



**7772 Jemez Trail,  
Yucca Valley, CA  
92284**

**List Price: \$720,000**



<b>Property Type:</b>	Residential Income	<b>Beds:</b>	10	<b>Approx SqFt:</b>	4,185	<b>Building Style:</b>	Spanish
<b>Property Sub-Type:</b>	Apartment	<b>Baths:</b>	6	<b>Lot</b>	90/300	<b>Builder's Model Name:</b>	
<b>Status:</b>	Active	<b>(F/T/H/Q):</b>	(6/0/0/0)	<b>Dimensions:</b>		<b>DOM:</b>	7
<b>List Number:</b>	219144503	<b>Levels:</b>	Ground	<b>Lot Size:</b>	29,700	<b>Listing Date:</b>	03/09/2026
<b>Street Direction:</b>		<b>Year Built:</b>	1988	<b>Year Built</b>	Assessor	<b>Pending Date:</b>	
<b>Cross Streets:</b>	Onaga Trail	<b>Waterfront:</b>		<b>Source:</b>		<b>Closed Date:</b>	
<b>Subdivision:</b>	Not Applicable			<b>List</b>	\$172.04		
<b>Number of Units Leased:</b>	5			<b>Price/SqFt:</b>			

<b>Area:</b> DC530 - Yucca Valley SE (L)	<b>Price Per Unit:</b>	<b>Total Units:</b> 6	<b>Unit Location:</b>
<b>Association Information:</b>			
<b>Association Pet Rules:</b> No			

<b>Rooms:</b>	Other	<b>Green Energy Generation:</b>	
<b>Kitchen Features:</b>		<b>Garage:</b>	0
<b>Bathroom Features:</b>		<b>Lot Description:</b>	Level
<b>Heating:</b>	Wall Furnace	<b>Flooring:</b>	Carpet; Hardwood; Tile
<b>Heating Fuel:</b>	Natural Gas	<b>Laundry:</b>	Laundry Area
<b>Cooling Type:</b>	Wall/Window Unit(s)	<b>Water:</b>	Water District; Water District Name: HDWD
<b>Exterior Construction:</b>		<b>Sewer:</b>	Connected on Bond; Septic Tank
<b>Roofing:</b>	Tar/Gravel; Tile	<b>Pool:</b>	No
<b>View:</b>	Yes	<b>School District:</b>	Morongo Unified
<b>Fireplace:</b>	No	<b>Elementary School:</b>	
<b>Foundation:</b>	Slab	<b>Junior/Middle School:</b>	La Contenta
<b>Disability Access:</b>		<b>High School:</b>	

<b>Land Lease Amt</b>
<b>Land Lease Purchase:</b>
<b>Land Lease Expiration Year:</b>

<b>Income &amp; Expenses:</b>
<b>Association Fees Include:</b>
<b>Association Amenities:</b>

Excellent investment residential income opportunity in this well-maintained property with 5 well-established tenants that have had good rental income for years. Many improvements have been made to the interior and exterior since its original condition in recent years. This charming property is situated right in the heart of Yucca Valley in an area known as Old Town. This is on the preferred West side, making it an ideal commute for tenants who work in the Palm Springs area. This property's location in Yucca Valley is ideal, situated within a suburban desert neighborhood with standard local amenities nearby. Beautifully surrounded by stunning desert landscapes and its vibrant mountain views. Yucca Valley is very popular and characterized by its small-town charm, outdoor activities, and cultural events. Seems to have good future growth potential. The property is situated on a huge 0.68-acre level lot, 90x300, that goes street to street. Units on the property consist of four structures with laundry facilities. Two duplexes that have been freshly painted with exterior Spanish charm, featuring two bedrooms and one bath each for a total of four units. 8 bedrooms/4 baths. Plus, an additional one bedroom one bath sperate small house. Thus, a total of 5 rental units, 9 bedrooms, and 5 Bathrooms. There is a fourth small house at the rear of the property that is not occupiable. These charming units have full kitchens with appliances, upgraded countertops, and cabinetry. Tile, carpet, and luxury vinyl flooring. Enhanced outlying areas with new concrete walkways and newer roofs. All units are separately metered for utilities. Very convenient location just off Hwy 62. County Use Code: Apartment 5-14 units. Open your eyes here to the possibilities! Such as adding an ADU, additional units, or the Owner could live in the house and receive additional income from both duplexes. Imagine the potential here!

<b>Listing Terms:</b>	1031 Exchange; Cash; Submit	<b>APN:</b>	0586171570000
		<b>Tax Mello</b>	No
		<b>Roos:</b>	
		<b>Possession:</b>	Close Of Escrow; Subject To Tenants Rights Close Of Escrow; Subject To Tenants Rights

<b>Showing Contact Type:</b>		<b>Lock Box Type:</b>	
<b>Showing Information:</b>		<b>Lock Box Location:</b>	
<b>Showing Access:</b>			

<b>Original List Price:</b> \$720,000	<b>Closed Price:</b>
<b>Current Price:</b> \$720,000	<b>Sold Price/SqFt:</b>
<b>SP % LP:</b>	

Listing provided courtesy of:

**Bill Fennessey CalDRE#:01262531**

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