



..... OFFERING MEMORANDUM

SAHARA ROAD APARTMENTS

2200 E Sahara Rd, Palm Springs, CA 92262

Marcus & Millichap

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MARKET OVERVIEW

SECTION 1

INVESTMENT OVERVIEW

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Offering Summary

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SAHARA ROAD APARTMENTS

EXECUTIVE SUMMARY

Marcus & Millichap is pleased to present Sahara Road Apartments, a 10-unit multifamily investment opportunity located at 2200 E Sahara Road in the desirable Desert Park Estates neighborhood of Palm Springs, California. Situated on an expansive ±0.57-acre lot, the property offers investors the opportunity to acquire a stabilized, pride-of-ownership asset in one of the Coachella Valley's most established and desirable rental markets.

Sahara Road Apartments consists of (4) one-bedroom / one-bathroom units and (6) studio units and is 100% occupied. The community features desirable single-story construction, attractive open floor plans, and well-maintained interiors that have been updated throughout the years of ownership. This true pride-of-ownership asset offers investors a stabilized investment opportunity with strong occupancy and an attractive resident environment.

Residents enjoy a highly amenitized living environment featuring a swimming pool, gated dog park area, lush landscaped grounds, and an on-site laundry facility. Additionally, seven units feature private grass yards and three units feature private patios, further enhancing tenant appeal. The property is individually metered for electricity, while ownership currently pays water, sewer, trash, and gas. Additional operational features include two water heaters and a variety of electric cooling systems throughout the property, including central air conditioning, mini-split systems, and wall-mounted A/C units.

Ideally located near Downtown Palm Springs, Palm Springs International Airport, major retail corridors, restaurants, and entertainment destinations, Sahara Road Apartments presents investors with the opportunity to acquire a well-maintained multifamily asset offering strong in-place occupancy, desirable amenities, and long-term investment potential within a highly sought-after Palm Springs location.

SAHARA ROAD APARTMENTS

2200 E Sahara Rd, Palm Springs, CA 92262

INVESTMENT HIGHLIGHTS

- A 10-unit multifamily investment opportunity located in the desirable Desert Park Estates neighborhood of Palm Springs
- Situated on an expansive ±0.57-acre lot (approximately 24,800 square feet).
- Desirable unit mix consisting of (4) one-bedroom / one-bathroom units and (6) studio units. Seven units feature private grass yards and three units feature private patios.
- 100% occupied pride-of-ownership asset offering a stabilized investment opportunity.
- Single-story community featuring attractive open floor plans and well-maintained interiors with updates completed throughout ownership.
- Resort-style amenities include a swimming pool, gated dog park area, lush landscaped grounds, and an on-site laundry room.
- Individually metered for electricity; ownership currently pays water, sewer, trash, and gas; property is served by two water heaters.
- Conveniently located near Downtown Palm Springs, Palm Springs International Airport, shopping, dining, and entertainment amenities.

OFFERING SUMMARY

2200 E SAHARA RD

\$

Listing Price
\$1,750,000

▲

Cap Rate
5.62%

🏠

of Units
10

FINANCIAL

Listing Price	\$1,750,000
Net Operating Income	\$98,413
Price/SF	\$309.73
Rent/SF (Monthly)	\$2.58
Price/Unit	\$175,000

PROPERTY DETAILS

Building Square Footage	5,650 SF
Lot Size	0.56 Acres (24,393 SF)
Year Built	1956
APN #	501-352-003
# of Buildings	3
Zoning	R1C
Occupancy	100%
Stories	1
Parking	10 Spaces



SECTION 2



PROPERTY INFORMATION

Regional Map
Aerial Map
Property Gallery
Property Gallery
Property Gallery
Property Galley
4 pic layout

