

1733 E. AMADO RD - PALM SPRINGS, CA 92262

MULTIFAMILY PROPERTY FOR SALE



KCWEST
REAL ESTATE

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01 OFFERING SUMMARY



OFFERING SUMMARY

1733 E Amado Rd. is a 10-unit multifamily property located in Palm Springs, CA. The property is an extremely rare opportunity as it will be **delivered 100% vacant** at Close of Escrow. No existing tenants, notices, cash for keys... renovate and take to full market rents. The asset features ample off-street parking, a gated pool, and several units with private yard space. The unit mix consists of one- and two-bedroom units, catering to a broad tenant base.

Located in the highly desirable **Sunrise Park** neighborhood of Central Palm Springs, 1733 E. Amado Rd offers investors a rare opportunity to own an apartment property in one of Southern California's strongest lifestyle-driven rental markets. The property sits just east of Downtown Palm Springs, providing residents with convenient access to shopping, dining, entertainment, healthcare, and Palm Springs International Airport.

This offering is well-suited for investors seeking a value-add opportunity with significant income growth potential and the ability to meaningfully increase cash flow almost immediately. Potential for existing multifamily, short-term furnished rental, or boutique motel. There is also potential to add an 11th unit by combining existing units. Buyer to verify all repositioning strategies. The property has some existing permitting needs with the City of Palm Springs, contact Broker to discuss further.



UNIT INTERIOR

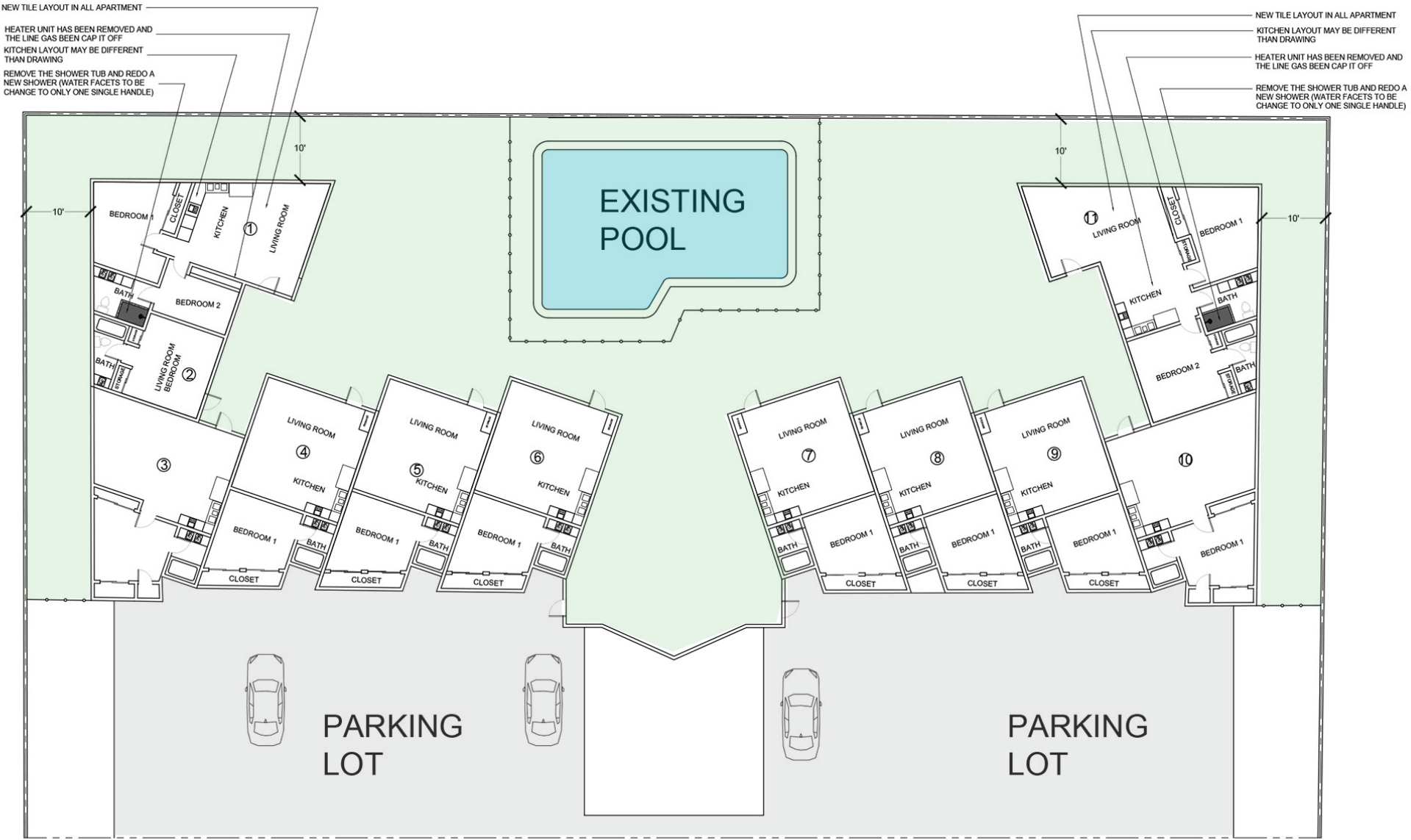
02 *PROPERTY INFORMATION*

PROPERTY INFORMATION

\$1,850,000 (\$185,000 per unit - \$168,182 per unit on 11 units) PRICE	10 Units (with potential for 11 units) # OF UNITS	7: 1 Bed, 1 Bath 3: 2 Bed, 2 Bath UNIT MIX	7,000 SF (estimated) SF	23,068 SF (0.53 acres) LOT SF
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SITE PLAN & PROPERTY PHOTOS



Unit Interior



Bedroom



Outside Courtyard



Unit Interior

03 *FINANCIAL ANALYSIS*

FINANCIAL ANALYSIS

Investment Overview			
Price	\$1,850,000		
Units	10	11	
Price/Unit	\$185,000	\$168,181.82	
Projected Rent Roll - 10 Units (Existing)			
Unit Type	Quantity	Monthly Rent	Total Monthly
1 Bed, 1 Bath	7	\$1,695	\$11,865
2 Bed, 2 Bath	3	\$1,995	\$5,985
			\$17,850
GSI	\$214,200		
Exp	-\$74,970		
NOI	\$139,230		
Projected Rent Roll - 11 Units			
Unit Type	Quantity	Monthly Rent	Total Monthly
1 Bed, 1 Bath	10	\$1,695	\$16,950
2 Bed, 2 Bath	1	\$1,995	\$1,995
			\$18,945
GSI	\$227,340		
Exp	-\$79,569		
NOI	\$147,771		



Purchase Price	\$1,850,000
CapEx (Estimated)	\$250,000
Total	\$2,100,000
Price/11 Units	\$190,909
CAP Rate	7.0%

04 *LOCATION OVERVIEW*

AERIAL - FACING NORTH

SUBJECT PROPERTY

E Amado Rd.

E Amado Rd.

N Sunrise Way

N Luring Dr.

N Saturnino Dr.



AERIAL - FACING SOUTH

SUBJECT PROPERTY

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