

FOR SALE
~~\$2,100,000~~
\$1,950,000



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SCAN FOR LISTING

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AERIAL MAP - DEMOGRAPHICS

1821 E. AMADO ROAD PALM SPRINGS, CALIFORNIA 92262



DEMOGRAPHICS	2 MILES	5 MILES
POPULATION ESTIMATE	26,161	95,011
AVG. HOUSEHOLD INCOME	\$97,465	\$86,532
AVG. HOUSEHOLDS	13,193	39,138



ABOUT THE AMADO

1821 E. AMADO ROAD PALM SPRINGS, CALIFORNIA 92262

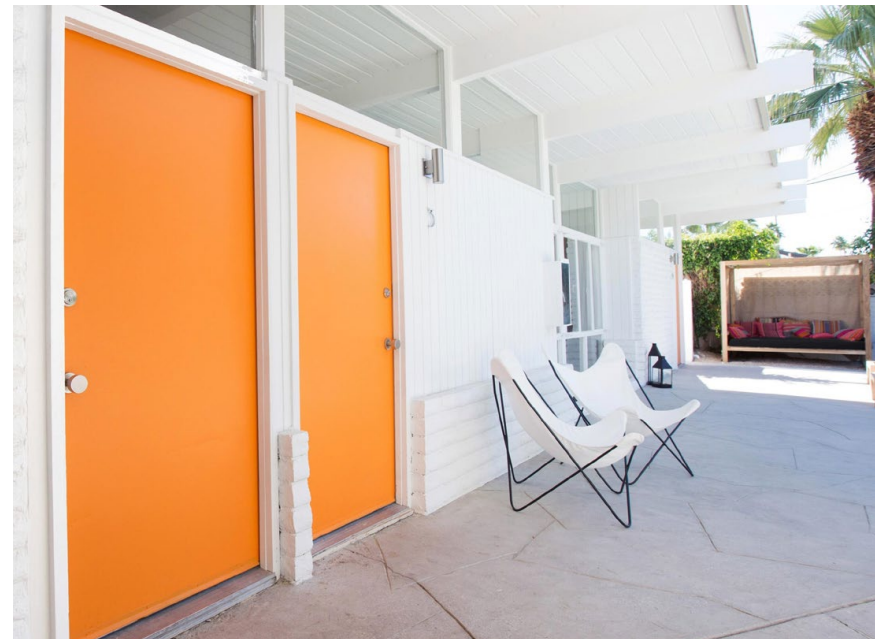
For eight years, The Amado has been a Palm Springs haven for design enthusiasts and travelers seeking an extended stay. Tucked away in a quiet residential area yet minutes from downtown, this complex offers five fully furnished, pet-friendly units, perfect for those escaping winter chills, working remotely, or navigating real estate ventures.

Originally built in 1955, this mid-century modern gem has been meticulously renovated. Step inside and discover a captivating blend: California's bright, decorative spirit seamlessly balanced with Scandinavian minimalism and clean lines.

The Amado's acclaim extends beyond aesthetics. It's garnered features in publications like Sunset Magazine, Architectural Digest, Wallpaper, Vogue, Elle, and Goop. And most importantly, their guests give a remarkable collection of five-star reviews.

What sets The Amado apart? Here's a glimpse:

- **Mid-century Magic:** Experience the architectural allure of a bygone era, meticulously restored and reimagined for modern comfort.
- **Designer Details:** Curated interiors blend California cool with Scandinavian simplicity, creating a visually stunning and relaxing environment.
- **Sparkling Pool:** Take a refreshing dip in the beautiful pool, the perfect way to cool off under the Palm Springs sun.
- **Eco-Conscious Commitment:** The Amado proudly utilizes 100% carbon-free energy through the Desert Community Energy Program.
- **Prime Location:** Enjoy the tranquility of a residential enclave while being just minutes from downtown's vibrant scene, the convention center, and the airport.
- **Exceptional Amenities:** High-speed internet, smart thermostats, in-unit washer/dryer, and a dedicated Tesla charging station are just a few of the perks guests enjoy.
- **Unwavering Hospitality:** The friendly and attentive management team ensures their guests stay is effortless and unforgettable.



