

Residential Income Active
 MLS# 219146255
 DIM: 0

40260 Galindo Court
 Indio, CA 92203

\$1,325,000.00

Agent Detail Report

County: Riverside Cross Streets: Sabrina St is on the North the Main St is Ave 40 on the north



Sub-Type: RV Park
Property Attached: Yes
Beds: 30
Baths (F/T/H/Q): 14 (14/0/0/0)
Year Built/Source: 1986 / Assessor
Approx SqFt/Source: 14,600 / Other
Levels: Ground; Ground Level, No Unit Above
Fireplace: No (1)
Laundry/Equipment: Yes /: Hook-Ups
Water Heater: Yes
Paved: No
Entry Floor #: 14
Unit Location: Ground Floor
Total Units: 14
Number of Buildings: 14
Occupant: Tenant

Area: 309 - Indio North of I-10
Subdivision: Not Applicable
APN: 607240025
Lot Acres: 2.27
Lot Size/Source: 98,881 / Assessor
Pool/Spa: No / No
View: Yes
View Type: City Lights; Desert; Hills
Service Level: Full Service
Senior Community: No

Contact Name/Type: Salvador Hernandez Velazquez
Showing Access: Elena Hernandez Velazquez
 Animal/Pets on Property; Appointment Only;
 BEWARE OF DOG; Call Listing Agent; Restricted
 Access; Subject To Inspection
Contact Phone: 760-409-3614
Sign on Property: No

Lock Box Type: None
Lock Box Location: No Lockbox

Gated Community: No

Showing Info Remarks: Please note that this is not a residence you can visit directly. We kindly ask that you respect the privacy of the mobile home park and its residents. For assistance, please call Salvador Hernandez at 760-409-3614. Por favor no es una casa que se puede llegar sin previa cita, debemos de repetir a los residentes que viven ahiPor Favor hable a Salvador Hernandez 760-409-3614

Directions: Take Jefferson North to Avenue 40 and make a left. Then turn left onto Galindo. The property is located on the right side of the street. Or use gps to locate the property

Marketing Remarks:What's Being Offered • A mobile home park with 12 tenant-occupied units Pluss 2 more. • Rent guaranteed by the county through 2041 year. • A government-backed housing program (likely subsidized housing lease) • Owner responsibilities are minimal: o Provide Free water service. o Maintain general cleanliness of the park. o Tenants pay: (Electricity, Gas, Internet) o Repairs (for pay from tenants' units) 🏠 The 2 Owner-Owned Units. These are different Mobiles Homes: Owner must handle repairs on the water well. Still not responsible for electricity or gas for the other 12 Mobiles Homes. • These generate separate rental income (not part of the county master lease) 🏠 The Big Selling Point • 'Guaranteed income through 2041' This is the headline feature. o ▶ No Units are vacant? 2. Owner offers financials details. o Actual monthly income o Expenses (water, maintenance, insurance, taxes) o Net operating income (NOI) 3. Utility responsibility. It says owner provides water service, And Maitane's service to the Well. 4. Repairs 'not your responsibility on the 12 Mobiles Homes. Who owns each mobile home. Different tenants. Tenants own their homes (common in mobile home parks) That's a big advantage, 5. The others 2 units or Mobiles Homes are owned by the sellers. These could: Add income two more Income, per month. 📌 Bottom Line. This could be: A low-maintenance, stable cash-flow investment A 'guaranteed' income. A summary of rent roll. As of today, I can tell you about the outcome regarding the parking situation: An APN (Assessor's Parcel Number) has been assigned to each individual parking space. This was done to ensure that every property could be uniquely identified; as humans, we tend to repeat numbers and street names, which creates issues for utility providers such as water and electricity companies. That is precisely what the County did: it subdivided the parcels of land upon which the mobile homes are situated. However, while the individual records for each lot now list the designation 'LEASE LAND,' the general property records still identify José and his wife as the legal owners. ----- Español, Hable a Salvador Hernandez El les pudes explicar en y hacer una cita para mirar la propiedadAD. Saludos y muchas gracias por su tiempo.

Agent-Only Remarks: Please note that this is not a residence you can visit directly. We kindly ask that you respect the privacy of the mobile home park and its residents. For assistance, please call Salvador Hernandez at 760-409-3614. Por favor no es una casa que se puede llegar sin previa cita, debemos de repetir a los residentes que viven ahiPor Favor hable a Salvador Hernandez 760-409-3614

Entry Date: 04/11/2026
Listing Date: 04/09/2026
Expiration Date: 02/10/2027
Status Change Date: 04/11/2026
Exclusions of Sale: Please ccontact to Listing agent to get a details Por favor hable al agente para que le de una lista de los detalles.....

