

### Cross Property Customer 1 Line

|   | Listing ID                  | S | St# St Name                        | City | Area | SLC | Units | GSI | Cap | L/C Price                                                                                       | \$/Sqft  | Sqft | YrBuilt  | LSqft/Ac   | PrvPool | Grg Spcs | Date     | DOM/CDOM              |
|---|-----------------------------|---|------------------------------------|------|------|-----|-------|-----|-----|-------------------------------------------------------------------------------------------------|----------|------|----------|------------|---------|----------|----------|-----------------------|
| 1 | <a href="#">219070509DA</a> | S | 2550 E <a href="#">Via Escuela</a> | PSPR | 331  | STD | 2     |     |     | \$1,000,000  |          |      | 2013/ASR |            | N       | 2        | 01/14/22 | <a href="#">56/56</a> |
| 2 | <a href="#">21795806</a>    | S | 13865 <a href="#">JULIAN DR</a>    | DHS  | 340  | STD | 2     |     |     | \$400,000    | \$198.41 | 2016 | 1986     | 7,405/0.17 | N       | 2        | 01/11/22 | <a href="#">37/37</a> |

**Closed** •

List / Sold:

**\$1,100,000/\$1,000,000** ↓

56 days on the market

Listing ID: 219070509DA

**2550 E Via Escuela • Palm Springs 92262**

**2 units • \$550,000/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 2013**

**Vista Chino East to Farrell turn Left to Via Escuela turn Right, property on left, on corner of Via Escuela & Farrell.**



Welcome to Palm Springs and your own private oasis!! This property is located in Desert Park Estates, you own the Land and no HOA. This property boasts a Main house and detached Casita with 9' ceilings, pool & spa, all on a 20,000+ square foot lot. The Modern architectural design creates the Palm Springs experience. The Main house consists of 3 spacious bedrooms, 2 full bathrooms, 1 1/2 bathroom, indoor laundry area, kitchen, dining room & living room all open floorplan, including 2 single car garages. The kitchen boasts plenty of cabinets for storage, stove, dishwasher and laminate flooring which is consistent through out the property. The detached Casita consists of 2 bedrooms, 1 full bathroom, 1 1/2 bathroom with indoor laundry area, kitchen, stove, dishwasher and dining room & living room all open floorplan. Both Main House & Casita have built out patios and outdoor tiled showers. This property has PAID Solar, Tesla 4203.5 kWh 2021, gorgeous heated pool & spa with amazing mountain views. Just minutes from Downtown Palm Springs and our award winning restaurants and shopping.

### Facts & Features

- Sold On 01/14/2022
- Original List Price of \$1,100,000
- 2 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: Guest/Maid's Quarters
- Floor: Laminate
- Appliances: Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Water Heater

### Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Yard, Corner Lot
- Security Features: Fire Sprinkler System

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$20
- Cable TV: 01964272
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management: 200
- Water/Sewer: \$20
- Other Expense:
- Other Expense Description:

### Unit Details

#### # Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale

- 331 - North End Palm Springs area
- Riverside County
- Parcel # 501371017

## Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

## Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

☐ Click arrow to display photos







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**Closed •**List / Sold: **\$399,000/\$400,000** ↑**13865 JULIAN Dr • Desert Hot Springs 92240****37 days on the market****2 units • \$199,500/unit • 2,016 sqft • 7,405 sqft lot • \$198.41/sqft •  
Built in 1986****Listing ID: 21795806****From Palm Drive turn East onto Two Bunch Palms Trail. Turn East (right) onto Julian Drive. Duplex is on the left side of the street.**