THE AMADO

This fully-upgraded desert retreat prioritizes guest's comfort with the latest smart technology for easy use and eco-conscious efficiency.

The Amado features a dedicated Tesla charging station on-site. Each living room has a 40" Samsung Smart TV with complimentary HULU + Live TV with unlimited screens, a wireless bluetooth speaker, and the fastest high-speed internet available.

All units offer central air with smart thermostats, and every light is on a dimmer. Secure entry is available through a personalized code on the Yale x NEST wireless keypad. The complex offers guests a washer and dryer, a beautiful outdoor fire pit and communal BBQ. The Amado is also pet-friendly.

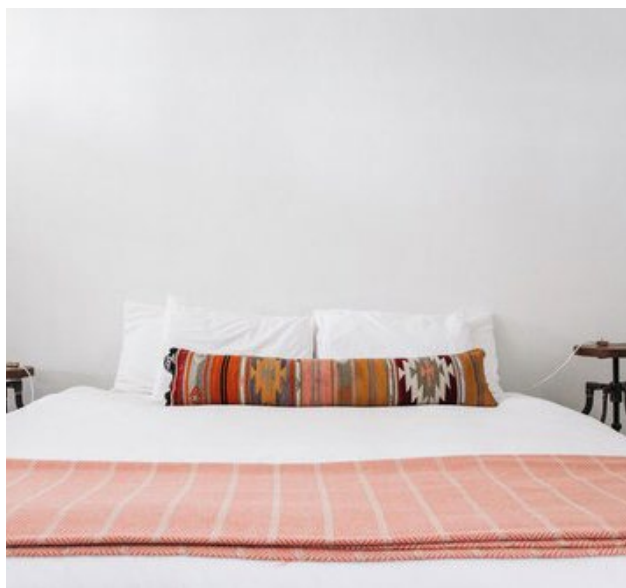
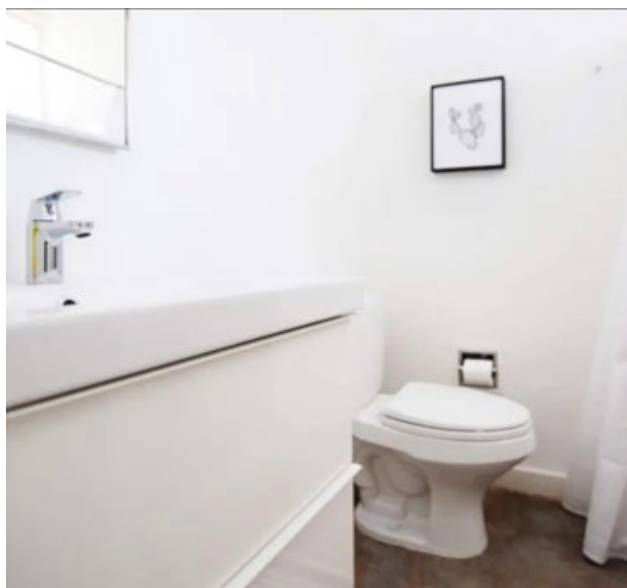
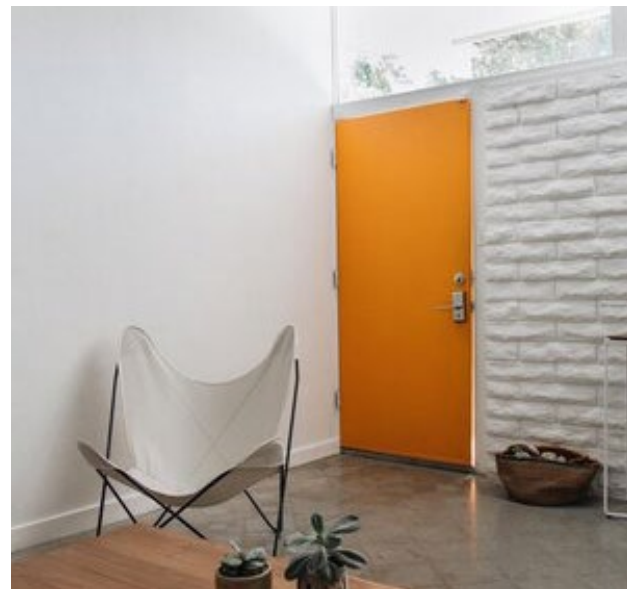
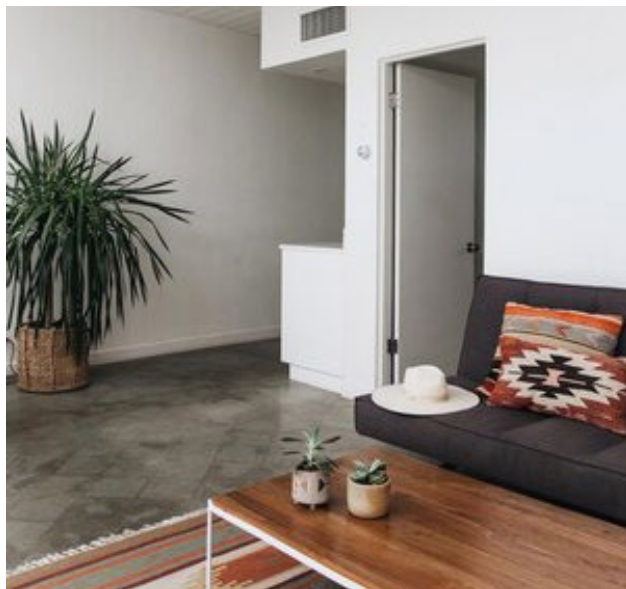
The property provides fresh towels, linens, and Malin & Goetz toiletries. A mailbox key is provided upon request.