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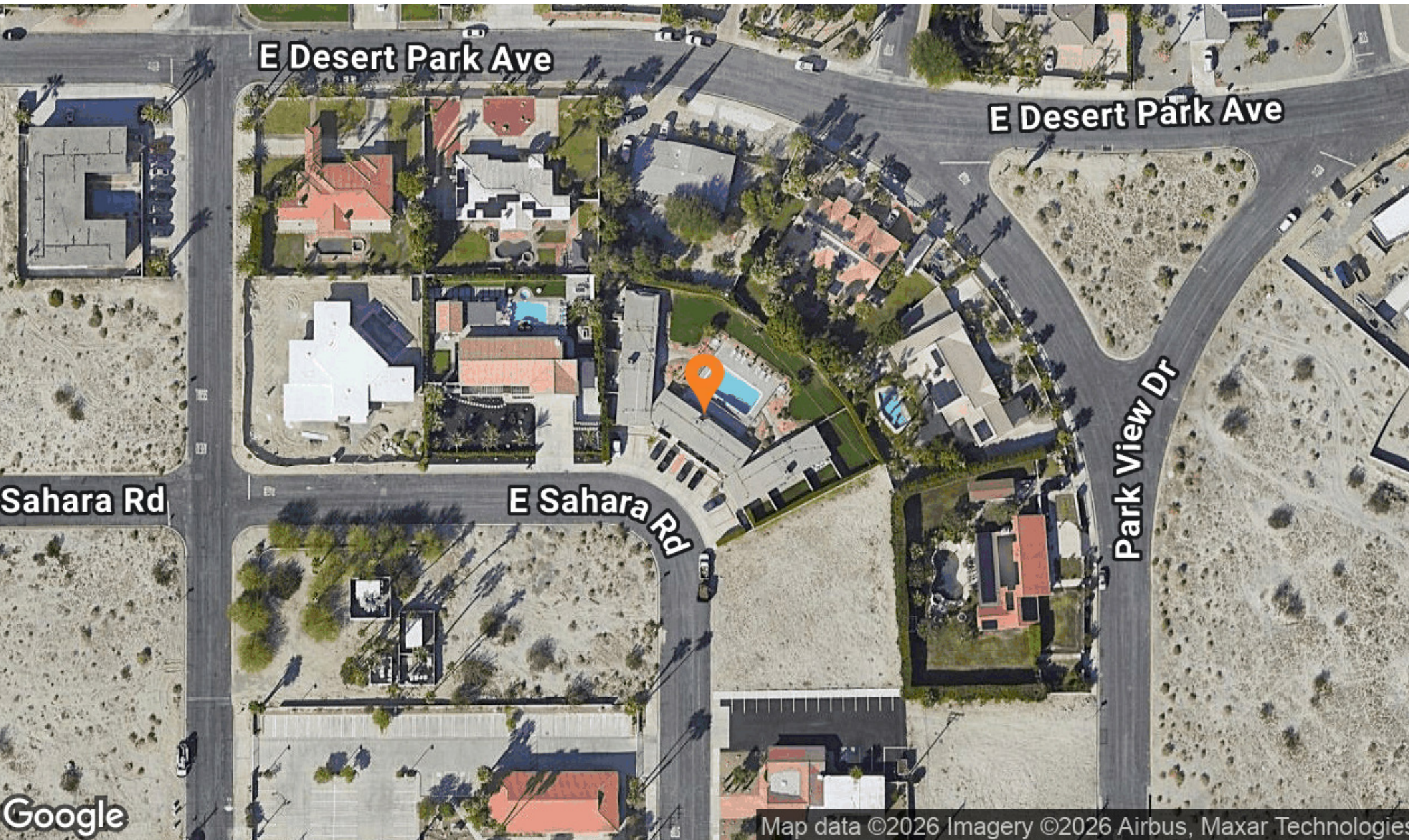
SAHARA ROAD APARTMENTS

