



# 7239 CHEROKEE TRAIL YUCCA VALLEY

PRESENTED BY  
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**Countrywide Group, Inc.**   
140 E Commonwealth Ave., Ste 104  
Fullerton, CA 92832



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## INVESTMENT SUMMARY

### OFFERING

Very well maintained 20 unit building, 10 up and 10 down, all 1 bedroom 1 bath. Great location within walking distance to downtown. Lots of upgrades in the last few years to include a new roof, plumbing, toilets, vanity's, and fixtures, plus all new water heaters. Spacious units averaging 606 sq. ft. each, only one of the units is vacant at this time.

### PROPERTY SPECIFICATIONS

Rentable Area:	Approx. 12,126
Year Built:	1965
Land Area:	Approx. 21,141 Sq. Ft.
Property Address:	7239 Cherokee Trail, Yucca Valley, CA 92284
Parcel Number:	0594-081-35-0000
Ownership:	Fee Simple (Land & Building)

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# \$2,850,000



## PROPERTY DETAILS

Name:	Cherokee Trail
Address:	7239 Cherokee Trail Yucca Valley, CA 92284
Number of Units:	20
Year Built:	1965
Stories:	2 (10 units up) (10 units down)
Occupancy:	100%
Parking:	20 carport spaces

# 7239 CHEROKEE TRAIL

## YUCCA VALLEY

UNITS	# OF UNITS	# OF BEDS	# OF BATHS	TOTAL RENT	MARKET RENT
1	1	1	1	\$903	\$1350
2	1	1	1	\$723	\$1350
3	1	1	1	\$1300	\$1350
4	1	1	1	\$1300	\$1350
5	1	1	1	\$995	\$1350
6	1	1	1	\$832	\$1350
7	1	1	1	\$1250	\$1350
8	1	1	1	\$723	\$1350
9	1	1	1	\$789	\$1350
10	1	1	1	\$1050	\$1350
11	1	1	1	\$1300	\$1350
12	1	1	1	\$1068	\$1350
13	1	1	1	\$975	\$1350
14	1	1	1	\$1099	\$1350
15	1	1	1	\$953	\$1350
16	1	1	1	\$1300	\$1350
17	1	1	1	\$1300	\$1350
18	1	1	1	\$1100	\$1350
19	1	1	1	\$1100	\$1350
20	1	1	1	\$964	\$1350
				21024	\$27000

Gross Scheduled Income:	\$217747
Operating Expense:	\$ 48954
Net Operating Income:	\$168793
Gross Multiplier:	13
Cap Rate:	5.9%
EXPENSE BREAKDOWN	
New Taxes:	\$ 21954
Insurance:	\$ 7548
Pro Management:	\$ 6532
Utilities:	\$ 6648
Repairs:	\$ 4340
Maintenance:	\$ 1932