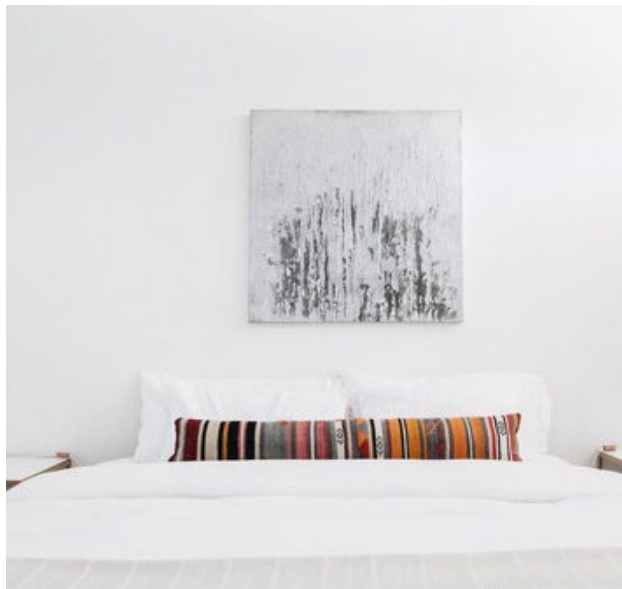
HIGHLIGHTS

- Tesla Charging Station and 110V Plug-in for other Electric Vehicles
- NEST x Yale Wireless Entry
- High-speed 1GB Internet and HULU + 40" Live TV Screen
- On-site Washer and Dryer
- Outdoor Gas Fire Pit
- Weber BBQ and Large Outdoor Community Dining Table
- All Linens include Bed Sheets, Bath, and Pool Towels
- Malin & Goetz Shampoo, Conditioner & Body Wash
- Cooking Utensils and Supplies
- Hair Dryer
- Iron and Ironing Board
- Lightweight Vacuum













PROPERTY INFORMATION

STREET ADDRESS:	1821 E. Amado Road
CITY, STATE, ZIP:	Palm Springs, CA 92262
COUNTY:	Riverside
YEAR BUILT:	1974
BUILDING SIZE:	3,257 SF
UNITS:	5
UNIT MIX:	4 - 1/1 1 - 2/1
STORIES:	1
LAND AREA:	0.25 ACRES/ 10,890 SF
ZONING:	R2 - Palm Springs
APN:	502-063-008

