

# 11771 Upland Way · Desert Hot Springs, CA 92240

INVESTMENT OPPORTUNITY

**\$890,000**

Asking Price

**7 Units**

Unit Count

**11.0%**

Cap Rate (ask)

**\$98,244**

Annual NOI

## Property Overview

Location	Desert Hot Springs, CA 92240
Year Built / Remodeled	2024 (fully remodeled)
Lot Size	0.34 Acres — gated private lot
Stories	1–2 levels
Listing Terms	Cash / 1031 Exchange
MLS #	219143150DA
Listing Agent	Joe Corbisiero, Compass

## Unit Mix

Unit Type	Count	Est. Rent/Mo
Studio	4	~\$1,250
1 Bed / 1 Bath	1	~\$1,350
2 Bed / 1 Bath	2	~\$1,600
TOTAL	7	~\$10,250/mo

## Investor Proforma

Gross Annual Rents (full occupancy)	\$122,854
Less Vacancy Allowance (8%)	(\$9,828)
Effective Gross Income	\$113,026
Operating Expenses (annualized)	(\$14,782)
<b>NET OPERATING INCOME</b>	<b>\$98,244</b>

Cap Rate @ \$890,000	11.0%
Gross Rent Multiplier (GRM)	7.2x
Price Per Unit	\$127,143
Zestimate (Zillow)	\$931,100

## Why This Deal Works

- 10%+ cap rate — rare for any CA multifamily asset
- Fully remodeled 2024 — low deferred maintenance
- 7 units with diversified income across 3 unit types
- Gated, private lot — reduced management friction
- Priced well below replacement cost for new construction
- Ideal 1031 exchange replacement property
- Priced \$41K below Zillow Zestimate — bring offers

Joe Corbisiero | Compass

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Income projections based on annualized YTD actuals (Jan–May 2026) and market rent estimates for 1 vacant unit. All figures are estimates; buyer to verify. Sources: Seller P&L; Zillow listing.