REGIONAL MAP



2200 E SAHARA RD

AERIAL MAP





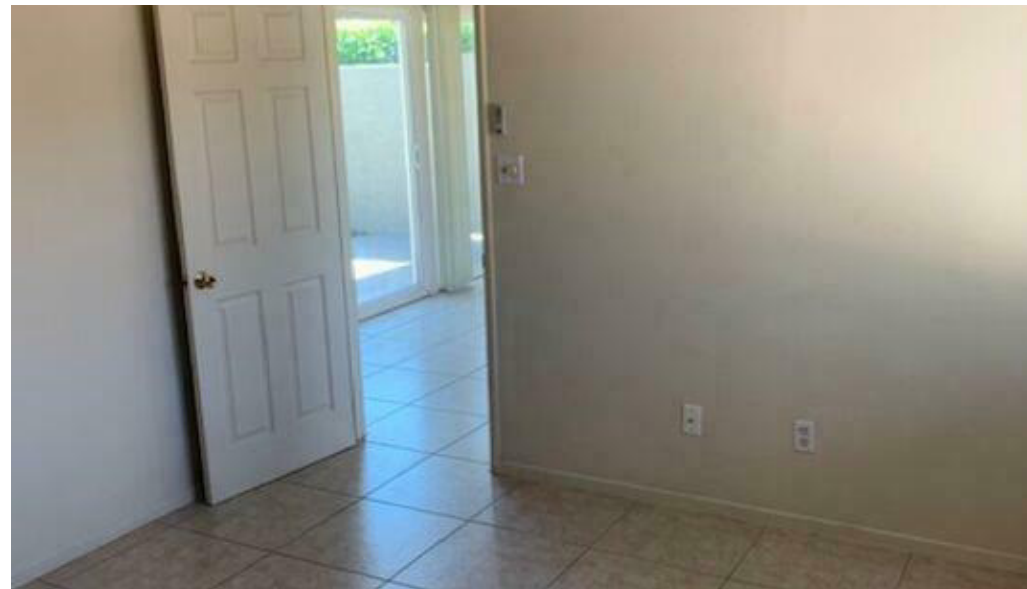


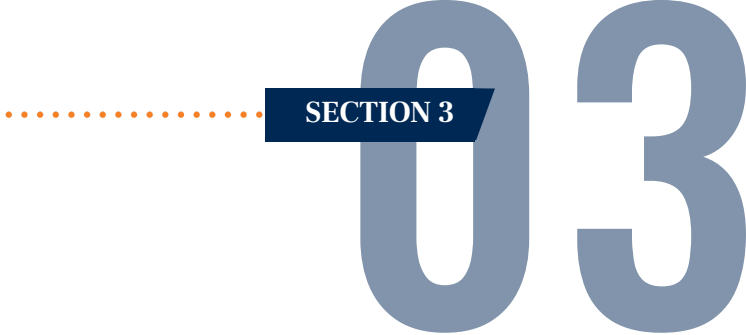




2200 E SAHARA RD

INTERIOR PHOTOS





SECTION 3



FINANCIAL ANALYSIS

Financial Details

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2200 E SAHARA RD

FINANCIAL DETAILS

As of June,2026

UNIT	UNIT TYPE	Square Feet	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
1	Studio	500	\$1,260	\$2.52	\$1,395	\$2.79
2	1BD/1BA	700	\$1,500	\$2.14	\$1,595	\$2.28
3	Studio	500	\$898	\$1.80	\$1,395	\$2.79
4	Studio	500	\$1,180	\$2.36	\$1,395	\$2.79
5	1BD/1BA	700	\$1,500	\$2.14	\$1,595	\$2.28
6	1BD/1BA	700	\$1,450	\$2.07	\$1,595	\$2.28
7	Studio	500	\$1,290	\$2.58	\$1,395	\$2.79
8	1BD/1BA	700	\$1,375	\$1.96	\$1,395	\$1.99
9	Studio	700	\$1,104	\$1.58	\$1,395	\$1.99
10	Studio	500	\$1,260	\$2.52	\$1,395	\$2.79
Total		Square Feet: 5,650	\$12,817	\$2.27	\$14,550	\$2.58

2200 E SAHARA RD

FINANCIAL DETAILS

INCOME	Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	174,600		174,600		17,460	30.90
Loss / Gain to Lease	(20,797)	11.9%	0		0	0.00
Gross Scheduled Rent	153,803		174,600		17,460	30.90
Physical Vacancy	(4,614)	3.0%	(5,238)	3.0%	(524)	(0.93)
TOTAL VACANCY	(\$4,614)	3.0%	(\$5,238)	3.0%	(\$524)	(\$1)
Effective Rental Income	149,188		169,362		16,936	29.98
Other Income						
All Other Income	1,500		1,500		150	0.27
TOTAL OTHER INCOME	\$1,500		\$1,500		\$150	\$0.27
EFFECTIVE GROSS INCOME	\$150,688		\$170,862		\$17,086	\$30.24
EXPENSES	Current		Year 1	NOTES	PER UNIT	PER SF
Real Estate Taxes	20,304		20,304		2,030	3.59
Insurance	2,431		9,000		900	1.59
Utilities - Electrical	2,400		2,400		240	0.42
Utilities - Water	3,900		3,900		390	0.69
Utilities - Gas	2,400		2,400		240	0.42
Trash Removal	3,360		3,360		336	0.59
Repairs & Maintenance (Estimate)	5,000		5,000		500	0.88
Gardening	7,200		7,200		720	1.27
Pool	4,200		4,200		420	0.74
Exterminator	1,080		1,080		108	0.19
TOTAL EXPENSES	\$52,275		\$58,844		\$5,884	\$10.41
EXPENSES AS % OF EGI	34.7%		34.4%			
NET OPERATING INCOME	\$98,413		\$112,018		\$11,202	\$19.83

Notes and assumptions to the above analysis are on the following page.

