

4-PLEX FOR SALE

343 WEST TRAMVIEW ROAD, PALM SPRINGS, CA 92262

WILSON MEADE
COMMERCIAL REAL ESTATE

SALE PRICE
\$1,080,000



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SCAN FOR
LISTING

PROPERTY OVERVIEW

FOR SALE
343 W. Tramview Rd., Palm Springs, CA 92262

PROPERTY HIGHLIGHTS

Street Address:	343 W. Tramview Road
City, State, Zip:	Palm Springs, CA 92262
County:	Riverside
Year Built/Renovated:	1980 / 2020
Land Area:	0.18 AC / 7,626 SF
Building Size:	3,200 SF
Avg. Unit Size:	800 SF
Units:	4
Unit Mix:	4-2 Beds/1 Bath
Stories:	1
Gas Meter:	4
Electric Meter:	4 (No House Meter)
Water Meter:	1
Parking:	8
APN:	669-401-003
Zoning:	R-1-D

PROPERTY INFORMATION

Apartment homes include washer hookups, gas stove, refrigerator and mini-split AC/Heat units. Resident pays for electric, gas, Internet. Rent includes water, sewer, trash and landscape maintenance.

- Secured Entry
- Off Street Parking

Buyer to verify all information is correct



PROPERTY PHOTOS

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RENT ROLL

Unit #	Bed	Bath	Sq. Ft.	Monthly Rent	Move-In Date
1	2	1	800	\$1,550	07/01/2023
2	2	1	800	\$1,500	05/15/2023
3	2	1	800	\$1,400	Vacant
4	2	1	800	\$1,400	12/01/2024
Total Monthly Income				\$5,850	

Expenses

Tax (New)	\$14,177
Insurance	\$1,138
Maintenance/Repairs (3%)	\$2,106
Trash	\$2,900
Water	\$960
Fire Extinguisher	\$75
Pest Control	\$600
Capital Reserve (3%)	\$2,106
Total	\$24,062

Schedule Gross Income	\$70,200
Vacancy (3%)	\$2,106
Gross Operating Income	\$68,094
Less Expenses	\$24,062
Net Operating Income	\$44,032

SALE PRICE		\$1,080,000
Cap Rate		4.08%
GRM		15.38
Cost Per Unit		\$270,000
Cost Per Sq. Ft.		\$337.50

SALE COMPARABLES

FOR SALE
343 W. Tramview Rd., Palm Springs, CA 92262

	Property Name/Address	Year Built	#Units	Beds/Baths	Sq. Ft.	Price	Price/SF	Price/Unit	GRM	Sale Date
1	243 Avenida Ortega	1952	4	4 Beds 4 Baths	2,780	\$1,035,000	\$372.30	\$258,750	-	8/27/2024
2	4093 E Calle De Carlos	1976	4	6 Beds 4 Baths	2,800	\$815,000	\$291.07	\$203,750	14.72	8/21/2024
3	545 Calle Amigos #1	1947	2	3 Beds 3 Baths	1,355	\$600,000	\$442.80	\$300,000	13.89	2/14/2024
4	1500 S Via Entrada	1955	4	2 Beds 4 Baths	2,174	\$1,420,000	\$653.17	\$355,000	-	12/29/2024
5	981 E Parocela Pl	1947	4	8 Beds 4 Baths	2,960	\$1,400,000	\$472.97	\$350,000	-	12/29/2023
6	4444 E Sunny Dunes Rd	1960	4	4 Beds 4 Baths	2,600	\$799,000	\$307.31	\$199,750	15.10	11/22/2023
Average							Average \$423.27	Average \$277,875		

	Subject Property	Year Built	#Units	Beds/Baths	Sq. Ft.	Price	Price/SF	Price/Unit	GRM	
	343 West Tramview Rd	1980	4	8 Beds 4 Baths	3,200	\$1,080,000	\$337.50	\$270,000	15.38	-

AERIAL MAP | DEMOGRAPHICS

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2024 DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	8,529	28,291	68,790
Households	3,671	13,873	33,103
Median Household Income	\$52,540	\$71,217	\$67,976

2022 Average Daily Traffic (ADT)

Hwy 111: 17,000 ADT



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