

Casa Monroe Apartments

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46745 Monroe St.
Indio, CA 92201

County:	Riverside
Property Type:	Multifamily Garden/Low-Rise
No. Units	226
Building Size:	217,995 SF
Occupancy:	80%
Price:	\$12,995,000
Price/Unit:	\$57,500
GRM:	6.15
Cap Rate:	6.25%
Year Built:	1986

Property Description

Casa Monroe Apartments, a 226 unit apartment community located in Indio, California. Since its construction in 1986, the property has been meticulously maintained; as such, Casa Monroe Apartments provides an attractive and rare offering for a Buyer: a pride-of-ownership community in a residential sub-market that has a paucity of such opportunities. Casa Monroe Apartments boldly stands out like a flourishing oasis in surrounding Indio, as it possesses lush and well-maintained landscaping. The property also possesses an attractive unit mix, consisting of 178 two bedroom and 48 one bedroom floor plans. Each of these units has central air conditioning and heating, a patio/balcony, and ceiling fans. The residents also have access to a desirable common amenity package, as the property boasts a swimming pool and spa, a private playground, a barbecue area, covered parking, and several on-site laundry facilities.

Location Description

The property also benefits from its highly desirable location; it maintains outstanding visibility along Monroe Street, as it is adjacent to Highway 111, Coachella Valley's main thoroughfare. Casa Monroe is also conveniently located just blocks away from several retail plazas.



- A Rare Pride-of-Ownership Opportunity in the City of Indio
- 226 Total Units, Including 178 Two Bedroom/Two Bath Units
- Excellent Curb Appeal Due to Meticulous Landscaping
- First Time on the Market in 20 Years
- Large Units with One Bedroom Floor Plans Measuring 745 Square Feet and Two Bedroom Floor Plans Measuring 1,015 Square Feet
- This Property is Not Subject to Rent Control

Created: 11/16/2010

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