# **8 Unit Multi-Family Investment For Sale**

## **100% Tenant Occupied**



## 44591 San Rafael Avenue Palm Desert, CA 92260

### 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!



www.baxleyproperties.com Phone: 760-773-3310 Fax: 760-773-3013 73712 Alessandro Drive, Ste B-4, Palm Desert, CA 92260 (3) Two Bedrooms

(5) One Bedrooms



Matthew Longstreth matthew@baxleyproperties.com Office 760-773-3310 Mobile 949-293-1314

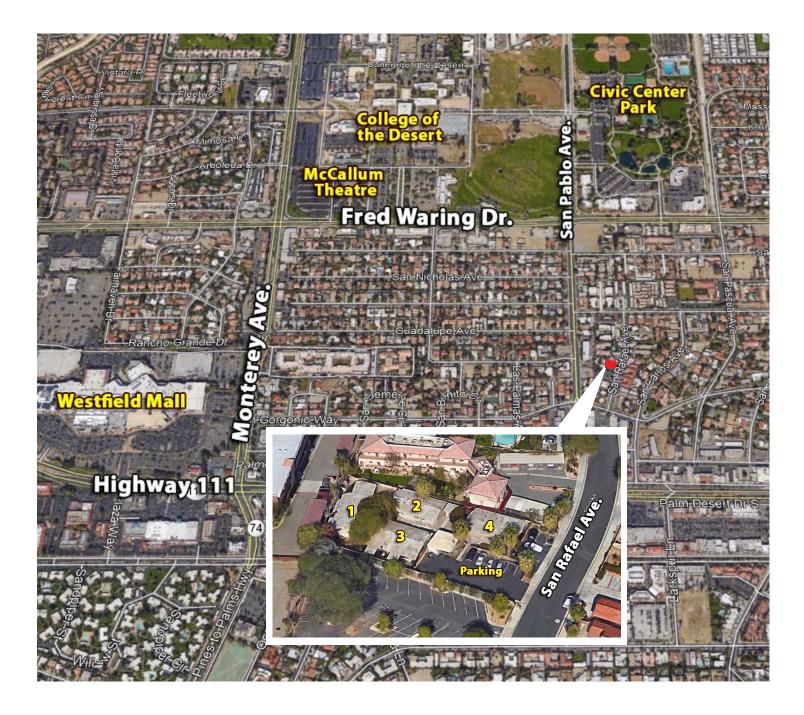
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m sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibilates used are for example only, and do not represent to independently confirm its accura icv and completeness. nt or future performance

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

Aerial Map



DISCLAIMER:

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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			
Т	Trash		\$1,668.00			
	Landscaping		\$1,680.00			
Total Operating Ex	Total Operating Expenses		_	\$24,399.00		
	Net Operating Income			\$61,701.00		
	CAP Rate		4.9%			
	Price per Door		\$156,250.00			
Tenant Informat						
Suite No.	Tenants	SF	Rent		Lease Exp	
A	Occupied	570	\$825.00		M-M	
В	Occupied	570	\$825.00		M-M	
С	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	
н	Occupied	835	\$1,125.00		M-M	
LAUNDROMAT	Buyer verify SF	60	\$50.00			
		5,256	\$7,175.00			

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