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71641 Indian Trail

Rancho Mirage, CA 92270



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3. [Property Summary](#)
4. [Exterior Photos](#)
5. [Interior Photos](#)
6. [Property Overview](#)
7. [Financial Analysis](#)
8. [Rent Roll](#)
9. [Lifestyle – Coachella Valley](#)
10. [Sales Comparables](#)
11. [Sales Comparables Map](#)
12. [Amenities Map](#)
13. [Demographics](#)
14. [Aerial](#)
15. [Listing Team](#)



Table of Contents

Property Summary



Price	\$1,525,000
Current NOI	\$73,982
Current CAP	4.85%
Pro Forma CAP	5.91%
Units	7
Year Built	1952
Est. Rentable SF	±3,186
Est. Lot Size	±0.43 AC
Number of Buildings	2
Number of Stories	1
Amenities	Gated Pool & Private Laundry Facility
Parking Spaces	Two-Car Driveway
Electric	Master Metered
Gas	Master Metered
Water	Landlord Pays
Trash	Landlord Pays



Exterior



Interior & Laundry Facility

Welcome to a rare investment opportunity in the heart of Rancho Mirage, California – **71641 Indian Trail**. This meticulously maintained multifamily property, built in 1952, offers a combination of historic charm and modern convenience. Comprising 7 units, the property boasts a diverse array of floor plans, ensuring appeal to an excellent tenant demographic.

Unit Breakdown:

Four (4) Studio Units.

Two (2) One-Bedroom, One-Bathroom Units.

One (1) Two-Bedroom, One-Bathroom Unit.

Occupancy Status: The property is currently 100% occupied. Each unit reflects a commitment to quality and functionality, providing tenants with a comfortable and desirable oasis living space.

Location Highlights: Situated less than one mile away from Disney's expansive 600+ acre luxury resort residential development, Contino, 71641 Indian Trail enjoys a strategic location in a highly sought after area.



