

5 DETACHED SINGLE FAMILY HOMES | EXCEPTIONAL CASH FLOW INVESTMENT



PRIME CATHEDRAL CITY LOCATION
Within a Qualified Opportunity Zone



5 DETACHED
SINGLE FAMILY HOMES
Built in 2022



~1,600 SQ FT
PER HOME



STRONG CASH FLOW
& RENTAL DEMAND



MINUTES TO DOWNTOWN
CATHEDRAL CITY, PALM SPRINGS,
& COACHELLA VALLEY



MODERN CONSTRUCTION
LOW MAINTENANCE
HIGH RETURNS

INVESTMENT HIGHLIGHTS

- ✓ Five (5) Modern Detached SFR Homes
Built in 2022 – Two Story, ~1,600 SF Each
- ✓ Rare Turnkey Investment Opportunity
All Homes 100% Occupied
- ✓ High Demand Rental Market
Strong Rents in Growing Coachella Valley
- ✓ Qualified Opportunity Zone
Potential Tax Advantages for Investors
- ✓ Resort-Style Community Amenities
Swimming Pool, Walking Areas & More
- ✓ Each Home Features
Private Yard, 2-Car Garage,
Modern Finishes & Appliances
- ✓ Excellent Location
Near Date Palm Dr, Shopping,
Entertainment, Golf & More

FINANCIAL SUMMARY (UNAUDITED) – 2025 YEAR END

GROSS SCHEDULE
INCOME
\$181,080

NET OPERATING
INCOME
\$89,795

TOTAL OPERATING
EXPENSES
\$82,831

CAP RATE
3.2%

GROSS RENT
MULTIPLIER
16.0

INCOME OVERVIEW

Gross Scheduled Income	\$181,080
Vacancy Allowance (5%)	(\$9,054)
Gross Operating Income	\$172,026
Operating Expenses	(\$82,831)
NET OPERATING INCOME	\$89,795

EXPENSE SUMMARY

Electric	\$4,443	Maintenance	\$4,610
Gas	\$620	Trash	\$6,324
Licenses	\$446	Gardener	\$6,300
New Taxes	\$36,250	Professional Mgmt.	\$10,865
Insurance	\$7,348	Water/Sewer	\$1,970
TOTAL OPERATING EXPENSES		\$82,831	

PROPERTY DETAILS

Address: 68980 Via Eytel,
Cathedral City, CA 92234

Lot Size: 27,878 SF (0.64 Acres)

Total Building SF: ~8,000 SF (5 Homes)

Year Built: 2022

Levels: Two

APN: 680-410-032

Parking: Direct Garage Access,
Driveway, Street Parking

Utilities: Electricity, Natural Gas,
Water Connected, Sewer

RENT ROLL SUMMARY

UNIT	BEDS	BATHS	GARAGE	ACTUAL RENT	PRO FORMA RENT	NOTES
1	4	3	2	\$2,995	\$3,200	Unfurnished
2	4	3	2	\$2,995	\$3,200	Unfurnished
3	4	3	2	\$3,050	\$3,200	Unfurnished
4	4	3	2	\$2,950	\$3,200	Unfurnished
5	4	3	2	\$3,100	\$3,200	Unfurnished



ASKING PRICE
\$2,895,000
PRICE PER SQ FT: \$361.88



QUALIFIED
OPPORTUNITY ZONE
POTENTIAL TAX
ADVANTAGES FOR INVESTORS



OF UNITS **5**

- ✓ Separate Electric Meters 5
- ✓ Gas Meters 5
- ✓ Water Meters 5
- ✓ Tankless Water Heater 5
- ✓ Dishwasher 5
- ✓ Solar Panels 5
- ✓ Ranges 5
- ✓ Refrigerator 5
- ✓ Central AC 5