

8 Unit Multi-Family Investment For Sale

100% Tenant Occupied



Excellent Location!



**44591 San Rafael Avenue
Palm Desert, CA 92260**

**(5) One Bedrooms
(3) Two Bedrooms**

For Sale: \$1,250,000

Approx. 5,256 ± Sq Ft

Well maintained (8) unit multi-family property in the Heart of Palm Desert.

It consist of (4) duplexes with five (1) bedroom, 1 bath and three (2) bedroom,

1 bath units. 100% occupied with quality tenants. Property sits on 20,010 SF

(0.46 Ac) lot with On-site laundromat. Prime Palm Desert location, close to

McCallum Theatre, College of the Desert and major retail centers.

THIS IS A MUST SEE INVESTMENT OPPORTUNITY!



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DISCLAIMER:

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

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Aerial Map



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INCOME STATEMENT
Multi-Tenant Investment



For More Information, Please Call
Matthew Longstreth (949)293-1314

matthew@baxleyproperties.com

BRE# 01322594

Property Information

Address 44591 San Rafael Avenue
City Palm Desert
Zip Code 92260
Cross St. San Gorgonio Way
SF 5,256
APN 627-141-010
Year Blt 1988
Parking 8
Lot Size 0.46 Ac (20,010 SF)



Comments

Well maintained (8) unit multi-family property in the Heart of Palm Desert. It consist of (4) duplexes with five (1) bedroom, 1 bath and three (2) bedroom, 1 bath units. 100% occupied with quality tenants. Property sits on 20,010 SF (0.46 Ac) lot with On-site laundromat. Prime Palm Desert location.

Financial Information

Price	\$1,250,000.00	ACTUAL
Income	Gross Scheduled Income	\$86,100.00
	Tenant Exp. Contr.	\$0.00
	Gross Operating Income	\$86,100.00
Expenses	New RE Taxes	\$13,628.00
	Water	\$1,080.00
	Gas	\$240.00
	Electric	\$336.00
	Fire Extinguishers	\$63.00
	Insurance	\$2,043.00
	Maintenance	\$3,600.00
	City License	\$61.00
	Trash	\$1,668.00
	Landscaping	\$1,680.00
	Total Operating Expenses	\$24,399.00
	Net Operating Income	\$61,701.00
	CAP Rate	4.9%
	Price per Door	\$156,250.00

Tenant Information

Suite No.	Tenants	SF	Rent	Lease Exp
A	Occupied	570	\$825.00	M-M
B	Occupied	570	\$825.00	M-M
C	Occupied	576	\$825.00	M-M
D	Occupied	576	\$825.00	M-M
E	Occupied	788	\$925.00	M-M
F	Occupied	576	\$825.00	M-M
G	Occupied	705	\$950.00	M-M
H	Occupied	835	\$1,125.00	M-M
LAUNDROMAT	Buyer verify SF	60	\$50.00	
		5,256	\$7,175.00	

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