Property Overview

Financial Analysis

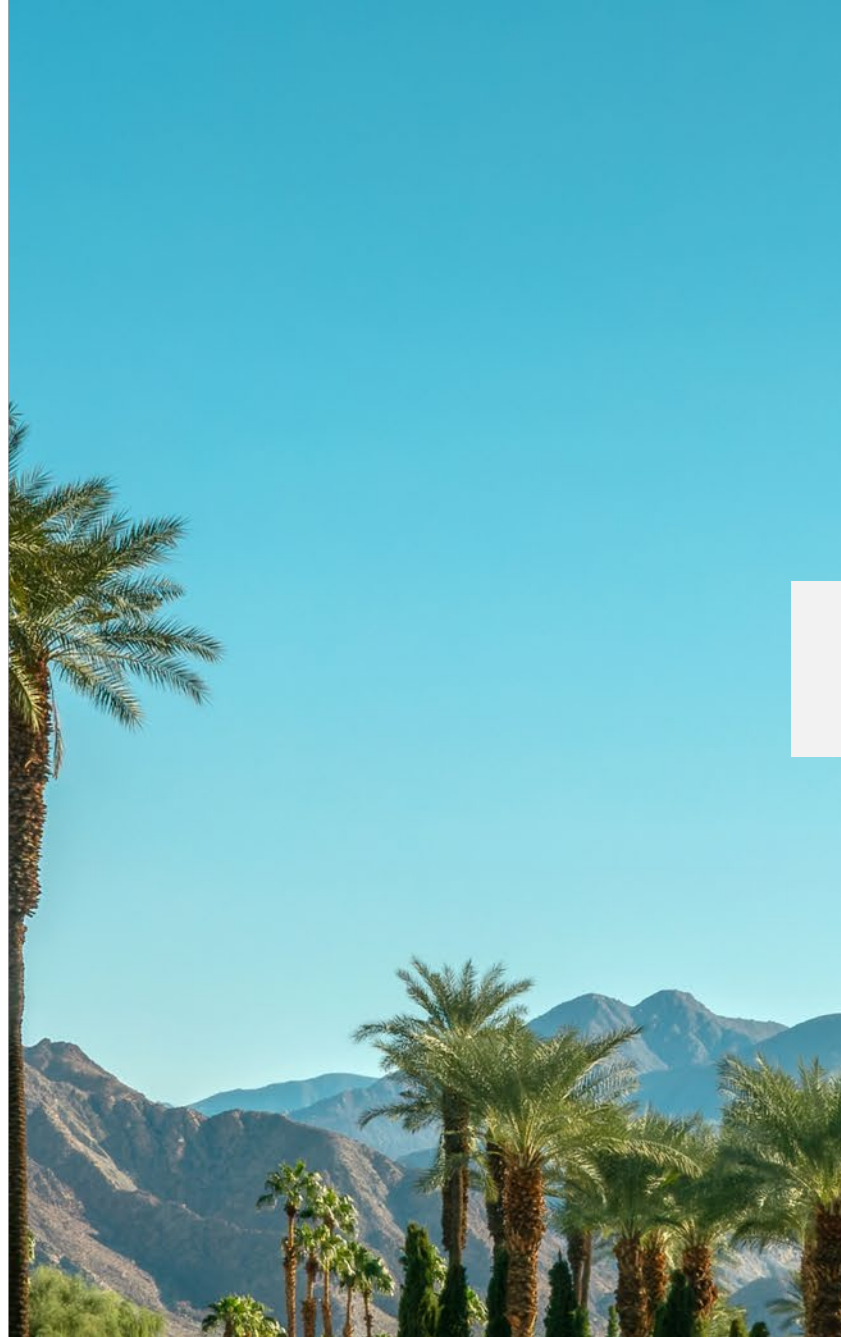
Income (Annualized)	Current		Market	
	Per Unit	Annual	Per Unit	Annual
Gross Potential Rent	\$17,911	\$125,364	\$20,657	\$148,200
Laundry Income	\$222	\$1,553	\$226	\$1,584
Gross Potential Income	\$18,133	\$126,929	\$21,400	\$149,784
Vacancy (3.0%)	\$537	\$3,761	\$635	\$4,446
Effective Gross Income	\$17,594	\$123,156	\$20,763	\$145,338
Expenses				
Management	\$61	\$425	(4.0%)	\$5,814
Repairs & Maintenance	\$304	\$2,130	\$310	\$2,173
Pest Control	\$43	\$300	\$44	\$306
Cleaning & Landscape	\$138	\$968	\$141	\$987
Utilities	\$2,613	\$18,291	\$2,665	\$18,657
Insurance (annual)	\$652	\$4,561	\$675	\$4,652
Estimated New Property Tax	1.29443%	\$19,740	1.29443%	\$19,740
Reserves	\$250	\$1,750	\$255	\$1,785
Total Expenses		\$49,174		\$55,143
Net Operating Income		\$73,982		\$90,195
Expenses / EGI		39.93%	2.00% Expense Increase Assumed	37.94%

Units	Type	SF (est.)	Current				Market		
			Total SF	Rent	\$/SF	Gross	Rent	\$/SF	Gross
4	Studio	350	1,400	\$1,411	4.03	\$5,642	\$1,650	4.71	\$6,600
2	1B/1B	530	1,060	\$1,541	2.91	\$3,081	\$1,800	3.40	\$3,600
1	2B/1B	726	726	\$1,725	2.38	\$1,725	\$2,150	2.96	\$2,150
7	Total / Avg.	455	3,186	\$1,493	3.28	\$10,448	\$1,764	3.88	\$12,350

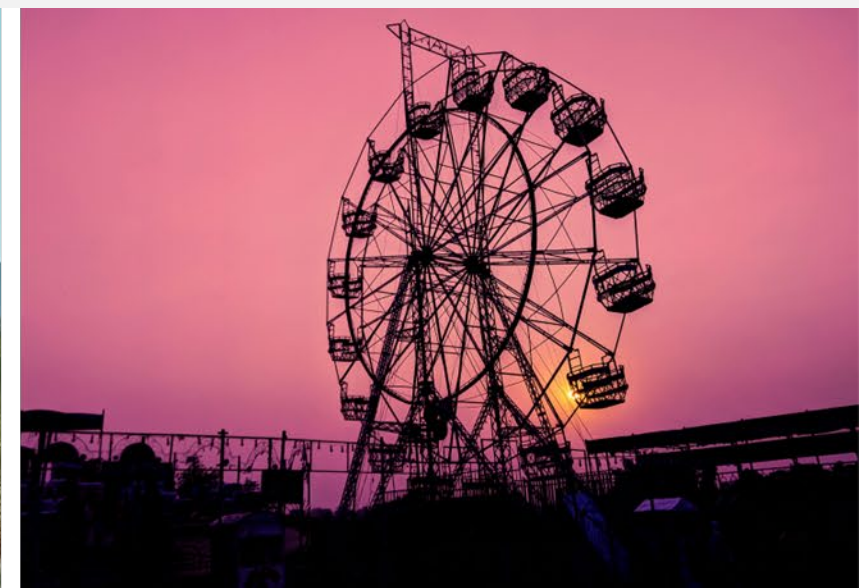
Price	\$1,525,000
Units	7
Price / Unit	\$217,857
Est. Rentable SF	±3,186
Price / SF	\$479
Current CAP	4.85%
Pro Forma CAP	5.91%
Current GIM	12.16
Pro Forma GIM	10.29
Year Built	1952
Est. Lot Size	±0.43 AC
County	Riverside
Zoning	Planned Unit Development-Commercial (PUDC)
APN / Parcel	684-240-004

