

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	219078829DA	S	555 S Thornhill RD	PSPR	334	STD	8	\$145,212		\$3,000,000			1968/ASR	14,375/0.33	Y	1	07/28/22	72/72

Closed •

List / Sold:

\$2,995,000/\$3,000,000 ↓

72 days on the market

555 S Thornhill Rd • Palm Springs 92264

**8 units • \$374,375/unit • sqft • 14,375 sqft lot • No \$/Sqft data •
Built in 1968**

Listing ID: 219078829DA

From Ramon Rd, turn south on Thornhill Rd; the property is a half block down on your right or west side of the street.



Thornhill Villas, a boutique apartment building which has been beautifully transformed! Originally built for Louise Lavelle of Louise's Pantry fame, this exceptional offering now boasts 8 unique villa homes where no stone was left unturned. An over \$500k original remodel in 2014/2015 netted 2 new units from the original 6. All new kitchens, baths, a/c & heat equipment, new electric metering and master panels, all new dual glazed windows, new facade and added parking. Many additional projects over the years and exceptionally maintained. Long term happy tenants enjoy a solar heated sparkling pool with units boasting substantial private tiled patios/ yard space & individual washers & dryers. A secure electronic entry opens to a beautiful courtyard with tropical landscapes and direct West mountain views. There is nothing like this on the market & the new owner will have flexibility to retain the existing tenants or consider a combination of seasonal rentals or partial owner occupancy. Areas for managers apartment or office. Compare this to single family homes in the Warm Sands neighborhood selling upwards of \$2.5 million with half the square footage! Seller may consider financing up to 50% of the asking price.

Facts & Features

- Sold On 07/28/2022
- Original List Price of \$3,250,000
- 1 Buildings
- Levels: One
- 9 Total parking spaces
- 0 Total carport spaces
- Cooling: Dual, Electric, Gas, Heat Pump
- Heating: Electric, Heat Pump
- \$145212 Gross Scheduled Income
- \$91298 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Vented Exhaust Fan, Gas Range, Microwave, Refrigerator, Gas Water Heater, Water Heater
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Landscaped, Level, Rectangular Lot, Paved
- Security Features: Card/Code Access

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,680
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,550
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,584
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher: 7
- Disposal:
- Drapes:
- Patio: 8
- Ranges: 7
- Refrigerator: 8
- Wall AC:

Additional Information

- Standard sale
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508220003

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

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