2200 E SAHARA RD

FINANCIAL DETAILS

SUMMARY		
Price	\$1,750,000	
Down Payment	\$700,000	40%
Number of Units	10	
Price Per Unit	\$175,000	
Price Per SqFt	\$309.73	
Gross SqFt	5,650	
Lot Size	0.56 Acres	
Approx. Year Built	1956	

RETURNS	Current	Year 1
CAP Rate	5.62%	6.40%
GRM	11.38	10.02
Cash-on-Cash	2.98%	4.92%
Debt Coverage Ratio	1.27	1.44

FINANCING	1st Loan
Loan Amount	\$1,050,000
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2036

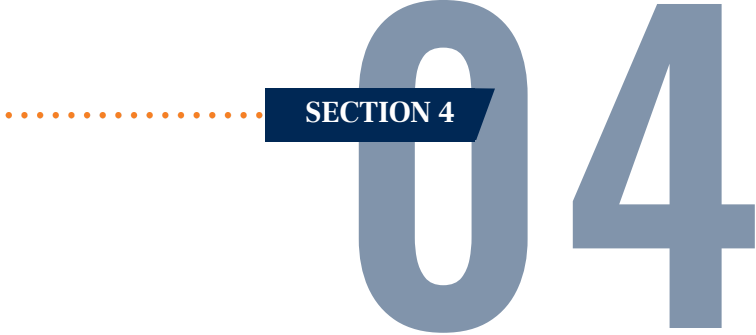
Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative for more information.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
4	1BD/1BA	700	\$1,456	\$1,545
6	Studio	533	\$1,165	\$1,395

OPERATING DATA

INCOME		Current		Year 1
Gross Scheduled Rent		\$153,803		\$174,600
Less: Vacancy/Deductions	3.0%	\$4,614	3.0%	\$5,238
Total Effective Rental Income		\$149,188		\$169,362
Other Income		\$1,500		\$1,500
Effective Gross Income		\$150,688		\$170,862
Less: Expenses	34.7%	\$52,275	34.4%	\$58,844
Net Operating Income		\$98,413		\$112,018
Cash Flow		\$98,413		\$112,018
Debt Service		\$77,580		\$77,580
Net Cash Flow After Debt Service	2.98%	\$20,833	4.92%	\$34,438
Principal Reduction		\$12,304		\$13,095
TOTAL RETURN	4.73%	\$33,137	6.79%	\$47,533

EXPENSES	Current	Year 1
Real Estate Taxes	\$20,304	\$20,304
Insurance	\$2,431	\$9,000
Utilities - Electrical	\$2,400	\$2,400
Utilities - Water	\$3,900	\$3,900
Utilities - Gas	\$2,400	\$2,400
Trash Removal	\$3,360	\$3,360
Repairs & Maintenance (Estimate)	\$5,000	\$5,000
Gardening	\$7,200	\$7,200
Pool	\$4,200	\$4,200
Exterminator	\$1,080	\$1,080
TOTAL EXPENSES	\$52,275	\$58,844
Expenses/Unit	\$5,228	\$5,884
Expenses/SF	\$9.25	\$10.41



SECTION 4

MARKET OVERVIEW



Market Overview
Demographics

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2200 E SAHARA RD

MARKET OVERVIEW

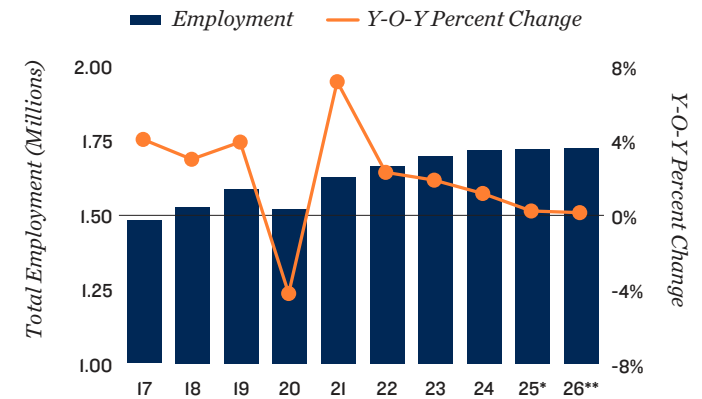
RIVERSIDE-SAN BERNARDINO

Apartment Vacancy Declines for Second Year Even Amid Trade Challenges to Staple Industries

