

FOR SALE



66185 ACOMA AVE, DESERT HOT SPRINGS, CA 92240
CASA DE LORENZO



EQUITY
UNION
COMMERCIAL

OFFERING MEMORANDUM
FIVE-UNIT MULTIFAMILY INVESTMENT



◎ SITE DESCRIPTION

Five-unit multifamily opportunity in Desert Hot Springs. The property consists of five residential units, including one (1) 2-bedroom/1-bath unit and four (4) 1-bedroom/1-bath units, providing a balanced unit mix suitable for a variety of rental strategies. The asset is situated within an established residential area with convenient access to nearby services, retail, and major thoroughfares.

This offering may appeal to investors seeking a long-term hold or a small-balance multifamily asset with potential for operational improvement, subject to rental income, expenses, and overall market conditions. Buyer to independently verify all information including unit configuration, zoning, parcel details, and any development potential. Portfolio Sale Option: The property may be purchased as part of a portfolio that includes APN 641-214-005, an approximately 8,276 sq ft parcel zoned R-3, offered together at \$775,000. Buyer to verify zoning, density, and development feasibility.

PROPERTY HIGHLIGHTS

- **Multifamily Investment Opportunity:** This property is a five-unit multifamily asset located in Desert Hot Springs, offering immediate income potential. With a mix of unit types and a solid footprint in an established residential neighborhood, it appeals to investors seeking rental revenue and long-term hold prospects.
- **Balanced Unit Mix:** The building includes one 2-bed/1-bath unit alongside four 1-bed/1-bath units, providing flexibility for different tenant profiles.
- **Attractive Price Point:** Listed at \$730,000, the offering presents an accessible entry price for multifamily investors in the Desert Hot Springs market. This price positions the property competitively relative to replacement cost and comparable assets in the area.



