

TRIPLEX FOR SALE

11583 CACTUS DRIVE, DESERT HOT SPRINGS, CA 92240

WILSON MEADE
COMMERCIAL REAL ESTATE

SALE PRICE
\$650,000



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**SCAN FOR
LISTING**

PROPERTY OVERVIEW

TRIPLEX FOR SALE
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PROPERTY INFORMATION

Great opportunity to own stabilized triplex with future upside in the income potential from increased rents and implementation of RUB's collection for utilities. The property is located on the corner of Cactus Drive and 3rd street, just blocks from downtown Desert Hot Springs. There is a good mix of units including a three (3) bedroom, two (2) bath, two (2) bedroom, one (1) bath, and a one (1) bedroom, one (1) bath which are all currently occupied. Each unit enjoys tile flooring, desert landscaping and an owned solar system that has been covering all electrical costs. Please do not disturb tenants, reach out to Broker for more information.

PROPERTY HIGHLIGHTS

Year Built/Renovated:	1959
Land Area:	0.22 Acres
Building Size:	±2,574 SF
Units:	3
APN:	639-221-049
Zoning:	R-3
NOI:	\$36,477
GRM:	12.38



FINANCIAL SUMMARY

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RENT ROLL

Unit #	Bed	Bath	Current Rent	Market Rent	Lease Expiration
1	1	1	\$759	\$1,150	Month-to-month
2	2	1	\$1,320	\$1,750	Month-to-month
3	3	2	\$2,300	\$2,300	11/30/2025
Total Monthly Income			\$4,379	\$5,200	

Income and Expenses

Scheduled Rent	\$52,548
Laundry Income	\$600
Property Tax (New)	(\$7,904)
Property Insurance	(\$2,500)
SoCal Gas	(\$790)
Landscaping	(\$1,200)
SoCal Edison	(\$0)
Water	(\$1,612)
Trash	(\$2,064)
Net Income	\$37,077
In-Place CAP	5.70%
GRM	12.38

*Single electric meter for entire property. Solar covers electricity costs. Can implement RUB's collections for future tenants.

PROPERTY PHOTOS

TRIPLEX FOR SALE
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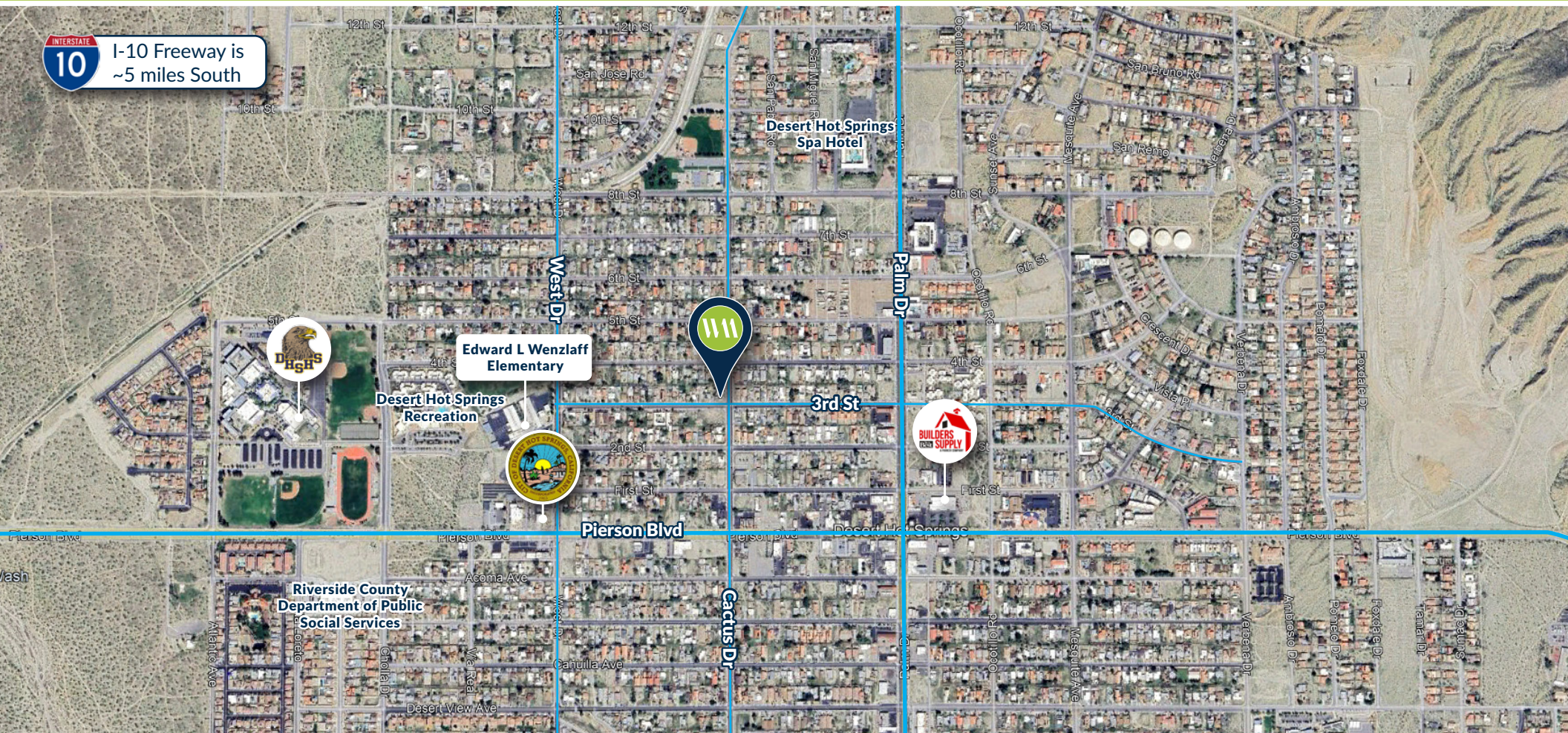
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AERIAL MAP | DEMOGRAPHICS

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2024 DEMOGRAPHICS	1-mile	5-mile	10-mile
Population	16,286	50,289	114,710
Households	5,178	16,689	44,682
Median Household Income	\$40,900	\$43,862	\$55,967
2022 Average Daily Traffic (ADT)		Pierson Blvd and Cactus Dr W: 5,928 ADT Palm Drive and 3rd St: 13,362 ADT	

YOUR ADVISOR



CAMERON RAWLINGS

Executive Vice President

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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