FEATURES

- Tesla & EV Charing Station
- Pool
- Excellent Condition
- Impeccably Maintained
- Minutes to Palm Springs International Airport
- Turn-key Furnished
- Mid-Century Modern Design



INCOME AND EXPENSES (PROFORMA)

1821 E. AMADO ROAD PALM SPRINGS, CALIFORNIA 92262

RENT ROLL

Unit Number	Bed/ Bath	*Unit Size	Monthly Rent
1	1/1	615 SF	\$2,825
2	1/1	615 SF	\$2,825
3	1/1	615 SF	\$2,825
4	1/1	615 SF	\$2,825
5	2/1	800 SF	\$2,825
Total Montly Income			\$14,125

**Buyer to Verify*

Sale Price	\$1,950,000
Cap Rate	5.46%
GRM	11.50
Cost Per Unit	\$390,000



EXPENSES

Tax (New)	\$26,673
Insurance	\$1,500
Maint/Repairs	\$2,500
Trash	-
Electric	\$600
Water	\$2,700
Pool Serv/Maint	\$2,600
Landscape	\$2,400
Tree Trim	\$2,400
Fire Extinguisher	\$75
Property Mgr 6%	\$10,314
Pest Control	\$600
Unit Turnover	\$500
Capital Fund	\$5,000
Total	\$57,862

Schedule Gross Income	\$169,500
Less 1% Vacancy	\$5,085
Gross Operating Income	\$164,415
Less Expenses	\$57,862
Net Operating Income	\$106,553

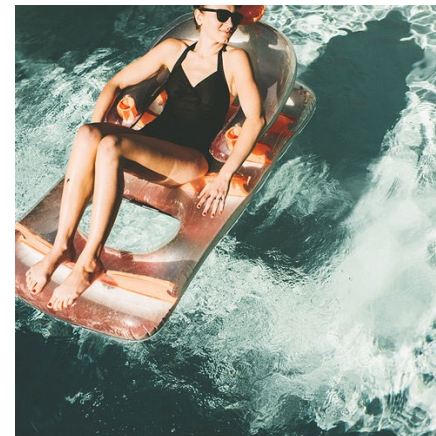
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PRESS HIGHLIGHTS

This architectural gem has caught the eye of some of the world's leading publications, including Architectural Digest, Elle, Vogue, Sunset, Goop, and Wallpaper.

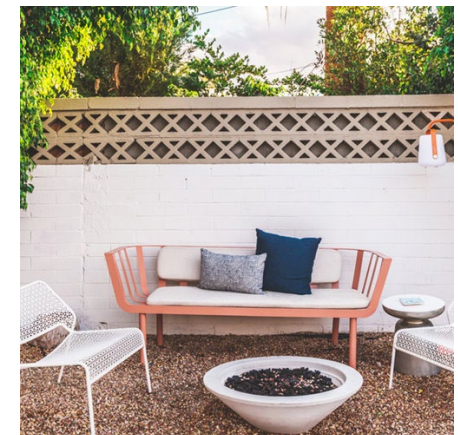
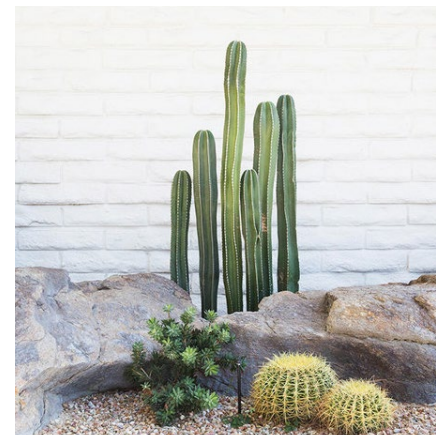
But what truly sets The Amado apart is the rave reviews from guests. Their meticulous attention to detail and dedication to stunning design haven't just impressed the design elite, but have also created unforgettable stays for travelers. mentions about that too!

