



APARTMENT REALTY GROUP
INVESTMENT REAL ESTATE SERVICES

EXCLUSIVE INVESTMENT OFFERING



Apartment Realty Group, Inc. | DRE#: 01863733
2831 Camino del Rio South, Suite 308, San Diego, CA 92108

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Property Address: 31710 Avenida Juarez
Cathedral City, CA 92234
Parcel #: 678-313-033
Year Built: 1986
Type of Ownership: Fee Simple

SITE DESCRIPTION

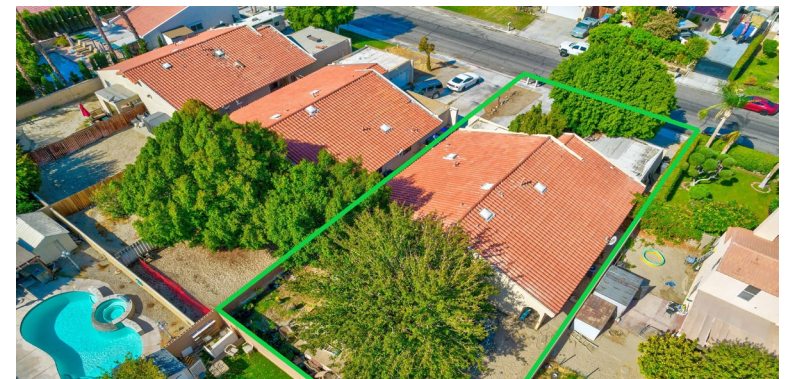
Number of Units: 2
Number of Buildings: 1
Number of Stories: 1
Building Size: 2,263 SF
Lot Size: 8,276 SF

UTILITIES

Water: Paid by Owner
Electric: Paid by Tenant / Owner
Gas: Paid by Tenant / Owner

CONSTRUCTION

Foundation: Slab
Framing: Wood
Exterior: Wood / Stucco
Roof: Pitched / Composition



PROPERTY HIGHLIGHTS

- Located in Cathedral City Adjacent to Palm Springs
- Value-Add Investment Opportunity w/ 62% Upside in Rents
- 9.65% CAP on Proforma Rents
- Excellent Unit Mix: Large 3Bedroom / 2Bath (1,131sf) Floor Plans
- Private Yards
- Well-Maintained Property
- In-Unit Laundry
- Onsite Parking
- One (1) Double-Car Garage and One (1) Single-Car Garage

PROPERTY HIGHLIGHTS

****9.65% CAP ON PROFORMA**** This is a fantastic opportunity to purchase a value-add duplex with 62% upside in rents, consisting of 3Bedroom/2Bathroom units (1,131 sf each). The property was built in 1986 and is situated on a 8,276sf lot located just off Interstate 10 and close to downtown Palm Springs and everything the Coachella Valley has to offer.



FINANCIAL OVERVIEW

LIST PRICE	\$595,000
Units	2
Price Per Unit	\$297,500
Rentable SF	2,263
Price Per SF	\$263
Year Built	1986
Lot Size	8,276
Cap Rate - Current	5.15%
Cap Rate - ProForma	9.65%
GRM - Current	13.40
GRM - ProForma	8.26



ANNUALIZED OPERATING DATA

INCOME

	CURRENT		PROFORMA	
Gross Scheduled Rent	\$44,400		\$72,000	
Less: 3% Vacancy/Deductions	\$1,332	3.0%	\$2,160	3.0%
Effective Gross Income	\$43,068		\$69,840	
Less: Expenses	\$12,398	29%	\$12,398	18%
Net Operating Income	\$30,671		\$57,443	

EXPENSES

Taxes	\$7,438		\$7,438	
Insurance	\$2,000		\$2,000	
Utilities: Gas & Electric	\$0		\$0	
Water/Trash	\$960		\$960	
Repairs & Maintenance	\$600		\$600	
Replace & Reserves	\$600		\$600	
Landscape	\$800		\$800	
Total Expenses	\$12,398		\$12,398	
Expenses per Unit	\$6,199		\$6,199	
Expenses per SF	\$5.48		\$5.48	



UNIT MIX & RENTS

# of Units	Unit Type	Approx. Square Feet	Current Rents	Avg. Rent/SF	Current Monthly Rent	Proforma Rent	Proforma Rent/SF	Proforma Monthly Rent
2	3Bdrm / 2Bath	1,131sf	\$1,850	\$1.63	\$3,700	\$3,000	\$2.65	\$6,000
Total		2,362sf			\$3,700			\$6,000



