67590 Jones Road
Cathedral City, CA 92234



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Windermere
COMMERCIAL

BUILDING NOTES

DETAILS

It is a 10-unit, 2 bed / 2 bath each hotel, previously a condominium complex. The property may still be converted into a condo or a timeshare, as Title is still not fully converted. Located in a perfect hideaway spot, it sits just off Hwy 111 but remains within walking distance to Target, Boomers, Trader Joe's, restaurants, service plazas, car dealerships, and public transportation. It's only one street away from Hwy 111—the main transport artery of the Desert that connects all the cities in the Coachella Valley.

The property is currently operating as a hotel and is ready to be taken to the next level. All 10 units, fully furnished throughout, feature 2 bedrooms and 2 bathrooms each. While layouts and furnishings are similar, they do vary slightly. Some units are on the bottom floor, while others are on the second level. An attached inventory list provides more details.

At present, the owner lives on-site, so only 9 units are utilized. Current operating capacity is around 30–35%, with advertising limited to Airbnb. Prices range from $300 to $900 per night, depending on season and events. World-class events such as the Coachella Valley Music Festival, Stagecoach Festival, and Indian Wells Tennis Tournament draw millions of visitors, allowing hotels to command premium rates.

According to the attached proforma, the Airbnb average daily rate is $405 for a 2 bed / 2 bath unit. Using a conservative 57% occupancy rate (though 80% is typical for the Desert), projected annual profit reaches $839,000. After deducting actual expenses supplied by ownership, the net income is $559,879. Deducting capital improvements, the total comes to $344,879. Based on the asking price, this equates to a 7.8% CAP rate.

DEMOGRAPHICS & FINANCIALS

VILLA MYKANOS
PROFORMA PROFIT AND LOSS FOR 2026
UNDER PROFESSIONAL MANAGEMENT)

SOURCE: AIRBandB ONLINE DATA - PROJECT ~~SPECIAL~~ SPECIFIC

INCOME:			%	
	$403.00 daily rate/unit	$147,100 ANNUAL VALUATION		
	@ ~~87%~~ 57% OCCUPANCY =	$85,8444 x 10 UNITS =		$ 838,844.00
EXPENSES:				
	ADVERTISING	$ 1,200.00		
	TRAVEL	600.00		
	CLEANING, POOL, LANDSCAPING	50,462.00		
	INSURANCE	24,646.00		
	PROFESSIONAL MANAGEMENT	57,887.00		
	MORTGAGE	21,166.00		
	SUPPLIES	11,341.00		
	REPAIRS	21,531.00		
	UTILITIES	47,145.00		
	TAXES	42,987.00		
	TOTAL			278,965.00
	NET INCOME LESS EXPENSES			559,879.00
REPLACEMENTS AND CAPITAL IMPROVEMENTS:				
	1 NEW KITCHEN CABINETS	$ 100,000.00		
	2 NEW APPLIANCES	10,000.00		
	3 DEFERRED MAINTENANCE	25,000.00		
	4 NEW GARAGE DOORS	10,000.00		
	5 INTERIOR IMPROVEMENTS	20,000.00		
	6 2nd FLOOR DECK REPAIRS	50,000.00		
	TOTAL			215,000.00
	EXPPECTED NET CASH FLOW			$ 344,879.00
NON-CASH ALLOWANCE:				
	DEPRECIATION	$ 132,000.00		

NOTES: FROM AIRB&B ONLINE DATA SUPERHOST ~~4.97~~ 4.97
"EXCEPTIONAL" 9.8 / DAILY RATE = $403.00

REFERENCES: AIRBTICS, RABU, AIRDNA. AIB&B ONLINE DATA

CAP RATE $344879 / 4,417,715 = 0/0 7.8 CAP RATE
@ 57% occupancy

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PHOTOGRAPHY





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