



REALTY
Residential & Commercial

2865
DETERMINE
DRIVE
ATWATER, CALIFORNIA

FIRST TIME
ON THE
MARKET SINCE
2004



FOR SALE

2865 DETERMINE DR, ATWATER, CALIFORNIA

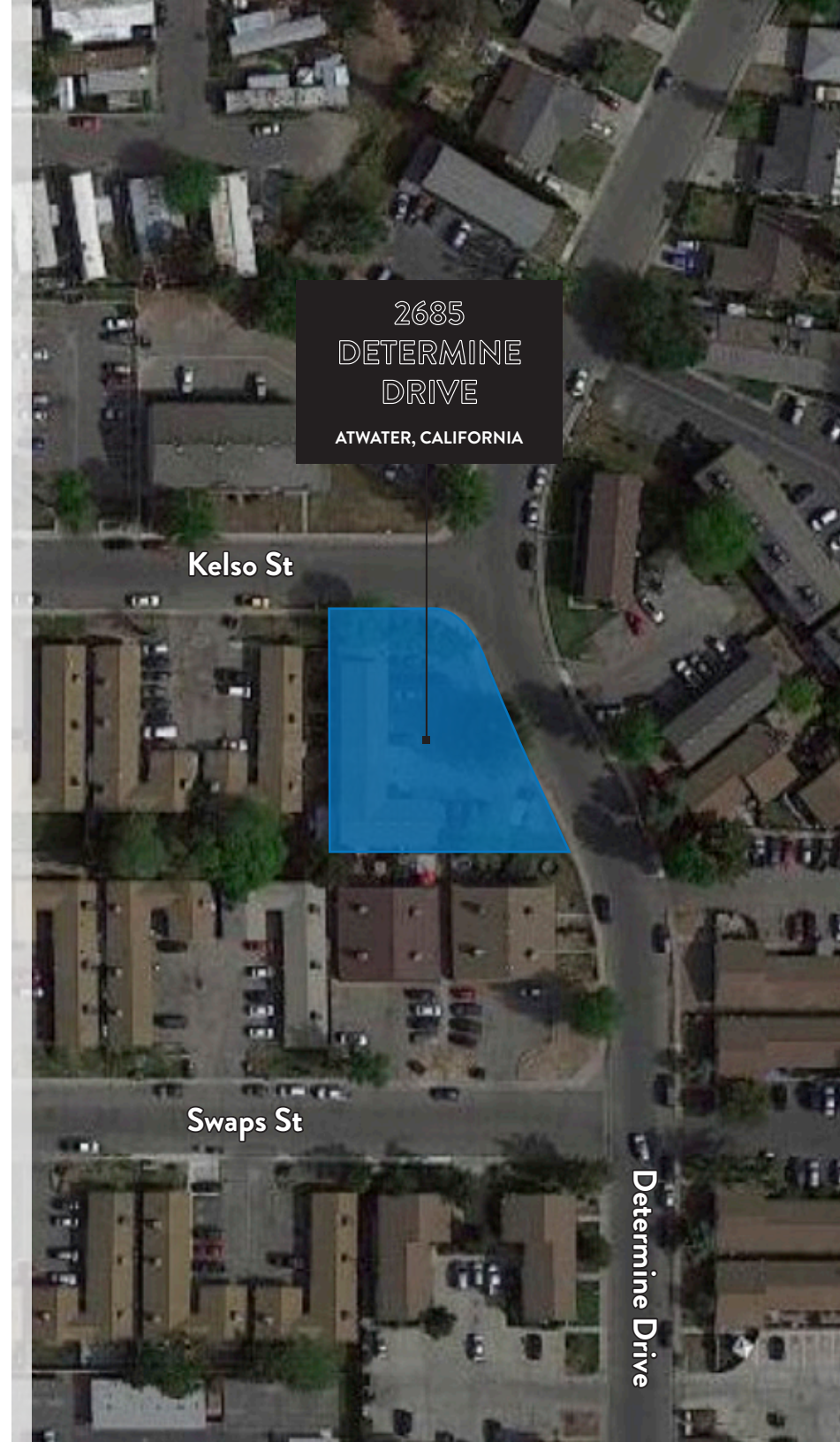
PRICE \$900,000	LOT SIZE 15,907 SQ FT	BLDG SIZE 7,300 ± SQ FT
APN 156-092-006-000	COST PER UNIT \$128,571	YEAR BUILT 1978

- First time on the market since 2004
- 7 Two-Story units that are 2BD / 1BA
- Each unit has its own private patio
- Two parking spaces per unit
- Tenants pay electric
- Owner pays water and trash
- On-site laundry area with owned coin-operated machines
- Minutes away from UC Merced College

FOR MORE DETAILS PLEASE CONTACT:



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PROPERTY SUMMARY

	Current	Market
Price:	\$900,000	
Number of Units:	7	
Cost Per Unit:	\$128,571	
Current GRM:	15.27	10.56
Current CAP:	4.0%	6.6%
Year Built/Age:	1978	
Approx. Lot Size:	15,907	

ANNUALIZED OPERATING DATA

	Current Rents	Pro Forma
Gross Schedule Income:	\$58,920	\$85,200
Vacancy Rate Reserve:	0.0% / \$0	3.0% / -\$2,556
Gross Operating Income:	\$58,920	\$82,644
Expenses:	-38.9% (\$22,900)	-27% / -\$22,900
Net Operating Income:	\$36,020	\$59,744

