

68980 VIA EYTEL

CATHEDRAL CITY, CA 92234

5 DETACHED SINGLE FAMILY HOMES | EXCEPTIONAL CASH FLOW INVESTMENT



PRIME CATHEDRAL CITY LOCATION
Within a Qualified Opportunity Zone



**5 DETACHED
SINGLE FAMILY HOMES**
Built in 2022



**~1,600 SQ FT
PER HOME**



**STRONG CASH FLOW
& RENTAL DEMAND**



**MINUTES TO DOWNTOWN
CATHEDRAL CITY, PALM SPRINGS,
& COACHELLA VALLEY**



**MODERN CONSTRUCTION
LOW MAINTENANCE
HIGH RETURNS**

INVESTMENT HIGHLIGHTS

- ✓ Five (5) Modern Detached SFR Homes
Built in 2022 – Two Story, ~1,600 SF Each
- ✓ Rare Turnkey Investment Opportunity
All Homes 100% Occupied
- ✓ High Demand Rental Market
Strong Rents in Growing Coachella Valley
- ✓ Qualified Opportunity Zone
Potential Tax Advantages for Investors
- ✓ Resort-Style Community Amenities
Swimming Pool, Walking Areas & More
- ✓ Each Home Features
Private Yard, 2-Car Garage,
Modern Finishes & Appliances
- ✓ Excellent Location
Near Date Palm Dr, Shopping,
Entertainment, Golf & More

FINANCIAL SUMMARY (UNAUDITED) – 2025 YEAR END

GROSS SCHEDULE
INCOME

\$181,080

NET OPERATING
INCOME

\$89,795

TOTAL OPERATING
EXPENSES

\$82,831

CAP RATE

3.2%

GROSS RENT
MULTIPLIER

16.0

INCOME OVERVIEW

Gross Scheduled Income \$181,080

Vacancy Allowance (5%) **(\$9,054)**

Gross Operating Income \$172,026

Operating Expenses **(\$82,831)**

NET OPERATING INCOME \$89,795

EXPENSE SUMMARY

Electric \$4,443

Gas \$620

Licenses \$446

New Taxes \$36,250

Insurance \$7,348

Maintenance \$4,610

Trash \$6,324

Gardener \$6,300

Professional Mgmt. \$10,865

Water/Sewer \$1,970

TOTAL OPERATING EXPENSES \$82,831

RENT ROLL SUMMARY

UNIT	BEDS	BATHS	GARAGE	ACTUAL RENT	PRO FORMA RENT	NOTES
1	4	3	2	\$2,995	\$3,200	Unfurnished
2	4	3	2	\$2,995	\$3,200	Unfurnished
3	4	3	2	\$3,050	\$3,200	Unfurnished
4	4	3	2	\$2,950	\$3,200	Unfurnished
5	4	3	2	\$3,100	\$3,200	Unfurnished



ASKING PRICE
\$2,895,000
PRICE PER SQ FT: \$361.88



**QUALIFIED
OPPORTUNITY
POTENTIAL TAX
ADVANTAGES INVESTORS**



OF UNITS 5

- ✓ Separate Electric Meters 5
- ✓ Gas Meters 5
- ✓ Water Meters 5
- ✓ Tankless Water Heater 5
- ✓ Dishwasher 5
- ✓ Solar Panels 5
- ✓ Ranges 5
- ✓ Refrigerator 5
- ✓ Central AC 5

PROPERTY DETAILS

Address: 68980 Via Eytel,
Cathedral City, CA 92234

Lot Size: 27,878 SF (0.64 Acres)

Total Building SF: ~8,000 SF (5 Homes)

Year Built: 2022

Levels: Two

APN: 680-410-032

Parking: Direct Garage Access,
Driveway, Street Parking

Utilities: Electricity, Natural Gas,
Water Connected, Sewer

This information is deemed reliable but not guaranteed. All square footage quoted is approximate and should be verified with the appropriate authorities.
This information is not meant as a solicitation if your property is already listed with a Realtor.®