

# Client Full Residential Income

## 2915 Pixie Dr, Stockton, CA 95203

<b>Presented By:</b> <b>Shawn R Mileham</b> LIC: 01271371 📞 Primary: 916-806-5496 ✉️ shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 📍 10620 Treena St STE 230 San Diego CA 92131 📞 877-366-2213
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<b>LP:</b> \$520,000	<b>Status:</b> Active 03/21/25	<b>Area:</b> 20701	<b>DOM/CDOM:</b> 200/349
<b>Year Built:</b> 1979			<b>Lot Acres:</b> 0.1736



<b>Pending Date:</b>	<b>Days in Escrow:</b>
<b>Close Date:</b>	<b>Close Price:</b>
<b>CP % LP:</b>	<b>Close Price / SqFt:</b>

**Special Listing Conditions:**  
None

**Listing Service:**

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**Public Remarks**

**Public Remarks:** Excellent price for this triplex with 2 beds each unit. All units are rented and month to month lease; Rents are low due the tenants to be there for a long time \$960 / \$900 / \$900 ; Each unit has its own 1 car garage space and their own washer and dryer inside of each unit. Vacant lot next to the triplex on the left side is part of the property as well; Perfect for extra storage, RV parking or maybe build another units. ( must check with the city ) Seller will not accept offers where buyer ask for the property to be vacant before the closing ( NO exceptions ).

**Directions**

**Directions to Property:**  
**Cross Street:**

**General Information**

<b>Property Subtype:</b> Triplex <b># of Buildings:</b> 1 <b>County:</b> San Joaquin <b>APN:</b> 133-020-03 <b>Zoning:</b> R-2 <b>Census Tract:</b> <b>Elevation:</b> <b>Lot SqFt (approx) / Source:</b> 7560 <b>Lot Size Dimensions:</b> <b>Year Built/Source:</b> 1979	<b>Subdivision:</b> <b>Subtype Description:</b> <b>Builder Name:</b> <b>Building Name:</b> <b>Architectural Style:</b> <b>Construction Materials:</b> <b>Foundation:</b> Concrete,Slab
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<b>School District (County):</b> San Joaquin	<b>Elementary School District:</b> Stockton Unified
<b>Middle or Junior School District:</b>	<b>Senior High School District:</b> Stockton Unified

<b>Total Parking Spaces:</b> 6	<b>Covered Spaces:</b>	<b>Open Parking Spaces:</b>	<b>Tandem Parking Spaces:</b>
<b>Garage Spaces:</b> 3	<b>Carpport Spaces:</b>	<b>Independent Parking Spaces:</b>	<b>Guest Spaces:</b>
<b>Parking Features:</b> Detached			
<b>Loading:</b>			

**Financials**

<b>Financial Data Source:</b> Owner	<b>Tenant Pays:</b> Electricity,Gas
<b>Income Includes:</b> Rent Only	
<b>Cap Rate:</b> 4.89%	
<b>Operating Expense Includes:</b> Insurance,Maintenance Grounds,Water/Sewer	


<b>Actual or Scheduled:</b>	<b>Gross Income Multiplier:</b>	<b>Total Deposit:</b>
<b>Insurance Expense:</b> \$1500	<b>Tax Annual Amount:</b> \$1600	<b>Management Expense:</b> \$1000
<b>Maintenance Expense:</b> \$1200	<b>Projected Annual Property Tax:</b>	<b>Vacancy Allowance Rate:</b>
<b>Utilities Expense:</b> \$600	<b>Other Expense:</b> \$0	<b>Net Operating Income:</b>
<b>Operating Expense:</b> \$5900	<b>Gross Scheduled Income:</b> \$31320	<b>Gross Rent Multiplier:</b> 16.60

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# Client Full Residential Income