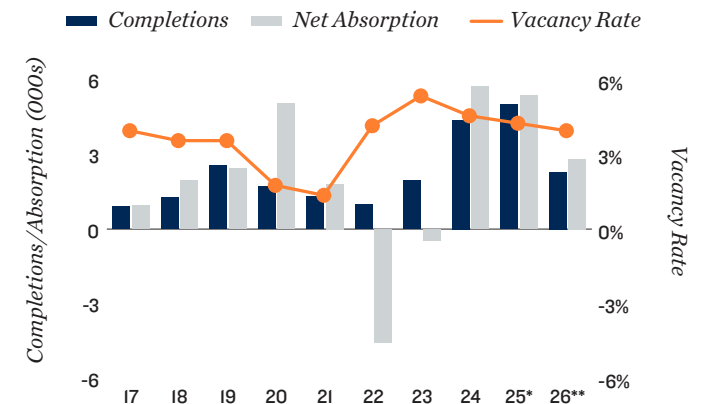
Job market supporting hiring outside logistics sector. The Inland Empire's largest submarkets entered 2026 with varying vacancy trends. In the Palm Springs-Coachella Valley, home to the metro's largest rental stock, vacancy rose above 6 percent last year. An annual decline of roughly 60 percent in deliveries will relieve some pressure, but near-term demand forces are mixed. Resilient tourism spending should help hiring in a key local industry. However, national logistics challenges weigh on regional employers. Even so, the opening of the Desert Hot Springs Amazon Warehouse should boost local Class C rental demand. In Riverside proper, vacancy temporarily rose 50 basis points last year due to a spike in deliveries. However, marginal completions are projected there this year. Similarly, the city of San Bernardino continues to record limited inventory growth, with vacancy likely to hold in the 4 percent range this year.

Private investors active throughout the Inland Empire. Deal flow in 2025 rose the most in Victorville and outlying San Bernardino County, where almost all trades were priced under \$10 million. Buyers targeted Class B/C rentals, typically those with fewer than 50 units. The potential for near-term vacancy reductions in these areas could spur additional activity in 2026. Meanwhile, in Riverside County, 100-plus-unit complexes near state Routes 91 and 60 supported local deal flow. Buildings with 20 or fewer units, priced between \$1 million and \$4 million, were also acquired in Riverside proper. The mid- and low-tier vacancy metrics in this area fell below 3 percent at times last year, warranting interest in 2026. In San Bernardino County, trades involving garden-style Class C properties have comprised the bulk of sales lately. Fontana-Rialto has been an epicenter for these transactions. The submarket posted sub-4 percent segment vacancy in late 2025, a dynamic that may heighten competition among buyers for local listings.

Employment Trends



Supply and Demand



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

2200 E SAHARA RD

MARKET OVERVIEW

2026 MARKET FORECAST

+1.4%



Employment: The metro gains 2,500 jobs in 2026, the smallest annual increase since 2020. As a year-over-year growth rate, this is near the median of major West Coast metros, tied with Los Angeles.

17,000
units



Construction: Following two straight years of 2 percent-plus inventory growth, multifamily stock expands by just 1.1 percent in 2026 — matching the metro's prior 10-year average.

-10 bps



Vacancy: The Inland Empire is projected to record one of the steepest year-over-year vacancy declines among primary U.S. metros, bringing vacancy to 4.0 percent by December.

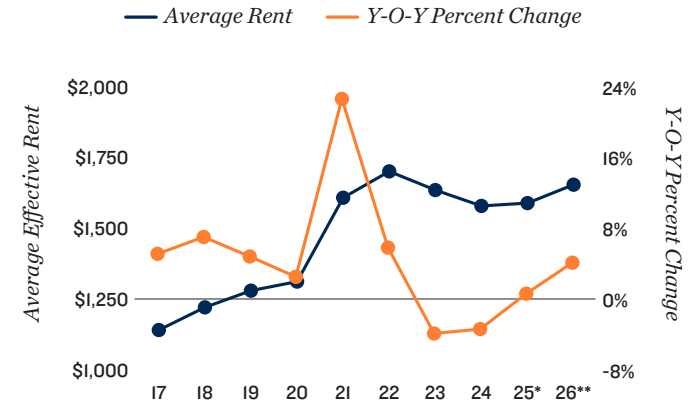
+2.1%



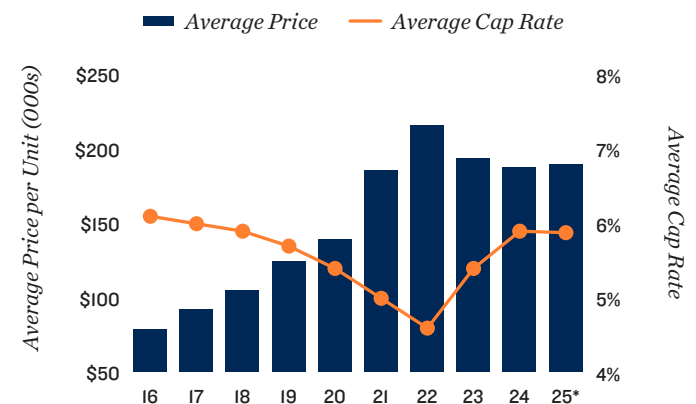
Rent: The market's average effective rent rises to \$2,350 per month. Though it is slowing year-over-year, this growth rate will be the fastest among the four major Southern California markets.