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A sound investment can be had with this total Four Bedroom / Four Bath, 2016 square foot Duplex in Desert Hot Springs. Built in 1986 as a Two Bedroom / Two Bath plan for each residence, the East facing entry allows for West Valley views from the rear yard, a plus for Tenants. It also keeps the Garage areas cooler year round with no direct afternoon sun. The over 1000 square feet Unit interior spaces are tile and laminate flooring, full sized Kitchens and have a Bath designated for each Bedroom, which widens the appeal for Tenants usage. Outdoor maintenance is low with minimal scaping, and there is a One Car Garage for each with ample extra parking in front on property. While the neighborhood is mostly built out, the Parcel to the North is vacant, which means that a new construction ultimately will have an ability add to the direct valuations for the neighboring homes, including your investment property. The Desert Springs Estates neighborhood where your investment is within is centrally located to all that Desert Hot Springs has to offer, with the Post Office, shopping, and schools located just a short distance away, but the immediate area is full residential. The City of Desert Hot Springs is experiencing considerable well managed growth and the localized job market, including the Coachillin Zone, being here has the potential of bringing in a reliable tenant population base to choose from that will help you keep a consistent tenancy over the years of your investment. New businesses are building their storefronts and restaurant locations nearby, which is another appeal for your Tenants. This is also located near Public Transportation that allows them to access the full Coachella Valley and beyond for their needs. The numbers are easy to crunch to come up with showing you this is a sound investment property to add to your inventory today.

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### Facts & Features

- Sold On 01/11/2022
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$16450 Net Operating Income

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### Interior

- Rooms: Master Bathroom, Living Room
- Floor: Tile, Laminate
- Appliances: Dishwasher, Disposal, Microwave, Range

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### Exterior

- Lot Features: Back Yard, Corners Marked, Flag Lot, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

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### Annual Expenses

- Total Operating Expense: \$5,000
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV:
  - Gardener:
  - Licenses:
  - Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:
-

Unit Details

|                                                                                                                                                                                      | UNITS | BEDS | BATHS | GARAGE | FURNISHED?                                                                                                                                  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|-------|--------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-----------|
| 1:                                                                                                                                                                                   | 2     | 2    | 2     |        | Unfurnished                                                                                                                                 | \$900       | \$1,795    | \$1,800   |
| 2:                                                                                                                                                                                   |       |      |       |        |                                                                                                                                             |             |            |           |
| 3:                                                                                                                                                                                   |       |      |       |        |                                                                                                                                             |             |            |           |
| 4:                                                                                                                                                                                   |       |      |       |        |                                                                                                                                             |             |            |           |
| 5:                                                                                                                                                                                   |       |      |       |        |                                                                                                                                             |             |            |           |
| 6:                                                                                                                                                                                   |       |      |       |        |                                                                                                                                             |             |            |           |
| 7:                                                                                                                                                                                   |       |      |       |        |                                                                                                                                             |             |            |           |
| 8:                                                                                                                                                                                   |       |      |       |        |                                                                                                                                             |             |            |           |
| 9:                                                                                                                                                                                   |       |      |       |        |                                                                                                                                             |             |            |           |
| 10:                                                                                                                                                                                  |       |      |       |        |                                                                                                                                             |             |            |           |
| 11:                                                                                                                                                                                  |       |      |       |        |                                                                                                                                             |             |            |           |
| 12:                                                                                                                                                                                  |       |      |       |        |                                                                                                                                             |             |            |           |
| 13:                                                                                                                                                                                  |       |      |       |        |                                                                                                                                             |             |            |           |
| # Of Units With:                                                                                                                                                                     |       |      |       |        |                                                                                                                                             |             |            |           |
| <ul style="list-style-type: none"><li>• Separate Electric:</li><li>• Gas Meters:</li><li>• Water Meters:</li><li>• Carpet: 0</li><li>• Dishwasher: 2</li><li>• Disposal: 2</li></ul> |       |      |       |        | <ul style="list-style-type: none"><li>• Drapes: 0</li><li>• Patio:</li><li>• Ranges: 2</li><li>• Refrigerator:</li><li>• Wall AC:</li></ul> |             |            |           |

Additional Information

- Standard sale
- 340 - Desert Hot Springs area
  - Riverside County
  - Parcel # 641233014

Michael Lembeck

State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

Click arrow to display photos







**CUSTOMER FULL:** Residential Income **LISTING ID:** 21795806

Printed: 01/16/2022 11:20:18 AM

**Search Criteria**

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 01/09/2022 to 01/15/2022

County Or Parish is 'Riverside'

Number Of Units Total is 2+

Selected 2 of 2 results.