Studio unit

976 N. Paseo de Anza, PS 92262

tenant since 2024

Kitchen

- Renovated kitchen, including new cabinets and sink in 2018
- New refrigerator 2018

Bathroom

- Renovated bathroom, including sink, toilet, tiled shower/bath walls, tile floor in 2018

Laundry

- New full-sized washer and dryer

Flooring

- Refurbished tile throughout unit in 2018

Hot Water

- New hot water tank in 2018

HVAC

- New Splitter unit installed 2018

Windows

- New energy efficient windows in 2021

Structure renovations and upgrades

All units painted prior to existing tenant arrival

Exterior painted 2022

Regular maintenance as needed, including owner regular HVAC filter change

Drains

- Original clay drains replaced in all bathrooms (3) in primary structure; significant project, under structure
    - 2 BD/2BA and 1 BD/1BA

Roof

- Energy efficient polyurethane foam roof on both structures, 2021
    - 2 BD/2BA and 1 BD/1BA
    - Studio unit

Landscape - currently under renovation, September 2026

- All previous industrial gravel removed, and now ready for new surface
- Irrigation systems being replaced

Palm Springs, 3-unit Income Property built circa 1936
Movie Colony East. Corner E San Jacinto Way and N Paseo de Anza

Well maintained property with long-term tenants.

RENOVATIONS and REPAIRS

2 Bedroom / 2 Bathroom unit
1419 E San Jacinto Way, PS 92262
tenant since 2018

Kitchen

- Renovated kitchen, including new cabinets, sink and garbage disposal in 2016
- New dishwasher and refrigerator since 2020/21

Bathroom #1 and #2

- Renovated bathroom, including sink, toilet, tiled shower/bath walls, tile floor in 2021

Laundry

- Stackable washer and dryer

Flooring

- New tile throughout common areas, carpeting in bedrooms in 2017

Windows

- New energy efficient windows in 2021

1 Bedroom / 1 Bathroom unit
978 N. Paseo de Anza, PS 92262
tenant since 2021

Kitchen

- Renovated kitchen, including renovated cabinets and sink in 2021
- Tenant provided refrigerator and stove.

Bathroom

- Renovated bathroom, including sink, toilet, tiled shower/bath walls, tile floor in 2021

Flooring

- Polished cement throughout in 2021

Laundry

- Washer and dryer hook-ups. Tenant provided appliance.

HVAC

- New Splitter unit installed in 2024

Windows

- New energy efficient windows in 2021

Utilities:

- 2BD/2BA and 1BD/1BA
    - Tenant(s) pays Electric and Gas
    - Landlord pays Water and Garbage
- Studio unit
    - Tenant pays Electric
    - Landlord pays Gas, Water and Garbage