INVESTMENT: *Western portions of San Bernardino County, including Ontario, present opportunities to acquire rentals near low-vacancy office buildings. A reduced local delivery slate should fuel competition for listings.*

Rent Trends



Sales Trends



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

2200 E SAHARA RD

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	7,436	46,021	92,739
2025 Estimate			
Total Population	7,341	45,045	91,025
2020 Census			
Total Population	7,100	42,677	87,357
2010 Census			
Total Population	7,768	43,180	86,974
Daytime Population			
2025 Estimate	9,432	52,491	83,578
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	3,836	21,810	40,238
2025 Estimate			
Total Households	3,786	21,366	39,499
Average (Mean) Household Size	2.0	2.2	2.5
2020 Census			
Total Households	3,691	20,514	38,087
2010 Census			
Total Households	3,634	19,268	35,537
Growth 2025-2030	1.3%	2.1%	1.9%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	5,166	29,676	55,123
2025 Estimate	5,099	29,112	54,169
Owner Occupied	2,712	12,777	24,546
Renter Occupied	1,043	8,510	14,990
Vacant	1,313	7,745	14,670
Persons in Units			
2025 Estimate Total Occupied Units	3,786	21,366	39,499
1 Person Units	41.5%	40.6%	37.1%
2 Person Units	39.8%	36.3%	34.5%
3 Person Units	8.1%	9.3%	10.0%
4 Person Units	5.5%	7.0%	8.7%
5 Person Units	3.2%	4.1%	5.4%
6+ Person Units	1.8%	2.7%	4.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	16.0%	13.6%	11.8%
\$150,000-\$199,999	7.9%	8.1%	8.3%
\$100,000-\$149,999	18.9%	17.7%	17.1%
\$75,000-\$99,999	11.5%	11.4%	12.3%
\$50,000-\$74,999	16.8%	14.3%	14.5%
\$35,000-\$49,999	8.6%	9.8%	10.3%
\$25,000-\$34,999	4.9%	7.7%	7.8%
\$15,000-\$24,999	6.0%	8.0%	8.1%
Under \$15,000	9.4%	9.4%	9.8%
Average Household Income	\$112,353	\$103,162	\$97,135
Median Household Income	\$83,312	\$77,700	\$76,028
Per Capita Income	\$57,839	\$49,699	\$43,643
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	7,341	45,045	91,025
Under 20	12.0%	15.4%	18.1%
20 to 34 Years	10.8%	14.8%	15.8%
35 to 39 Years	4.3%	5.2%	5.5%
40 to 49 Years	10.6%	11.3%	11.6%
50 to 64 Years	28.7%	25.5%	23.5%
Age 65+	33.6%	27.9%	25.5%
Median Age	52.0	48.0	46.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	6,220	36,162	70,120
Elementary (0-8)	2.1%	4.0%	6.7%
Some High School (9-11)	4.6%	4.8%	6.3%
High School Graduate (12)	18.5%	20.7%	22.0%
Some College (13-15)	22.1%	22.4%	21.8%
Associate Degree Only	9.8%	8.6%	7.7%
Bachelor's Degree Only	24.2%	22.8%	20.8%
Graduate Degree	18.7%	16.8%	14.7%
Population by Gender			
2025 Estimate Total Population	7,341	45,045	91,025
Male Population	60.3%	58.1%	56.2%
Female Population	39.7%	41.9%	43.8%

2200 E SAHARA RD

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 91,025. The population has changed by 4.66 percent since 2010. It is estimated that the population in your area will be 92,739 five years from now, which represents a change of 1.9 percent from the current year. The current population is 56.2 percent male and 43.8 percent female. The median age of the population in your area is 47.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,159 people per square mile.



HOUSEHOLDS

There are currently 39,499 households in your selected geography. The number of households has changed by 11.15 percent since 2010. It is estimated that the number of households in your area will be 40,238 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$76,028, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 73.17 percent since 2010. It is estimated that the median household income in your area will be \$91,121 five years from now, which represents a change of 19.9 percent from the current year.

The current year per capita income in your area is \$43,643, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$97,135, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 40,417 people in your selected area were employed. The 2010 Census revealed that 51.1 of employees are in white-collar occupations in this geography, and 19.2 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSING

The median housing value in your area was \$610,628 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 21,342.00 owner-occupied housing units and 14,195.00 renter-occupied housing units in your area.