Rent Roll

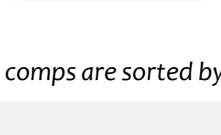
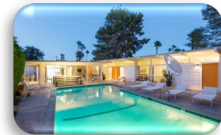
Unit	Unit Type	Rent	Market Rent	Deposit	Lease Start
1	1 Bed 1 Bath	\$1,612	\$1,800	\$500	7/2/2021
2	Studio	\$1,475	\$1,650	\$1,475	11/1/2022
3	Studio	\$1,500	\$1,650	\$1,500	8/10/2023
4	Studio	\$1,294	\$1,650	\$500	7/2/2021
5	Studio	\$1,373	\$1,650	\$1,000	7/2/2021
6	1 Bed 1 Bath	\$1,468	\$1,800	\$300	7/2/2021
7	2 Bed 1 Bath	\$1,725	\$2,150	\$1,725	3/14/2023



Lifestyle



Sales Comps



	Property Address	Units	Built	Building Size	Price	Price / Unit	Price / SF	CAP Rate	Sale Date
	71641 Indian Trail Rancho Mirage, CA	7	1952	±3,186 SF	\$1,525,000	\$217,857	\$479	4.85%	TBD
1)	71735 San Jacinto Dr. Rancho Mirage, CA	8	1974	±3,600 SF	\$1,950,000	\$243,750	\$542	-	6/28/2023
2)	2980 E Ranchero Dr. Palm Springs, CA	8	1960	±9,000 SF	\$2,925,000	\$365,625	\$325	5.00%	11/4/2022
3)	1932 E Calle Lileta Palm Springs, CA	9	1959	±4,237 SF	\$2,100,000	\$233,333	\$496	3.70%	9/30/2022
4)	74534 Driftwood Dr. Palm Desert, CA	6	1965	±6,614 SF	\$2,045,000	\$340,833	\$309	-	4/19/2022
5)	1821 E Amado Rd. Palm Springs, CA	5	1965	±3,303 SF	\$1,650,000	\$330,000	\$500	-	4/30/2021
6)	73525 Shadow Mountain Dr. Palm Desert, CA	9	1984	±9,000 SF	\$2,200,000	\$244,444	\$244	4.30%	4/12/2021
					Averages:	\$292,998	\$403	4.33%	

All sale comps are sorted by sale date.