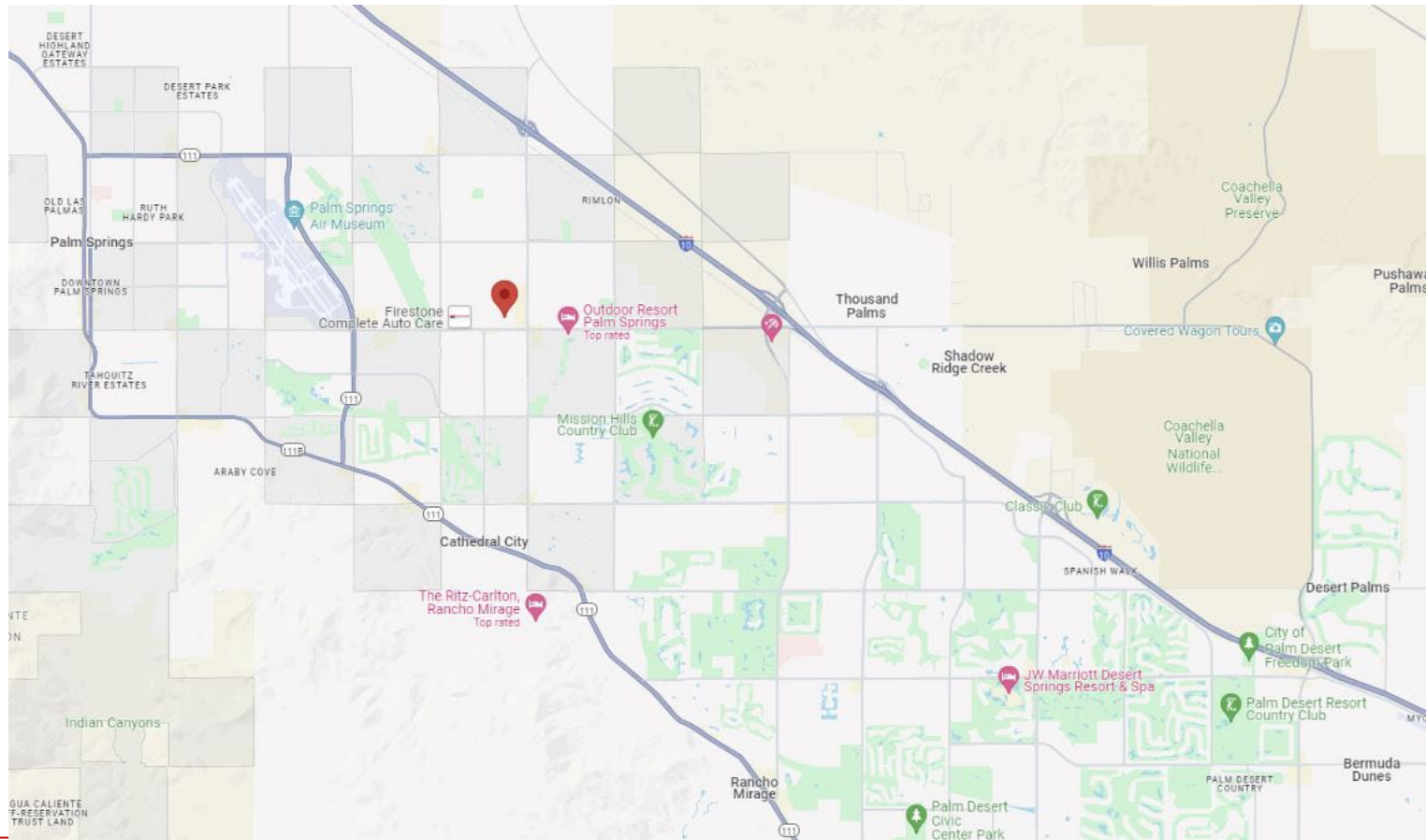






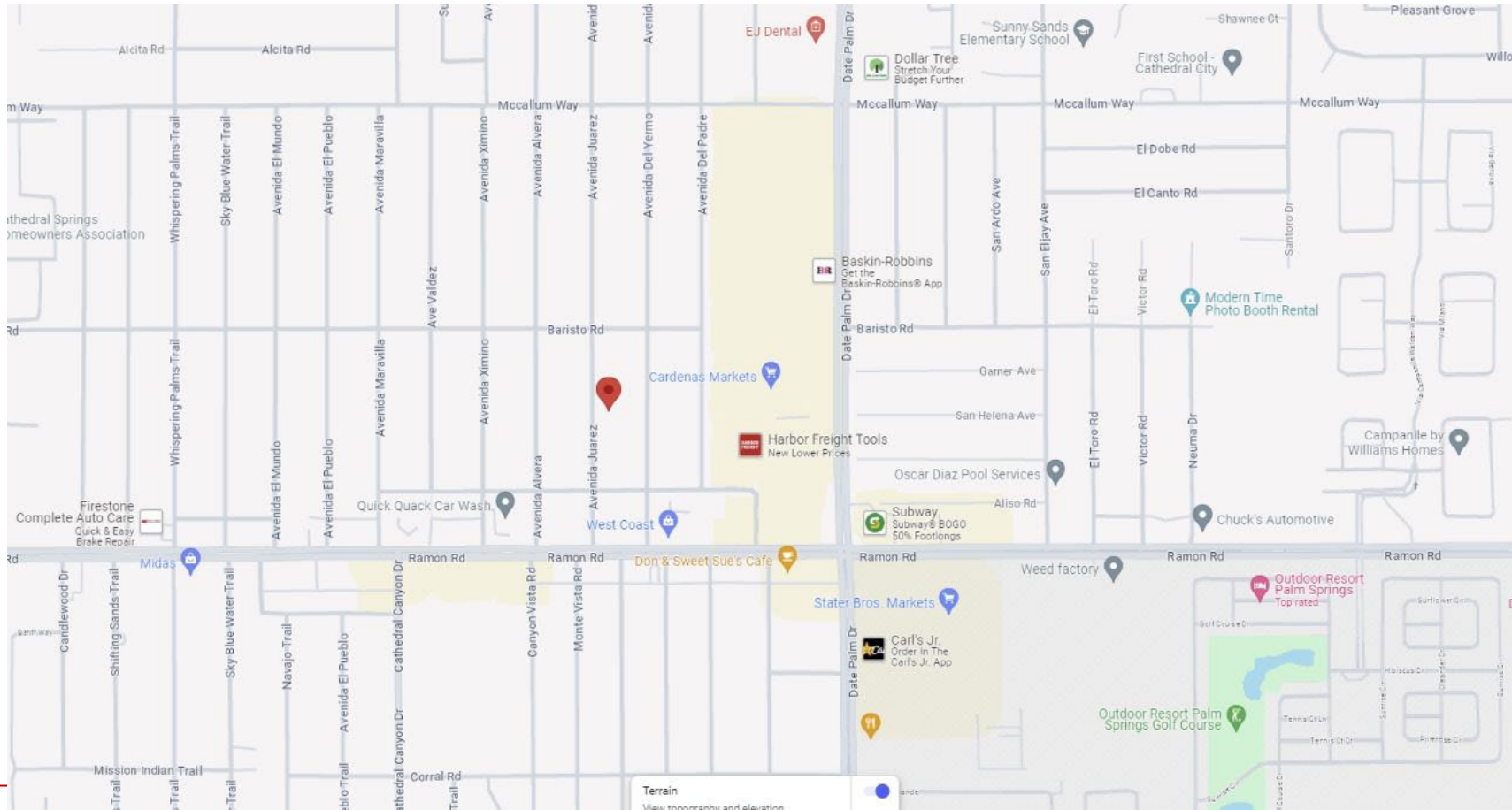


AREA MAP





AREA MAP



STATEMENT OF CONFIDENTIALITY & DISCLAIMER

Apartment Realty Group (“ARG”) has been retained as the exclusive listing and marketing agent to the Seller in connection with the Seller’s solicitation of offers for the purchase of the property known as 2339 Warrington Street San Diego, CA 92107 – APN#: 449-760-27-00 (the “Property”). The information contained in the following Marketing Package is proprietary and strictly confidential. Prospective buyers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective Buyer. The Seller expressly reserves the right, at its sole and absolute discretion, to evaluate the terms and conditions of any offer and reject any or all offers and/or expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until the Seller executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Seller, in Seller’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Seller and Apartment Realty Group (ARG) from any liability with respect thereto.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the ARG and the Seller. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to rents, income, revenues, expenses acreages, square footages and other measurements are approximations. The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Seller or ARG nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Marketing Package are advised and encouraged to conduct their own comprehensive review and analysis of the Property. ARG has not verified, and will not verify, any of the information contained herein, nor has ARG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment. ARG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property.

Neither ARG nor the Seller make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Any proforma or market income, expense and revenues contained herein do not constitute a representation, guaranty or warranty. Potential Buyers are encouraged to perform their own examination and inspection of the Property and information relating to same. Buyer shall rely solely on such examination and investigation and not on this Marketing Package or any information or materials contained herein or otherwise provided. This Marketing Package may include certain statements and estimates by ARG with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Furthermore, ARG and the Seller disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Marketing Package, or any other written or oral communication transmitted or made available to the recipient.