PROPERTY TYPE

Multifamily, Apartment

LOT SIZE

0.30 AC

BUILDING SIZE

3,269 SF

OFFERING PRICE

\$730,000 | \$146,000/Unit

BUILDING CLASS

C

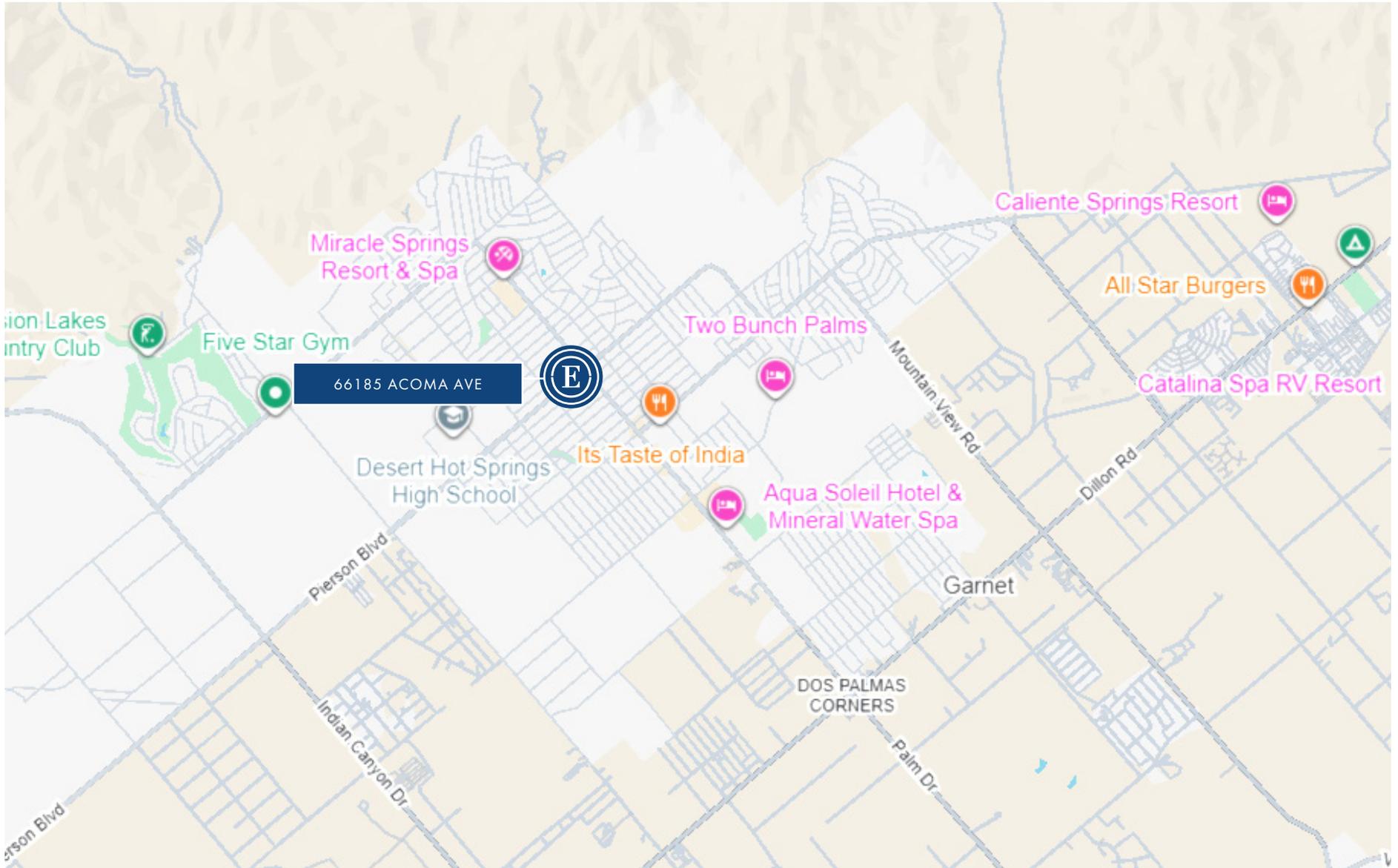
YEAR BUILT

1965

ZONING

R2, Desert Hot Spgs