"From the street, it's a minimalist facade. But beyond the tangerine door, it's a boutique abode accented with Bolivian textiles and local art. The 1955 complex, including a cactus-studded courtyard and five thoughtful suites, has been renovated with a residential feel that's at once homey and aspirational. Don't feel like sharing it? It can be rented out by your group." – SUNSET



"You couldn't ask for a better place to stay for a week or 3 months. All the comforts of home of home had a perfectly curated desert vibe."

– DACHELLE, JUNE 2021



"Gorgeous property with amazing views of the mountains. Loved the location. We walked to town several times and it was wonderful. The pool was toasty warm and we enjoyed it many times. This is a special place and we hope to stay here again."

– SYLVIA, FEBRUARY 2022

"My two month stay at The Amado was an absolute delight. The property is hands down adorable and apartment 2 met all of my needs and was very comfortable. The other guests were all friendly and courteous. Gretchen is a great host; attentive and accommodating. I would not hesitate to stay here again."

– KAREN, FEBRUARY 2022

"The Amado is the perfect little spot to get-away and recharge. Gretchen made me feel at home before I arrived and was very responsive and helpful throughout my stay. The apartment itself is incredible and had everything I needed for my month stay. I'll definitely be back!"

– SALIMA, JULY 2021

"Wonderful property, good location, very responsive host! The amenities including the heated pool are great. Melrose Place configuration, without the drama, Ha!"

– JAMES, FEBRUARY 2022

"We had a fantastic 5 week stay at The Amado! This was the perfect getaway to disconnect and relax by the pool. The AC was very strong, the pool was clean, and the location was unbeatable. Gretchen and her team were excellent with communication, always getting back to us promptly if we needed anything at all. I would absolutely recommend this to anyone looking for a temporary home or extended vacation!"

– ALLISON, AUGUST 2021

"Our stay was fantastic! Gretchen is amazing and gives a very thorough guide for the property, amenities, and check-in/check-out prior to arrival. The property is beautiful and couldn't be in a better location."

– JODI, JULY 2021

"Beautiful, well-appointed space. All the necessities for daily living. Responsive property manager. Heated pool is a wonderful amenity. Majestic mountain views. Close living quarters means you sacrifice a little bit of privacy, but easy if you're accustomed to apartment living."

– CHRISTINA, JANUARY 2022

"Gorgeous property with amazing views of the mountains. Loved the location. We walked to town several times and it was wonderful. The pool was toasty warm and we enjoyed it many times. This is a special place and we hope to stay here again."

– SYLVIA, FEBRUARY 2022

"I have had this property on my travel wish list for a while and I am so happy that we finally got to stay at the Amado. The entire property is beautiful and I did not want to leave. It's got a swimming pool, fire pit, lounge chairs, tables, BBQ grill, parking, etc. We stayed in Unit 2 and it was awesome."