RENT ROLL

	RENTS			MARKET RENTS		
	No. of Units	Bedrooms/ Baths	Current Rents Rent/Unit (\$)	Monthly Income (\$)	Pro-forma Monthly Rent/Unit (\$)	Monthly Income (\$)
	5	2 + 1	720	3,600	1,000	5,000
	1	2 + 1	660	660	1,000	1,000
	1	2 + 1	550	550	1,000	1,000

Total Schedule Rent:	\$4,810	\$7,000
Laundry – Other Income	\$100	\$100
Other Income:	\$0	\$0
Monthly Gross Income:	\$4,910	\$7,100
Annual Gross Income:	\$58,920	\$85,200

ESTIMATED EXPENSES

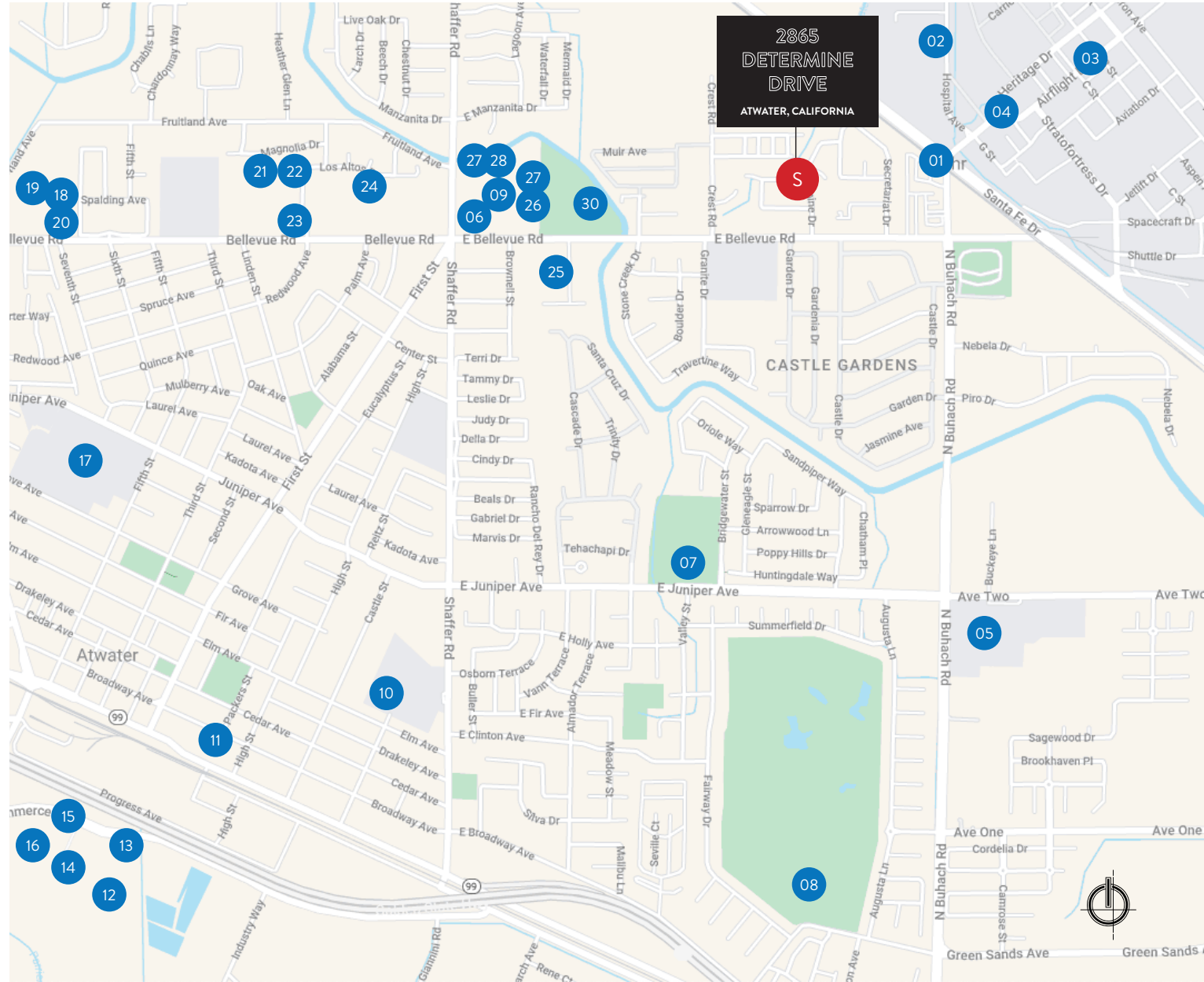
New Taxes:	\$10,000
Insurance:	\$2,000
Water + Trash	\$10,000
Maintenance/Repairs	\$900



TABLE OF CONTENT

S Subject Site

- 01 La Patrona Taqueria
- 02 Castle Family Health Centers
- 03 Merced-Castle Airport
- 04 Blaker Brewing - The Tarmac
- 05 Buhach Colony High School
- 06 McDonald's
- 07 Juniper Elementary School
- 08 Rancho Del Rey Golf Club
- 09 Walgreens
- 10 Shaffer Elementary School
- 11 NAPA Auto Parts
- 12 Walmart Supercenter
- 13 Applebee's Grill & Bar
- 14 Target
- 15 The Habit Burger Burger
- 16 Marshalls
- 17 Mitchell Senior Elementary
- 18 CVS
- 19 Save Mart
- 20 Chase Bank
- 21 Big Lots
- 22 Valley Fitness
- 23 Taco Bell
- 24 Rite Aid
- 25 Dollar Tree
- 26 Starbucks
- 27 Pizza Guys
- 28 Food 4 Less
- 29 Subway
- 30 Osborn Park



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