



7239 Cherokee Trail, Yucca Valley, CA 92284

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.

Gross Income:	\$ 252288
Operating Expense:	\$ 48954
Net Operating Income:	\$ 203334
Gross Multiplier:	11
Cap Rate:	7%
Proforma Cap Rate:	9.48%
Property Taxes:	\$ 21954
Insurance:	\$ 7548
Pro Management:	\$ 6532
Utilities:	\$ 6648
Repairs:	\$ 4340
Maintenance:	\$ 1932

PRESENTED BY
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\$2,900,000

INVESTMENT SUMMARY

Name: Cherokee Trail
Rentable Area: 12,126 Sq. Ft.
Year Built: 1965
Land Area: 21,141 Sq. Ft.
Parcel Number: 0594-081-35-0000
Ownership: Fee Simple (Land & Building)
Number of Units: 20
Stories: 2
Occupancy: 100%
Parking: 20 Carport spaces

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