	Call Seller's Agent
Lockbox Type	Combo-See Remarks
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

942 - 948 E G St
Brawley, CA 92227

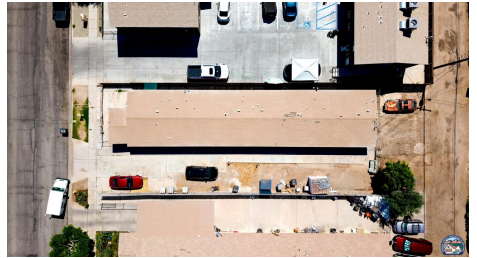
5
of Units

2,247
Sqft/Source

7,660 Lot Size
Estimated

Income
LP \$550,000

\$
Active





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