No legal obligation or commitment shall arise by reason of the Marketing Package or its contents. Verification and analysis of the information contained herein is solely the responsibility of the prospective Buyer. Neither the Seller nor the broker nor any of their officers, agents or principals have made or will make any representations or warranties, expressed or implied as to the accuracy or completeness of this Marketing Package or any of its contents. The property is to be sold in as-is, where-is condition without any representation as to the physical, financial or environmental condition of the property. Buyer agrees and acknowledges that the neither the broker nor the seller shall have any post-closing obligation or responsibility to the Buyer. Further, any prospective Buyer acknowledges and agrees that the Broker and Seller will assume no post-closing obligation to the Buyer. Seller and Buyer understand, acknowledge and agree that the Agent may represent both the Seller and Buyer in the Sale and further acknowledges that they have authorized and consented to such dual representation. Potential Buyer agrees and acknowledges that the Seller and ARG make no representations or warranties as to the condition or performance of the property and the Buyer agrees to hold both the Seller and ARG harmless and indemnify the Seller and ARG of any and all matters concerning the subject property and hereby ARG, its agents, affiliates, directors and principals from any claims, and liability whatsoever. Seller and Buyer also understand and consent that if a loan is arranged through ARG Finance, Apartment Realty Group (ARG), or where Agent refers the Buyer, Seller and/or Borrower to the Loan Originating Broker and/or Loan Originating Source, Agent may receive a referral fee separate and apart from any commission that may be referenced herein or previously agreed to.



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Exclusively listed by:

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