Sales Comps Map



**71641 Indian Trail
Rancho Mirage, CA**

1) 71735 San Jacinto Dr.
Rancho Mirage, CA



2) 2980 E Ranchero Dr.
Palm Springs, CA



3) 1932 E Calle Lileta
Palm Springs, CA



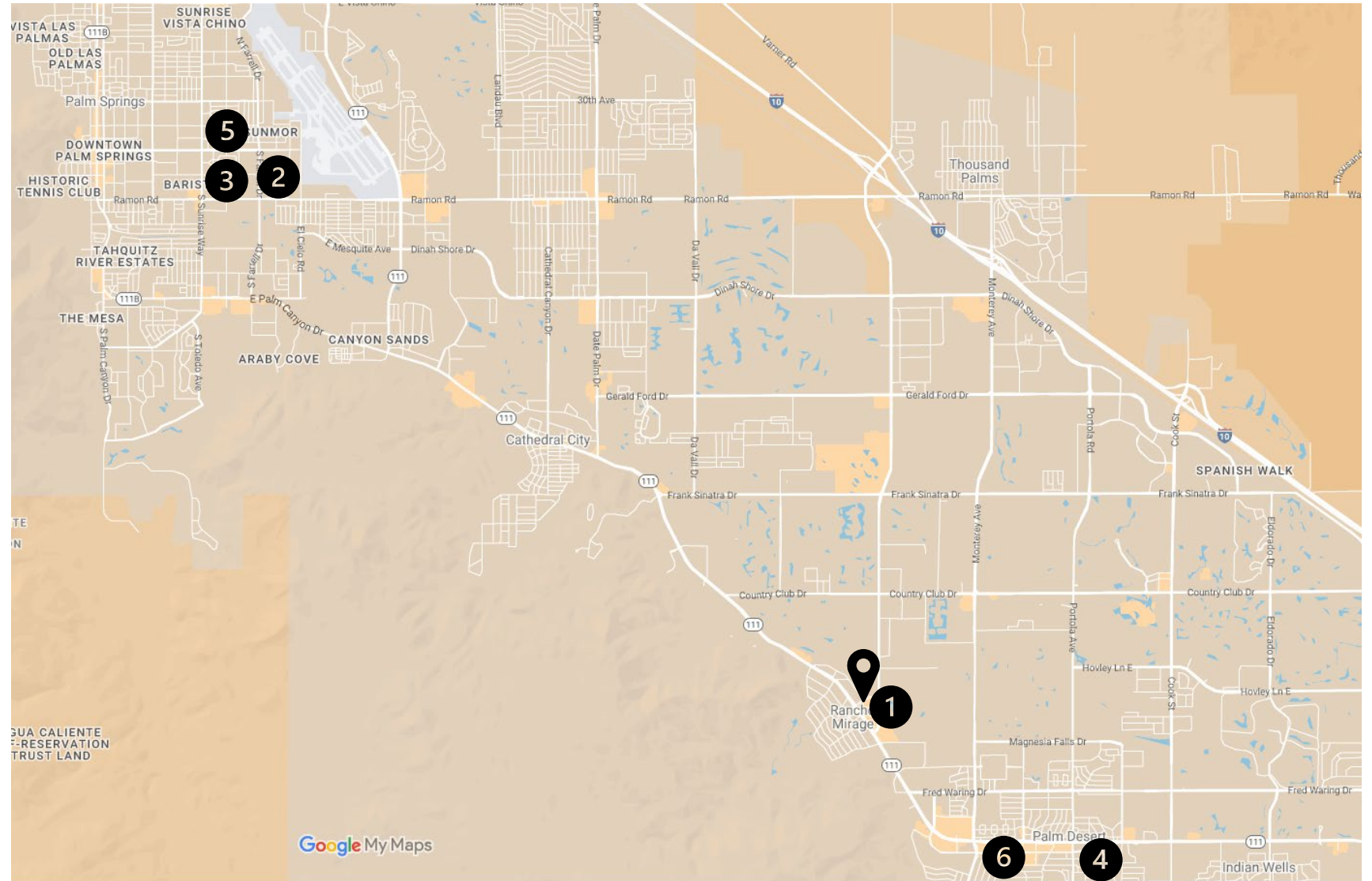
4) 74534 Driftwood Dr.
Palm Desert, CA



5) 1821 E Amado Rd.
Palm Springs, CA



6) 73525 Shadow Mountain
Dr.
Palm Desert, CA



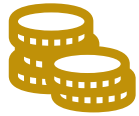


71641 Indian Trail

Demographics



\$825,738
Median Home Value



\$138,993
Median Household Income



16,804
Total Population



44%
Bachelor's Degree or Higher



14,792
Housing Units

All information provided by the City of Rancho Mirage government webpage.



Property lines are approximate.



Starbucks THE RIVER DAVE & BUSTER'S
 FIVE GUYS BURGERS and FRIES IN-N-OUT BURGER
 Yard House P.F. CHANG'S The Cheesecake Factory

SENSEI
PORCUPINE CREEK

OMNI
HOTELS & RESORTS

TESLA
SUPERCHARGER

Hilton
HOTELS & RESORTS

JAGUAR LAND-ROVER
 FERRARI LAMBORGHINI
 BENTLEY
 PORSCHE AUDI

Owned by City of Rancho Mirage

San Jacinto Dr

State Route 111

Indian Trail

Listing Team

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