

39426 Big Bear Lake Blvd, Big Bear Lake 92315 STATUS: **Active**

LIST PRICE: **\$9,995,000**

On Big Bear Blvd heading East, it will be on the right hand side once you pass Lark Rd



OF UNITS TOTAL: **28**
SQFT(src): **20,000**
PRICE PER SQFT: **\$499.75**
LOT(src): **17,860/0.41 (A)**
LEVELS:
YEAR BLT(src): **1957 (ASR)**
DOM / CDOM: **1/1**
SLC: **Standard**
TOTAL OP. EXP: **\$0.00**
NET OP. INCOME: **\$0**
PARCEL #: **0306151160000**
LISTING ID: **NP22013534**

Recent: **01/22/2022 : NEW**

Submit Offer

DESCRIPTION

Located right in the center of the entire Big Bear Lake resort area, it is one of the contiguously largest and most popular cabin style vacation rental business properties in Big Bear Lake. There are 27 cabins located in a wooded compound with a swimming pool and tall pine trees. It is well suited for large group corporate or church group retreats. The property has been meticulously maintained and the business is very profitable. There are many empty lots on the property which can easily add more units and increase the existing revenue streams. In addition, there is also a large 4-bedroom, 3-bathroom beautiful family house located adjacent to the property that could be easily annexed to the property to form an even larger campus.

EXCLUSIONS:

INCLUSIONS:

AREA: **699 - Not Defined**
SUBDIVISION: **/**
COUNTY: **San Bernardino**
55+: **No**
GROSS EQUITY:
PRESENT LOANS \$:
HAVE:

LIST \$ ORIG: **\$9,995,000**
SUB TYPE: **/D**
CMN WALLS: **No Common Walls**
PARKING: **On Site**
OF BUILDINGS TOTAL: **28**
RENT CONTROL?: **No**
PROPERTY ATTACHED?: **No**

ROOM TYPE: **All Bedrooms Down, Den, Family Room, Game Room**
UTILITIES: **Cable Available, Electricity Connected, Propane, Water Available**
ELECTRIC:
WATER: **Public**

COOLING: **None**
HEATING: **Central**
VIEW:
WATERFRONT:
LAUNDRY: **Inside**
PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: **\$0**
VACANCY ALLOWANCE \$/%: **/**
GROSS OPERATING INCOME:
NET OPERATING INCOME: **\$0**
OPERATING EXPENSE \$/%: **\$0/**
LAND DOLLAR VALUE \$/%: **/**

GROSS SPENDABLE INCOME:
LOAN PAYMENT(ANNUAL):
GROSS MULTIPLIER:
CAP RATE:
IMPROVEMENTS TOTAL \$/%: **/**
PERSONAL PROPERTY \$/%: **/**

INCOME

OF RENTED GARAGES:
GARAGE RENTAL RATE:
GARAGES RENTAL INCOME:
LAUNDRY INCOME:
LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
OTHER INCOME 2:
OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **\$0**
ELECTRIC: **\$0**
GAS: **\$0**
LICENSES:
NEW TAXES:

FURNITURE REPLACEMENT:
TRASH: **\$0**
CABLE TV:
GARDENER:
INSURANCE: **\$0**

MAINTENANCE:
WORKMAN'S COMP:
PROFESSIONAL MANAGEMENT:
\$0
WATER/SEWER: **\$0**

OTHER EXPENSE:
OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	28	50	0	0	Furnished	\$0	\$0	\$0	0

GAS METERS: **0**
WATER METERS: **0**

INTERIOR

INTERIOR: **2 Staircases, Ceiling Fan(s)**
ACCESSIBILITY: **Parking**

APPLIANCES: **Gas Range, Gas Cooktop**
FLOORING: **Carpet**

ENTRY/LEVEL: **/**
FIREPLACE: **Family Room, Living Room, Master Bedroom, Fire Pit**

SQFT STUDIO AVG:
SQFT 1 BED AVG:
SQFT 2 BED AVG:
SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
SEWER: **Private Sewer**

LOT: **2-5 Units/Acre**
POOL: **Community**

FENCING:
SPA:

BUILDING

BUILDER NAME:
BUILDER MODEL:

ARCH STYLE: **Cottage**
DOORS:
WINDOWS:

ROOF:
FOUNDATION DTLs:
PROP CONDITION:

CONSTR MTRLs:
OTHER STRUCTURES:
NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

UNCOVERED SPACES:

PARKING TOTAL: **0**

GARAGE SPACES: **0**

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA DUES 1: **\$0**
HOA DUES 2:
HOA DUES 3:

HOA 1 NAME:
HOA 2 NAME:
HOA 3 NAME:

HOA PHONE 1:
HOA PHONE 2:
HOA PHONE 3:

HOA AMENITIES:
STORIES TOTAL:

COMMUNITY: **Biking , BLM/National Forest, Hiking , Lake, Horse Trails, Park, Hunting, Watersports, Mountainous, Suburban, Valley**

HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
COMMON INTEREST: **None**
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:

ELEVATION:
ASSESSMENTS: **None**
PARCEL #: **0306151160000**
ADDITIONAL PARCEL(s): **No**

TAX LOT: **1**
LOT SIZE DIM:

TAX BLOCK: **S**
TAX TRACT #: **17001**
ZONING:

LISTING

BAC: **2%**
BAC REMARKS:
DUAL/VARI. RATE?: **No**
CURRENT FINANCING:
POSSESSION:
FINANCIAL INFO AS OF:
CONTINGENCY LIST:

LIST TERMS: **1031 Exchange, Cash, Conventional, Submit**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **01/22/22**
START SHOWING DATE:
ON MARKET DATE: **01/22/22**
PRICE CHG TIMESTAMP: **01/22/22**
STATUS CHG TIMESTAMP: **01/22/22**
MOD TIMESTAMP: **01/23/22**
EXPIRED DATE: **07/31/22**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Ralph Liu**
SHOW CONTACT PHONE: **9493719139**
SHOWING INSTRUCTIONS: **By appointment. Please text or call agent.**
DRIVING DIRECTIONS: **On Big Bear Blvd heading East, it will be on the right hand side once you pass Lark Rd**

LOCK BOX LOCATION:
LOCK BOX DESCRIPTION:


OWNER'S NAME:

AGENT / OFFICE

LA: **(NP41804) Ralph Liu**
CoLA:
LO: **(NP5054) InvestorsAlly Realty**
LO PHONE: **888-388-5432**
CoLO:
CoLO PHONE:

LA State License: **01342940**
CoLA State License:
LO State License: **01523183**
LO FAX: **888-315-3831**
CoLO State License:
CoLO FAX:
Offers Email: **investorsally@gmail.com**

CONTACT PRIORITY

1.LA TEXT: **949-371-9139**
2.LA EMAIL: **investorsally@gmail.com**
3.LA CELL: **949-371-9139**
4.LA FAX: **888-315-3831**









AGENT FULL: Residential Income **LISTING ID:**
NP22013534

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