MAP



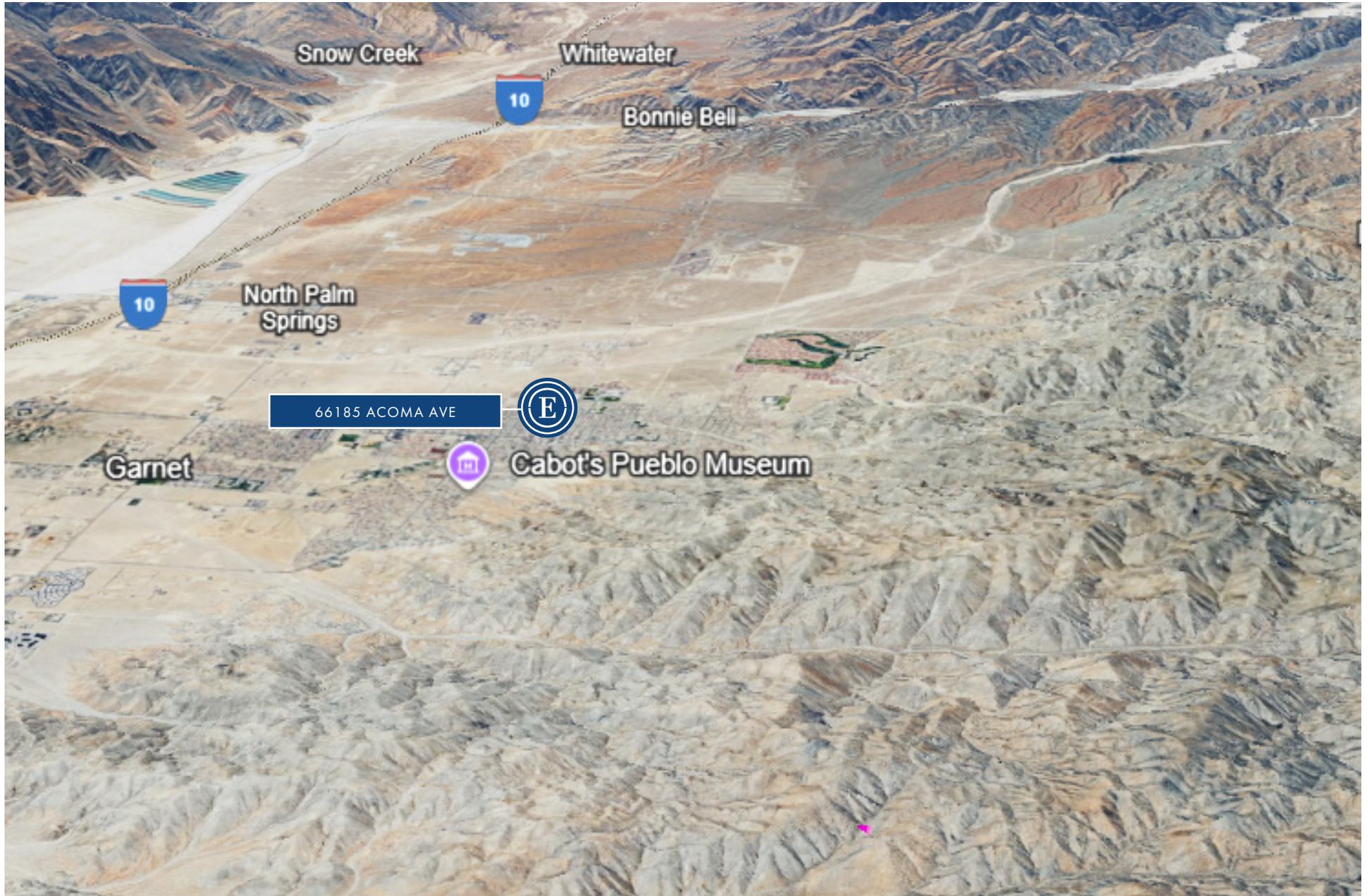
PROPERTY PHOTOS



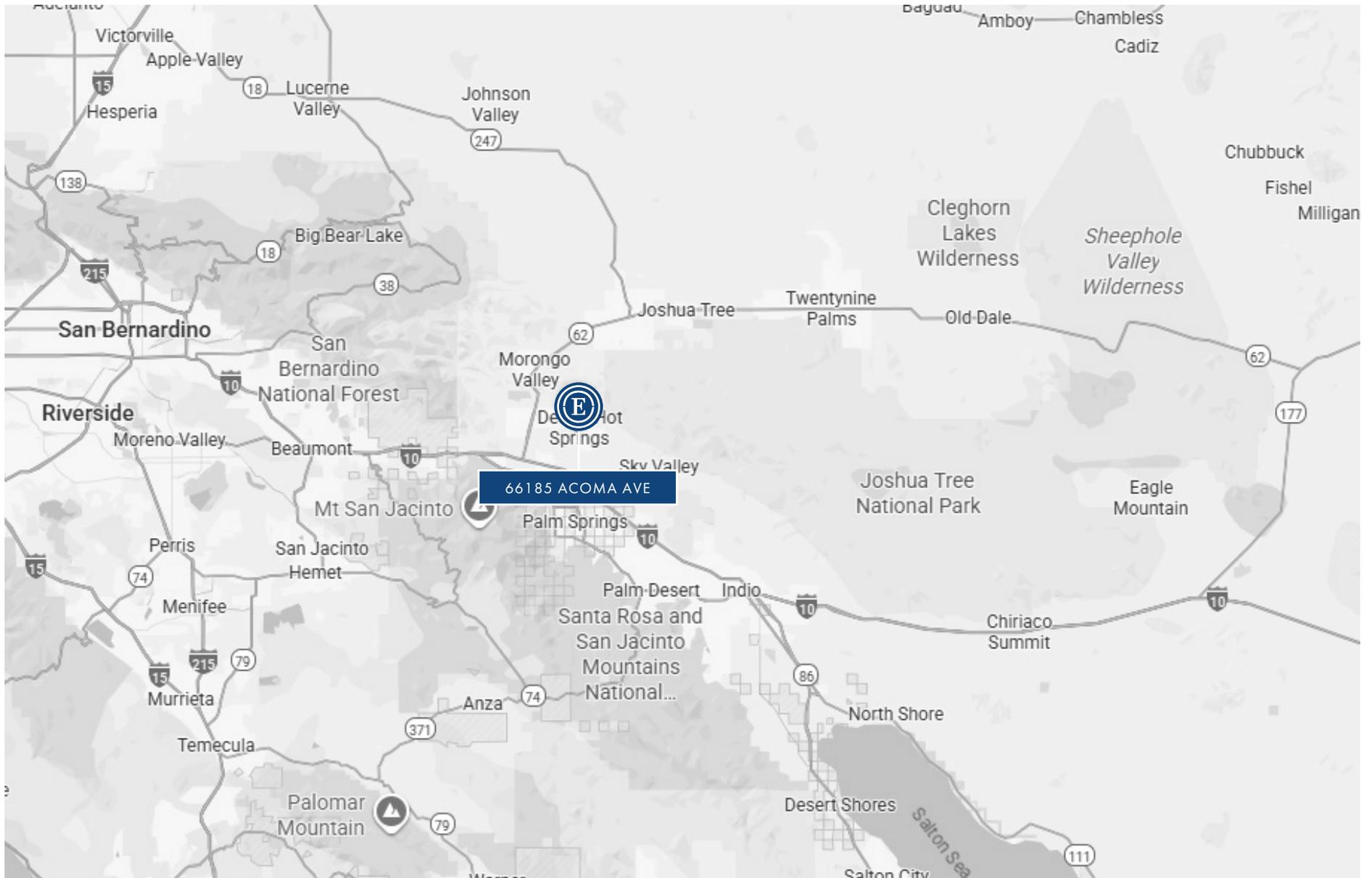
PROPERTY PHOTOS



● AERIAL MAP



LOCATION MAP





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