EDUCATION

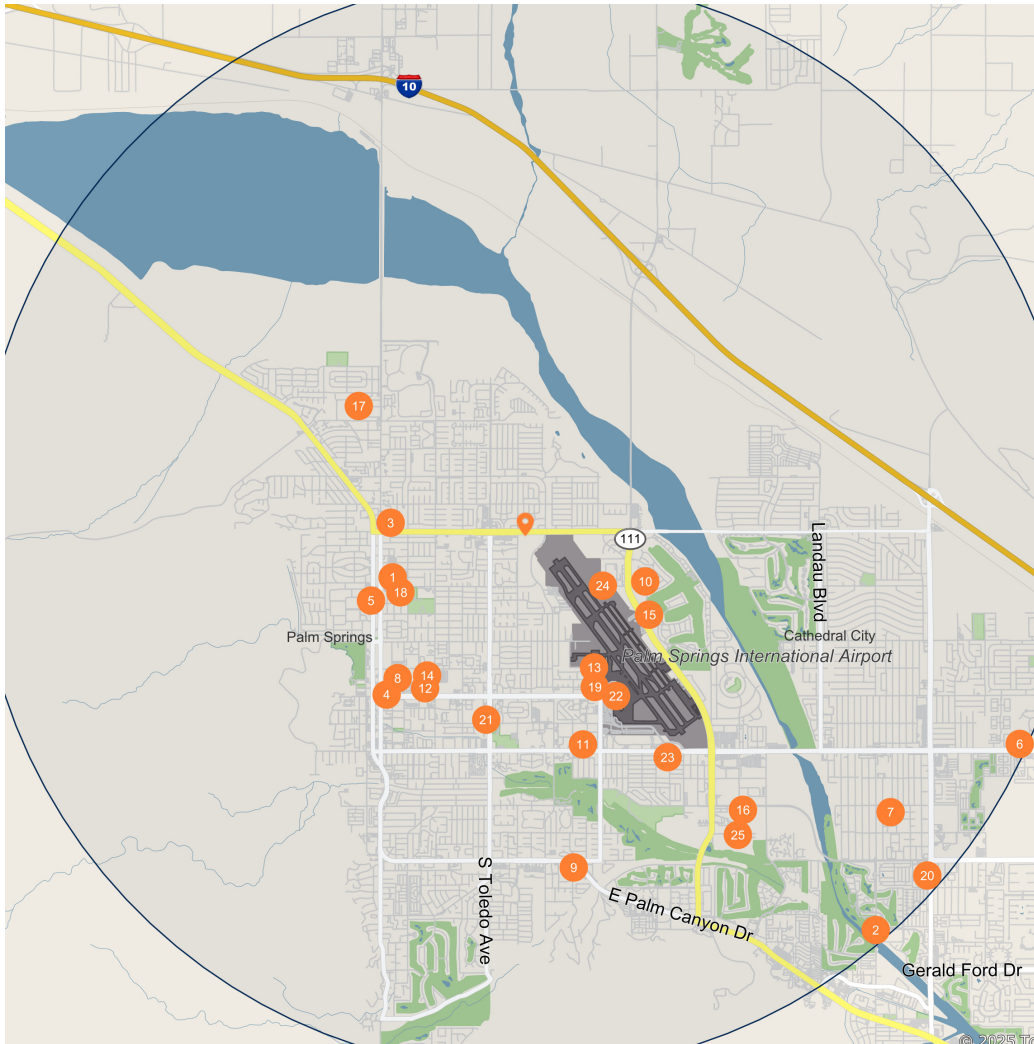
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 33.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.7 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 28.8 percent in the selected area compared with the 19.6 percent in the U.S.

