

LUXURY 10-UNIT  
**APARTMENT  
FOR SALE**

Discover Your Dream Investment



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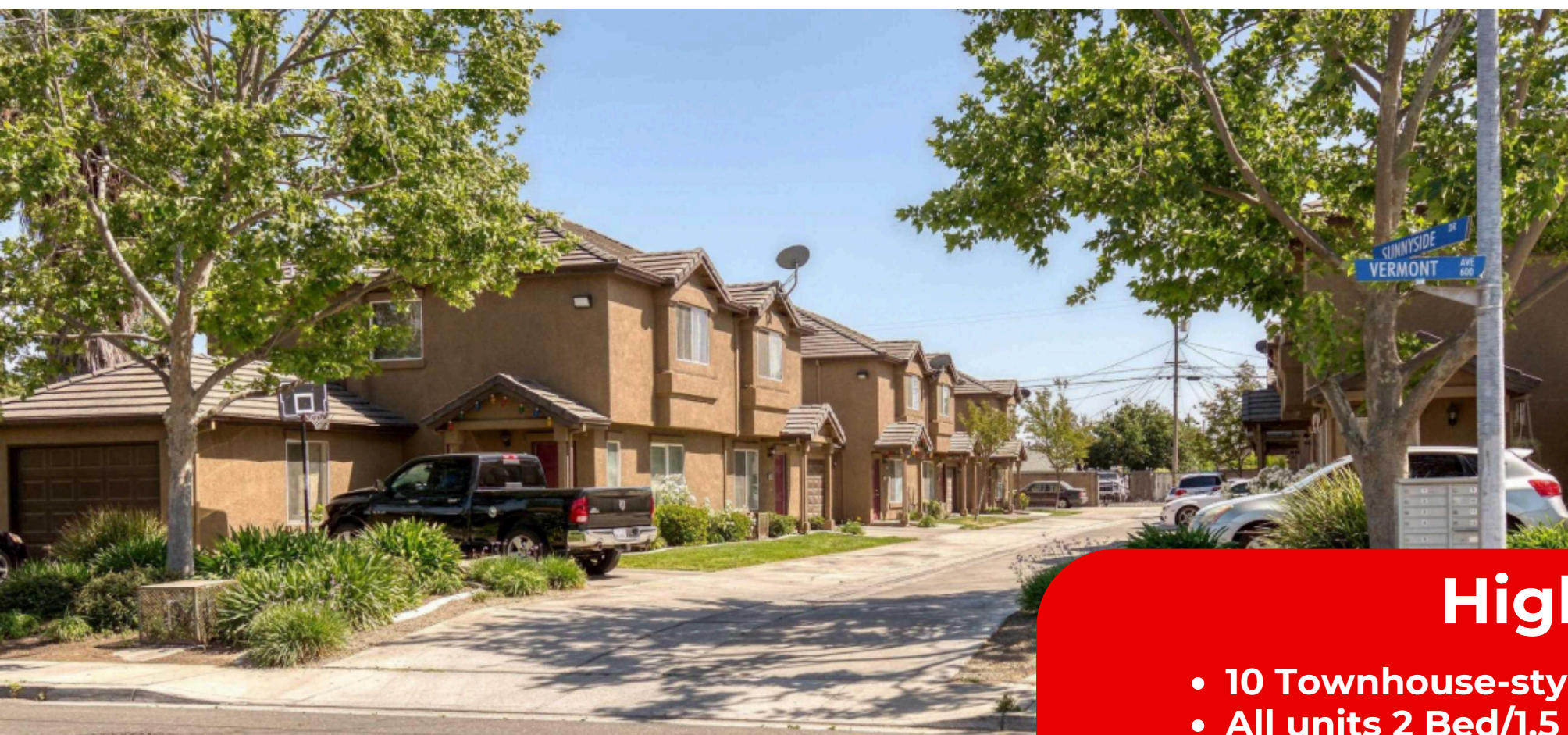
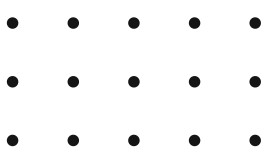
# Introduction

- 556 Vermont Ave, Turlock, CA 95380
- Price - \$3,100,000.00
- Well Maintained, Townhouse-style units, built 2004.
- Raman Singh  
(ramansingh@jrprealtygrp.com)  
(209)-605-6500



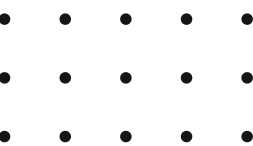


# Property Overview



## Highlights

- 10 Townhouse-style apartment units
- All units 2 Bed/1.5 Bath, 1-Car Garage
- Unit size: 1,160 sq.ft | Total Lot: 11,600 sq.ft
- Built in 2004, stucco construction, tile roofs
- A/C and inside laundry in all units
- Well-maintained with stable occupancy







## 10-Unit Multifamily Investment Property

**Prime Income-Producing Asset | Strong Financial Performance | Upside Potential**

This 10-unit apartment building offers a stable, cash-flowing investment with a solid tenant base and clean financials. The property benefits from low operating expenses, consistent occupancy, and meaningful upside through strategic rent adjustments.

### Property Highlights

- Attractive operating expense ratio (26%)
  - Current NOI: \$135,636.46
  - Upside through rent increases and improvements
- Located in a high-demand rental market

### Profit & Loss – 01/2024 - 12/2024

**Total Operating Income: \$184,334.44**

**Total Operating Expenses: \$48,697.98**

**Net Operating Income (NOI): \$135,636.46**





# Pro Forma Projection

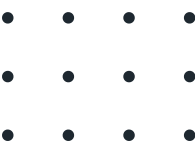


## Projected Performance Summary

- Projected Operating Income : **\$240,000.00**
- Operating Expenses (unchanged): \$48,697.98
  - Net Operating Income : \$191,302.02
- **NOI Increase: \$55,665.56 (41.05% Growth)**

## Investment Summary

This Proforma demonstrates strong operational efficiency and significant upside potential while maintaining a stable expense structure. Ideal for investors seeking reliable long-term performance with enhanced returns.





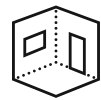
# Market & Location

- Prime location in Stanislaus County
- Nearby amenities: Shopping centers, schools, parks, transit
- Strong rental demand in the area
- Investment potential and growth trends in Stockton/Modesto region





# Contact & Next Steps



Multiple  
Units



Strategic  
Location



Amenities



Investment  
Opportunity



Rental  
Income

- Private Showings available by appointment only
- Send all offers to **Ramansingh@jrprealtygrp.com**
- **Raman Singh**  
**(209)-605-6500**  
**#01889002**

*Exceptional investment opportunity - 10 well-maintained units in a growing market!*