

FOR SALE



66185 ACOMA AVE, DESERT HOT SPRINGS, CA 92240  
CASA DE LORENZO



EQUITY  
UNION  
COMMERCIAL

OFFERING MEMORANDUM  
FIVE-UNIT MULTIFAMILY INVESTMENT



## ◎ SITE DESCRIPTION

Five-unit multifamily opportunity in Desert Hot Springs. The property consists of five residential units, including one (1) 2-bedroom/1-bath unit and four (4) 1-bedroom/1-bath units, providing a balanced unit mix suitable for a variety of rental strategies. The asset is situated within an established residential area with convenient access to nearby services, retail, and major thoroughfares.

This offering may appeal to investors seeking a long-term hold or a small-balance multifamily asset with potential for operational improvement, subject to rental income, expenses, and overall market conditions. Buyer to independently verify all information including unit configuration, zoning, parcel details, and any development potential. Portfolio Sale Option: The property may be purchased as part of a portfolio that includes APN 641-214-005, an approximately 8,276 sq ft parcel zoned R-3, offered together at \$775,000. Buyer to verify zoning, density, and development feasibility.

# PROPERTY HIGHLIGHTS

- **Multifamily Investment Opportunity:** This property is a five-unit multifamily asset located in Desert Hot Springs, offering immediate income potential. With a mix of unit types and a solid footprint in an established residential neighborhood, it appeals to investors seeking rental revenue and long-term hold prospects.
- **Balanced Unit Mix:** The building includes one 2-bed/1-bath unit alongside four 1-bed/1-bath units, providing flexibility for different tenant profiles.
- **Attractive Price Point:** Listed at \$730,000, the offering presents an accessible entry price for multifamily investors in the Desert Hot Springs market. This price positions the property competitively relative to replacement cost and comparable assets in the area.