2200 E SAHARA RD

DEMOGRAPHICS



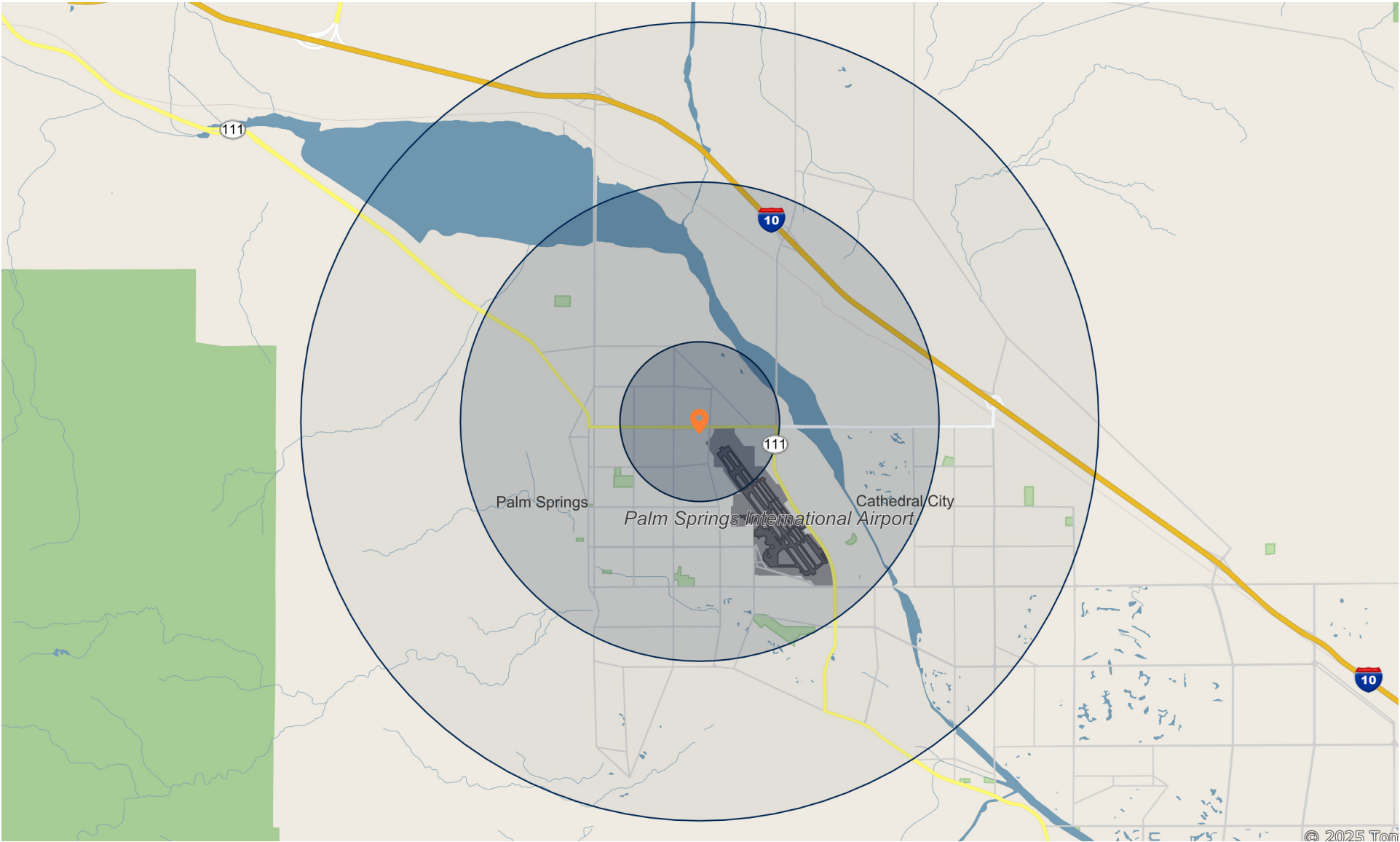
Major Employers

Employees

1	Desert Regional Med Ctr Inc-Tenet	1,200
2	Whv Resort Group Inc-Lawrence Welk Desert Oasis	954
3	R P S Resort Corp-	667
4	Spa Resort Casino-	609
5	Loandepotcom LLC-	582
6	California Dept Dvlpmntal Svcs-Canyon Springs	499
7	California Dept Dvlpmntal Svcs-CA Department Development Svc	399
8	Spa Resort Casino-	391
9	Matches Inc-	359
10	Carefusion 207 Inc-	327
11	Ensign Palm I LLC-ENSIGN	291
12	Remington Hotel Corporation-Palm Springs Renaissance	252
13	Desert Medical Group Inc-Desert Oasis Healthcare	240
14	Savourys Inc-Savourys Good Earth Cuisine	208
15	Desert Sun Publishing Co-Desert Sun The	200
16	Agua Cinte Band Chilla Indians-	197
17	Kings Garden LLC-Kings Garden Royal Deliveries	180
18	Eisenhower Medical Center-	180
19	City of Palm Springs-	178
20	Dillon Companies LLC-Food 4 Less	177
21	Mariner Health Care Inc-Palm Springs Health Care Ctr	162
22	Alaska Airlines Inc-Alaska Airlines	161
23	Valley Animal Medical Center-	161
24	American Medical Response Inc-American Medical Response	160
25	Pssc Investment Gp LLC-Palm Springs Surf Club	152

2200 E SAHARA RD

DEMOGRAPHICS



..... 2200 E SAHARA RD

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