– MISTY, JANUARY 2018

PLAT MAP - 502-063-008

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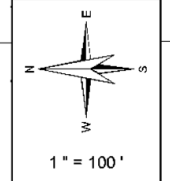
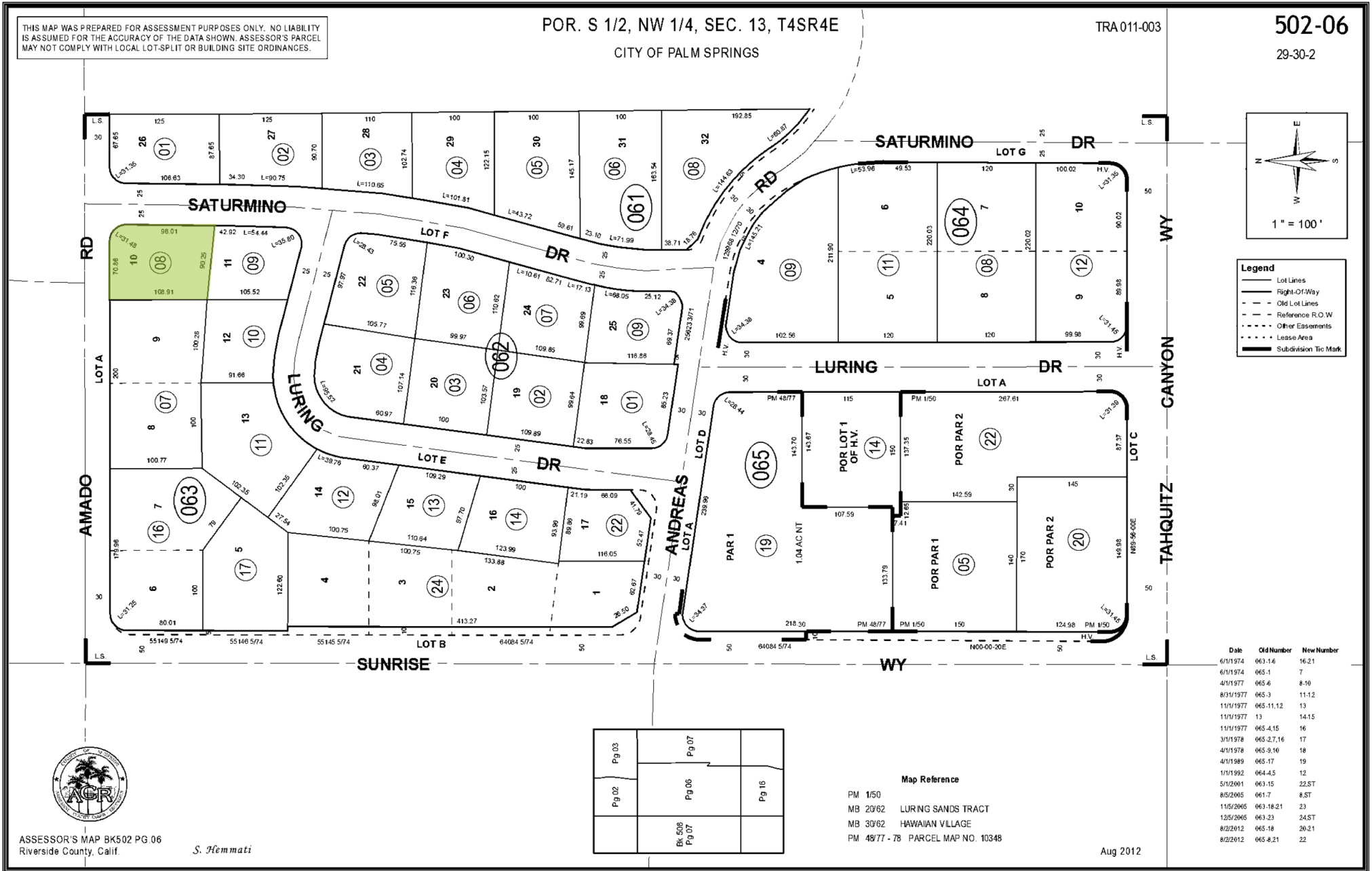
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POR. S 1/2, NW 1/4, SEC. 13, T4SR4E
CITY OF PALM SPRINGS

TRA 011-003

502-06

29-30-2



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

Date	Old Number	New Number
6/1/1974	063-16	16-21
6/1/1974	065-1	7
4/1/1977	065-6	8-10
8/31/1977	065-3	11-12
11/1/1977	065-11,12	13
11/1/1977	13	14-15
11/1/1977	065-4,15	16
3/1/1978	065-2,7,16	17
4/1/1978	065-9,10	18
4/1/1989	065-17	19
1/1/1992	064-4,5	12
5/1/2001	063-15	22,ST
8/5/2005	061-7	8,ST
11/5/2005	063-18,21	23
12/5/2005	063-23	24,ST
8/2/2012	065-18	20,21
8/2/2012	065-8,21	22

Pg 03	Pg 07	
Pg 02	Pg 06	Pg 16
Ek 508 Pg 07		

Map Reference

PM 1/50
MB 20/62 LURING SANDS TRACT
MB 30/62 HAWAIIAN VILLAGE
PM 48/77 - 78 PARCEL MAP NO. 10348



ASSESSOR'S MAP BK502 PG 06
Riverside County, Calif.

S. Hemmati

Aug 2012

YOUR ADVISORS



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