## PROPERTY TYPE

Multifamily, Apartment

## LOT SIZE

0.30 AC

## BUILDING SIZE

3,269 SF

## OFFERING PRICE

\$730,000 | \$146,000/Unit

## BUILDING CLASS

C

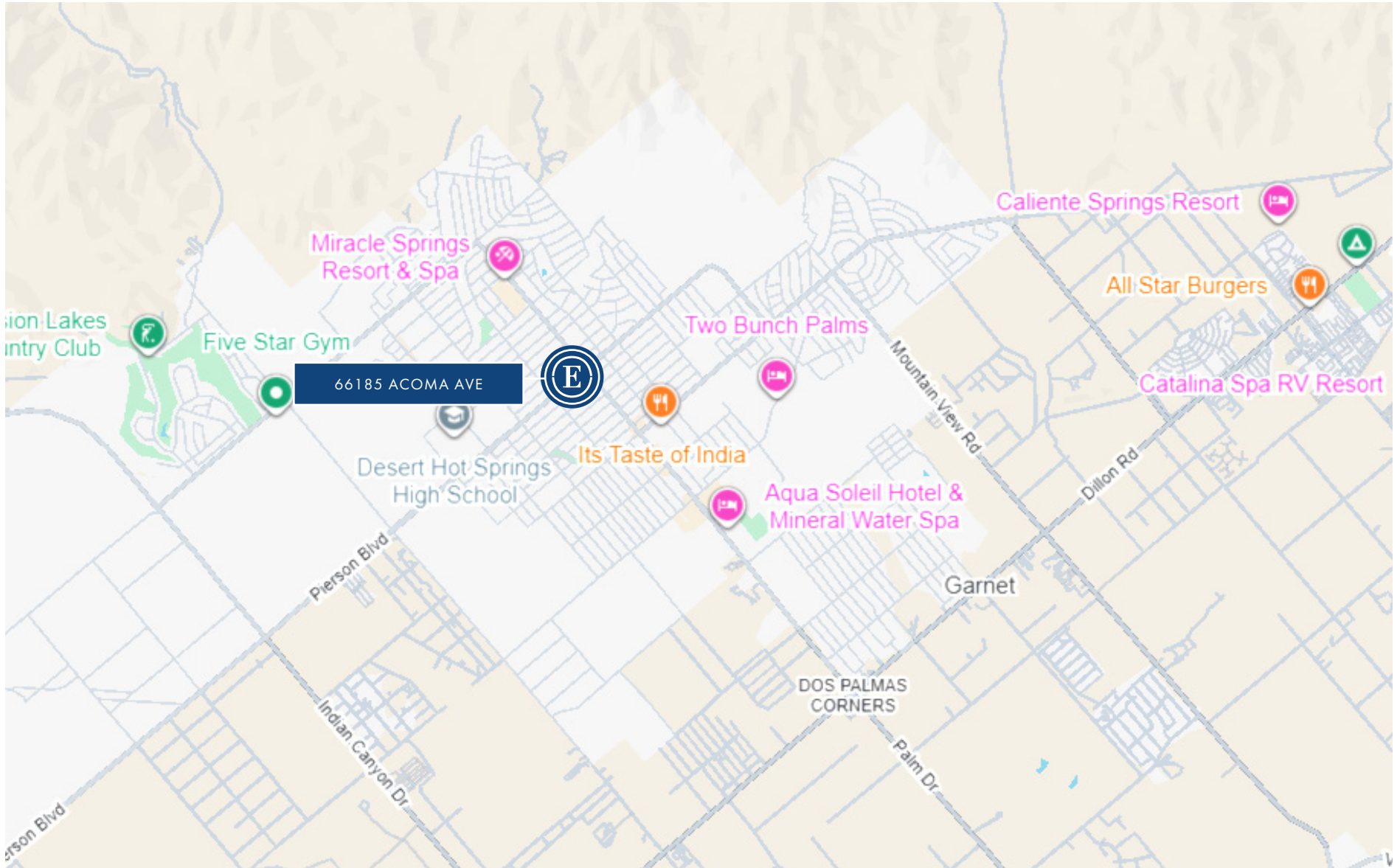
## YEAR BUILT

1965

## ZONING

R2, Desert Hot Spgs

# MAP



# PROPERTY PHOTOS



# PROPERTY PHOTOS

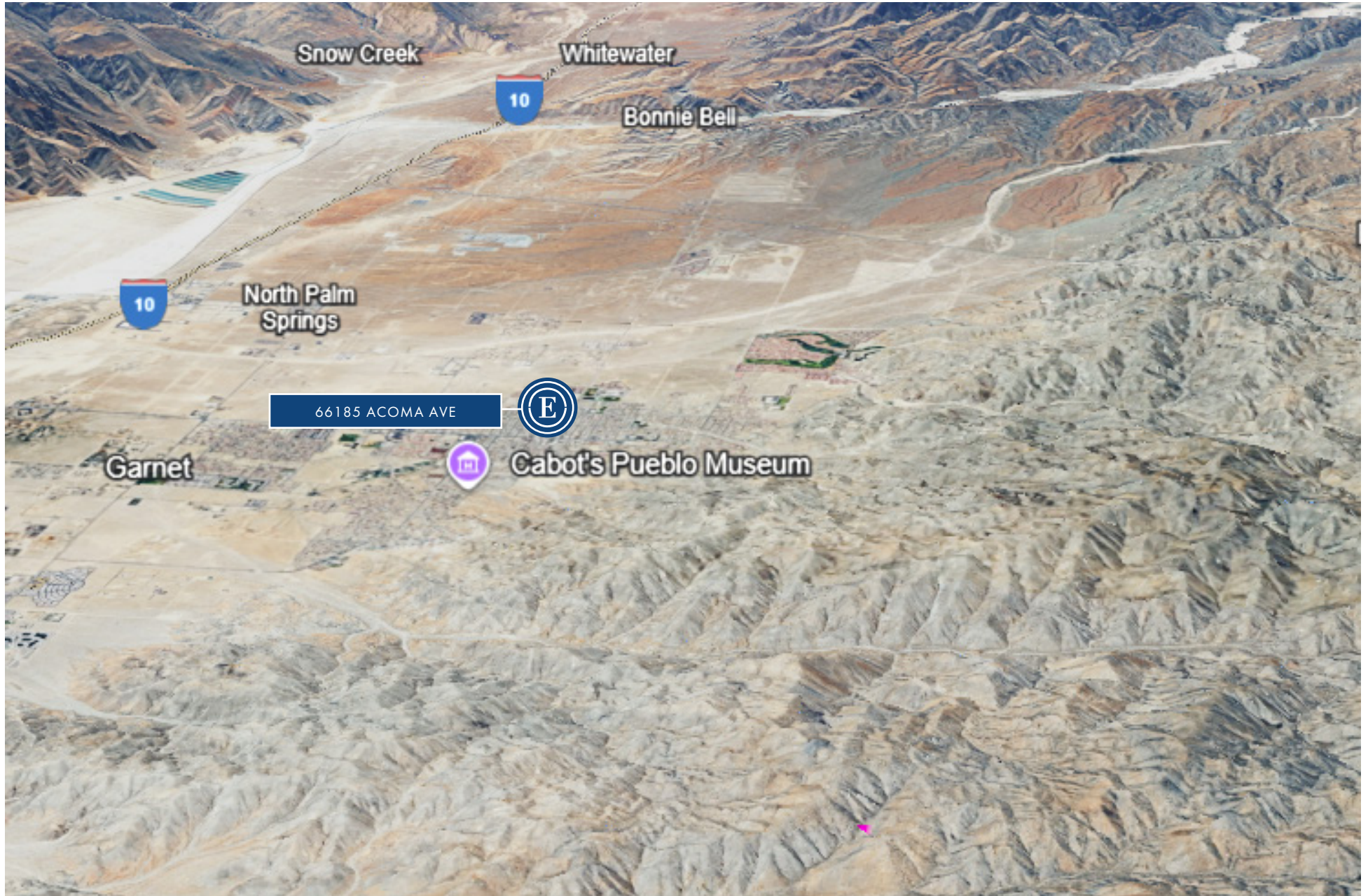


## ● AERIAL MAP

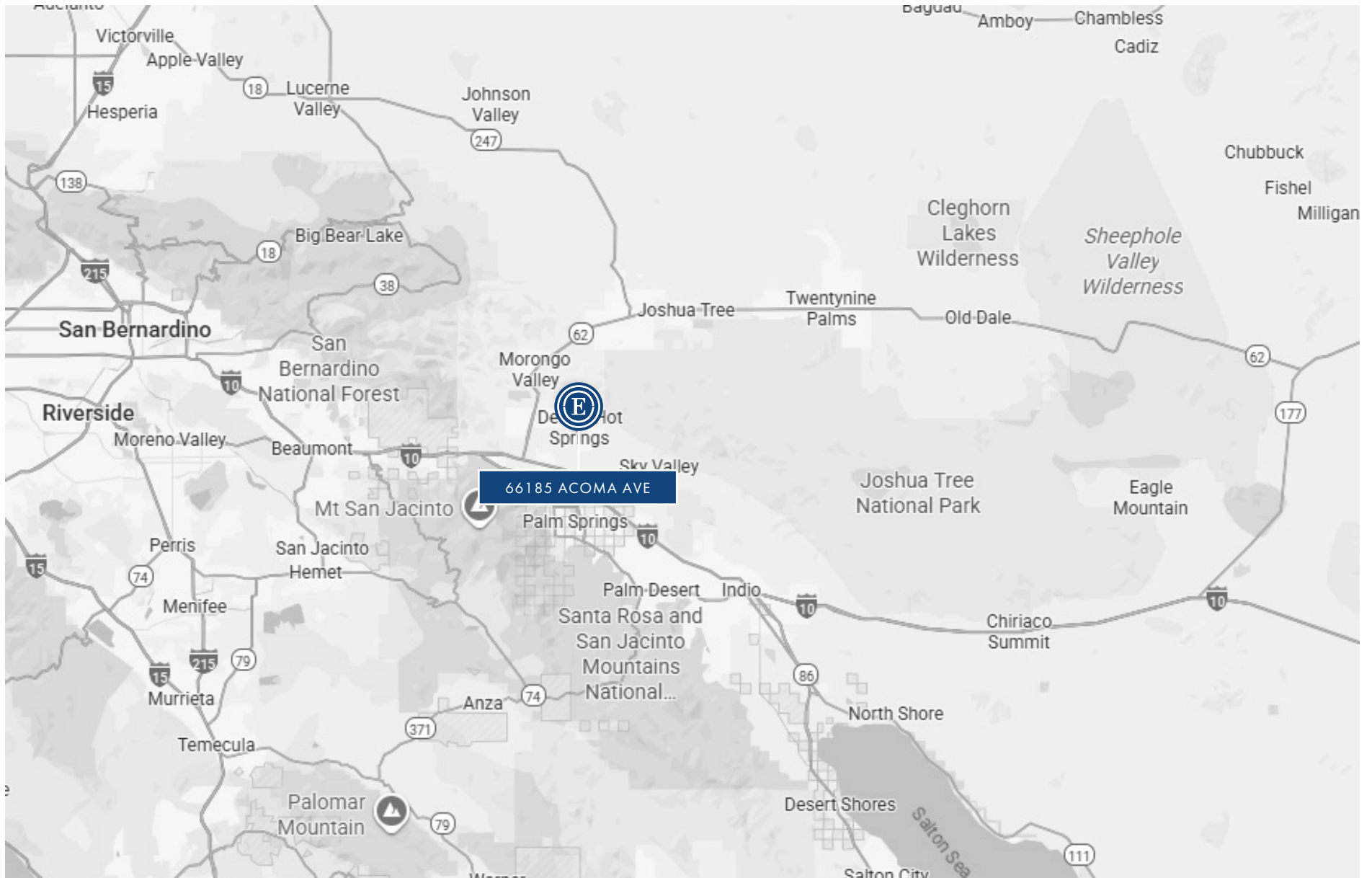


Located just off Palm Drive, the main artery through Desert Hot Springs, 66185 Acoma Avenue offers a convenient and accessible location with a straightforward entrance from a quiet residential street. The property is less than 10 minutes from the iconic Miracle Hill spa district and