Original List Price: \$1,325
Terms: 1031 Exchange; Cash
Agreement Type: Exclusive Right To Sell
Sale Type: Standard
Included in Sale: There are many ting includes please call the listing agent.
Service Level: Full Service

Disclosures: Building Permit; Exclusions Call Agent; Mineral Rights; Property As Is

Possession: Close Of Escrow; Negotiable; Other
Name: Elena Hernandez Velazquez D79589 CA DRE #01950347
LA: Co. Listing. Salvador Hernandez Velazquez D21103 CA 01277108

Office: HomeSmart (oD8644) 01912687
Primary: 760-409-3614
Office: 760-678-8110

E-mails: Grupoxitla@yahoo.com
 elenav.realtor@gmail.com

List Price/SqFt: \$0.91

School District: Coachella Valley Unified

Tax Mello Roos: Unknown

Rooms: Breakfast; Dining Area; Family Room; Other **Bedroom Feat:** All Bedrooms Down; Walk In Closet **Bathroom Feat:** Double Vanity(s) **Range Hood:** No **Warmer Oven Drawer:** No **Cooling:** Air Conditioning; Ceiling Fan(s); Central Air; Electric; Evaporative Cooling; Gas; Wall/Wwindow Unit(s); Other **Volt 220 Location:** In Kitchen; In Laundry **Heating:** Electric; Propane Gas Central; Other **Heating Fuel:** Electric; Propane Gas **Utilities:** Electricity Connected; Natural Gas Connected; Phone Connected; Sewer Connected; Water Connected **Water Heater:** Propane; Other **Laundry:** Gas Dryer Hookup; Individual Room; Laundry Area **Water:** Water District; Water District Name: Coachella Water District; Well; Other **Sewer:** Assessments; In, Connected and Paid; Septic Tank; **Property Condition:** Repair Cosmetic. **Flooring:** Carpet; Granite; **Hardwood Foundation:** Concrete Perimeter; Permanent; Pier Jacks **Roofing:** Composition Shingle; Metal; Window **Treat:** Blinds; Double Pane Windows; Mini Blinds; Screens. **Fencing:** Chain Link; Fenced; Wood; Other **Irrigation:** None **Exterior Const:** Aluminum Siding; Combination; Plaster; **Lot Description:** 5+ Lots; Flag Lot; Level; Street Public **Lot Location:** Corner Lot **Patio Features:** Covered; Enclosed; Wood; **Equipment:** Call Listing Agent; List Available **Utilities:** Electricity Connected; Natural Gas Connected; Phone Connected; Sewer Connected; Water Connected **Security Safety:** Other; None **Owner Pays:** Electricity; Gardener; Trash Collection; Water. **Tenant Pays:** Air Cond/Heat Main; Cable TV; Electricity; Exterior Maintenance; Gas; Move In Fee; Move Out Fee; Special Insurance; Water Heater **Property Faces:** Front Door Faces North; Front Door Faces West; Leisure Faces East **Entry Location:** Ground Level - No Steps; Ground Level w/Steps **Disability Access:** Handicap Access; No Interior Steps **TV Service:** Cable TV **Tax Mello Roos:** Unknown

Income & Expenses: Actual Total Rent \$: 9,203; Annual Gross Rent \$: 110,436; Projected Rent \$: 11,247.53; Garage Income \$: 0; Garage Rental Rate \$: Laundry Income \$: 0; Other Income 1 \$: 0; Advertising Expense \$: 0; Cable TV \$: 0; Electricity \$: 95; Elevator Expense \$: 0; Expense Management \$: 0; Furniture Gardener \$: 95; Gas \$: 45; Insurance \$: 145; Licenses \$: 0; Maintenance %: 0; Manager \$: 0; Operating Expenses \$: 0; Other Expense \$: 0; Pest Control \$: 60; Pool Expense \$: 0; Professional Management \$: 0; Repair/Maintenance %: 75; Security Expense \$: 0; Supplies \$: 80; Trash \$: 240; Water Expense \$: 0; Workers Compensation \$: 0; Assessed Improved %: 0; Assessed Improvement \$: 0; Assessed Total Value \$: 0; Cap Rate %: 8.2; Vacancy Allowance % or \$: 0; Total Taxes \$: 11,247.53 **Unit Information:** Number of Units Leased: 14

Assn Information: Association Name: None; Mgmt. Company Name: Owner there is not Management Comp Assn **Fee Includes:** Sewer; Trash; Water **Assn Pet Rule:** Call; Size Limit **Appliances:** Dishwasher; Disposal; Dryer; Gas Oven; Gas Range; Microwave Oven; Propane Dryer Hookup; Refrigerator **Park/Space Info:** Total Carport Spaces: 14; Total Covered Spaces: 14; Total Uncovered/Assigned Spaces: 14; Total Garage Spaces: 14; Total Parking Spaces: 56

