

# TRIPLEX FOR SALE

11583 CACTUS DRIVE, DESERT HOT SPRINGS, CA 92240

**WILSON MEADE**  
COMMERCIAL REAL ESTATE

SALE PRICE

~~\$650,000~~ \$574,850



**CAMERON RAWLINGS**

Partner

DRE# 02102158

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SCAN FOR  
LISTING



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 IMPROVEMENTS

Exterior:

- Freshly painted exterior with stucco edge refinishing along the roofline
- Partial exterior drywall replacement
- Redesigned with low-maintenance desert landscaping
- Newly installed perimeter fencing
- Added 45-foot RV parking area for additional flexibility

Interior (select updates):

- Updated lighting and ceiling fans in certain areas
- Interior paint and drywall touch-ups
- New doors and locks installed where needed
- New main A/C unit added to improve efficiency

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:	\$44,227
GRM:	9.72



# 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
RV Space Rental			\$550		-
<b>Total Monthly Income</b>			<b>\$4,929</b>	<b>\$5,200</b>	
Income and Expenses					
Scheduled Rent					\$52,548
Laundry Income					\$600
RV Space Rental					\$6,600
Property Tax (New)					(\$7,904)
Property Insurance					(\$2,500)
SoCal Gas					(\$790)
Landscaping					(\$1,200)
SoCal Edison					(\$0)
Water					(\$1,612)
Trash					(\$2,064)
<b>Net Income</b>					<b>\$44,227</b>
<b>In-Place CAP</b>					<b>7.69%</b>
<b>GRM</b>					<b>9.72</b>

\*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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Cameron Rawlings  
DRE# 02102158

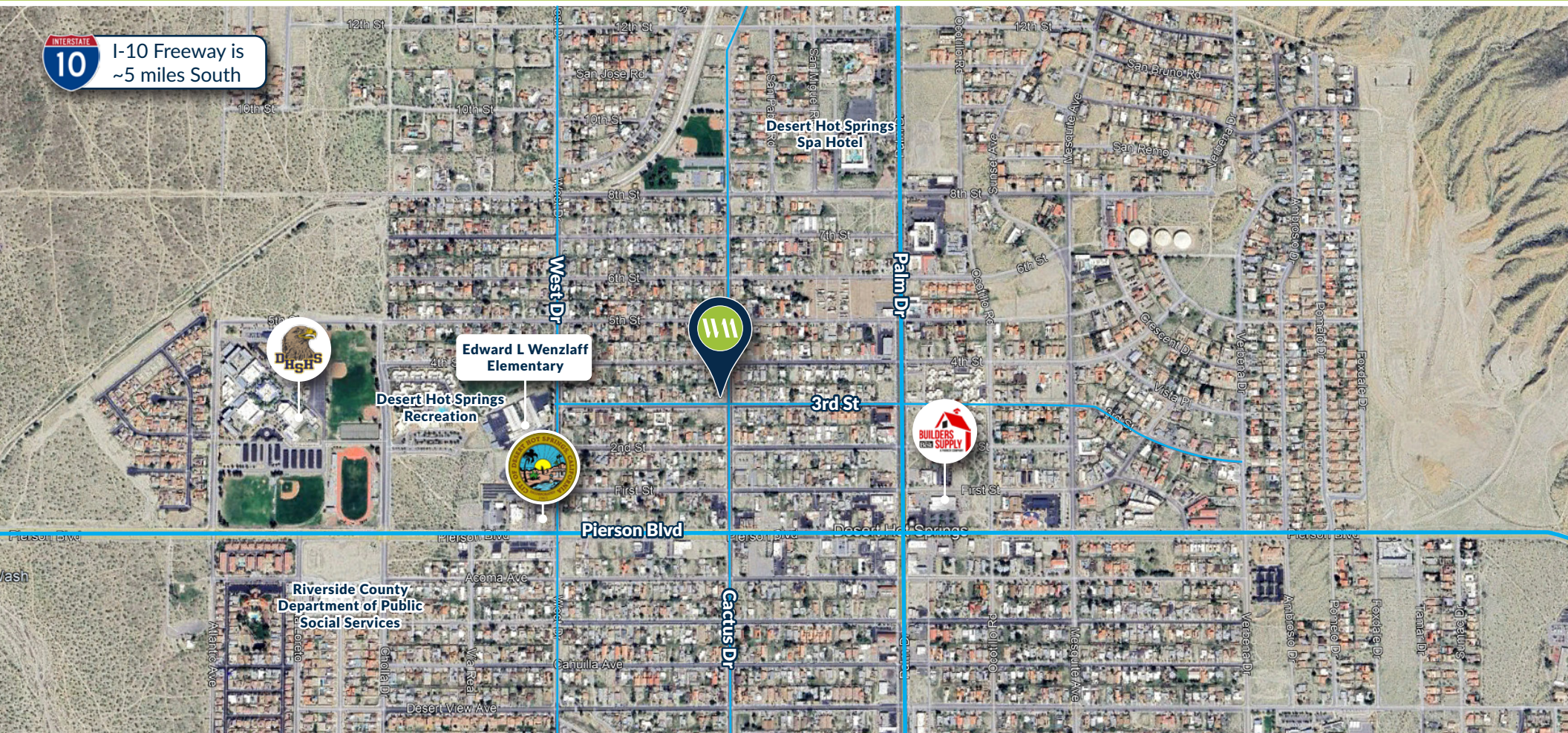
crawlings@wilson-meade.com  
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# AERIAL MAP | DEMOGRAPHICS

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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
Average Daily Traffic (ADT)	Pierson Blvd and Cactus Dr W: 6,320 ADT (2025) Palm Drive and 3rd St: 13,778 ADT (2023)		



# YOUR ADVISOR



## CAMERON RAWLINGS

Partner

DRE# 02102158

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