downtown Desert Hot Springs, known for its natural hot mineral springs and boutique resorts. Quick access to Highway 62 and Interstate 10 also puts Palm Springs, Cabot's Pueblo Museum, and local dining within easy reach, making this a practical hub for both residents and visitors.

● AERIAL MAP



# LOCATION MAP



# UTILITIES

## ESTIMATED ANNUALIZED OPERATING DATA

Month	Gas	Electric	Water	Total
Jan 2025	93.91	342.01		435.92
Feb 2025	92.79	372.25	138.06	603.1
Mar 2025	124.78	361.11	140.83	626.72
Apr 2025	146.57	397.21	143.61	687.39
May 2025	116.84	456.45	236	809.29
Jun 2025	87.72	872.75	225.25	1185.72
Jul 2025	86.64	572.32	202.33	861.29
Aug 2025	89.84	565.76	235.51	891.11
Sep 2025	87.18	492.28	177.35	756.81
Oct 2025	93.03	553.03	162.81	808.87
Nov 2025	102.86	425.13	153.91	681.9
Dec 2025	103.21	354.04	117.09	574.34
Jan 2026	120.17	409.15	128.42	657.74
Feb 2026	100.98	373.76	111.42	586.16

# UTILITIES PER UNIT

## ESTIMATED ANNUALIZED OPERATING DATA

Month	Total Bill	Detail
January	215.05	5 units @ \$43.01
March	215.05	5 units @ \$43.01
April	215.05	5 units @ \$43.01
May	215.05	5 units @ \$43.01

# RENT ROLL

## ESTIMATED RENT PER UNIT.

Unit	Rent	Detail
1	\$1,362	Month to month lease
2	\$1,450	Expires February, 2027
3	\$1,090	Month to month lease
4	\$1,144	Month to month lease
5	\$1,362	Month to month lease





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