



69180 Victoria Drive

Cathedral City, CA 92234 | Multifamily | 10 Units

\$3,295,000

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ASKING PRICE

5.75%

CAP RATE
In-Place

\$189,560

NOI
Annual

\$329,500

PRICE / UNIT

INVESTMENT HIGHLIGHTS

A rare turnkey multifamily opportunity in the heart of the Coachella Valley, offering strong in-place cash flow, institutional-quality amenities, and clear value-add upside in one of Southern California's most resilient rental submarkets.

- Turnkey, fully leased 10-unit multifamily asset with 100% occupancy and immediate cash flow.
- All units are spacious 3BD/2BA (~1,230 SF) with private patios, in-unit laundry, and covered carports.
- Resort-style pool and tennis court on a well-maintained 0.8-acre site.
- Separately metered utilities and tenant-paid water drive operational efficiency and low expense load.
- Solar-powered common areas and pool reduce ongoing ownership costs.
- Value-add potential via rear ADU conversion and tennis court redevelopment opportunity.
- Strategically located minutes from Palm Springs, Rancho Mirage, and Palm Desert.



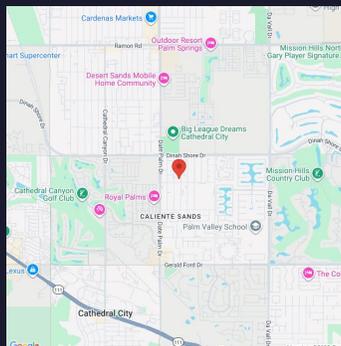
Aerial View



Resort-Style Pool

PROPERTY DETAILS

Property Type	Multifamily – Apartment
Units	10 (all 3BD / 2BA)
Unit Size	~1,230 SF each
Total Area	12,300 SF
Lot Size	0.8 Acres
Year Built	1981
Class	B – Garden Style
Occupancy	100%
Gross Income	\$254,512 / yr
Expenses	\$64,952 / yr



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