## 2915 Pixie Dr, Stockton, CA 95203

<p><b>Presented By:</b> <b>Shawn R Mileham</b></p>  <p>LIC: 01271371                  📞 Primary: 916-806-5496                  ✉️ shawnguy00@yahoo.com</p>	<p><b>LPT Realty, Inc</b></p> <p>LIC: 02248983                  📍 10620 Treena St STE 230 San Diego CA 92131                  📞 877-366-2213</p>
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**Exterior Information**


<p><b>Accessibility Features:</b> Parking</p> <p><b>Exterior Features:</b></p> <p><b>Patio and Porch Features:</b></p> <p><b>Roof:</b> Shingle</p> <p><b>Lot Features:</b></p> <p><b>Topography:</b></p> <p><b>Frontage Type:</b></p> <p><b>View Description:</b></p> <p><b>Utilities:</b> City</p> <p><b>Seperate Meters:</b> Common Area Meter</p>	<p><b>Electric:</b></p> <p><b>Pwr Prod Type:</b></p> <p><b>Pwr Prod Ownership:</b></p> <p><b>Pwr Prod Desc:</b></p> <p><b>Pwr Prod Size:</b></p> <p><b>Pwr Prod Year Install:</b></p> <p><b>Water Source:</b> Public</p> <p><b>Irrigation Source:</b></p> <p><b>Sewer:</b></p>
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**Association**

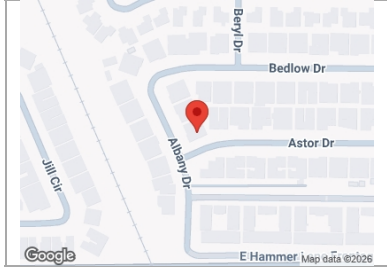
<b>Association:</b> No	<b>Mandatory:</b>	<b>Name:</b>
<b>Fee:</b>	<b>Frequency:</b>	<b>Phone:</b>
<b>Includes:</b>		<b>Features:</b>

**Search Criteria**

8024-8028 Albany Dr, Stockton, CA 95210-2745

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$598,000      **Status:** Active 07/01/25      **Area:** 20705      **DOM/CDOM:** 302/302  
**Year Built:** 1971      **Lot Acres:** 0.1837



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**  
**Special Listing Conditions:**  
 Offer As Is  
**Listing Service:** Full Service

[View All \(2\)](#)

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**Public Remarks**

**Public Remarks:** Investor special! Welcome to 8024 Albany Dr., a well-maintained triplex located in the heart of Stockton's 95210 area. This fully occupied property offers an excellent opportunity to generate instant cash flow with three individual 2-bedroom, 1-bath units, all currently rented to long-term tenants. With a combined monthly rental income of \$3,900, this is a turnkey income property ideal for investors looking to expand their portfolio or complete a 1031 exchange. Each unit provides a functional floor plan, low-maintenance design, and solid rental history. All tenants are on month-to-month leases, giving flexibility to the buyer.

**Directions**

**Directions to Property:** From Tam O'Shanter Drive turn on Astor to Albany.

**Cross Street:** Astor Drive

**General Information**

<b>Property Subtype:</b> Triplex	<b>Subdivision:</b>
<b># of Buildings:</b> 1	<b>Subtype Description:</b> Apartments
<b>County:</b> San Joaquin	<b>Builder Name:</b>
<b>APN:</b> 088-250-08	<b>Building Name:</b>
<b>Zoning:</b> Triplex	<b>Architectural Style:</b>
<b>Census Tract:</b> 869.00	<b>Construction Materials:</b> Frame
<b>Elevation:</b>	<b>Foundation:</b> Slab
<b>Lot SqFt (approx) / Source:</b> 8002 / Assessor Auto-Fill	
<b>Lot Size Dimensions:</b>	
<b>Year Built/Source:</b> 1971 / Assessor Auto-Fill	

<b>School District (County):</b> San Joaquin	<b>Elementary School District:</b> Lodi Unified
<b>Middle or Junior School District:</b> Lodi Unified	<b>Senior High School District:</b> Lodi Unified


<b>Total Parking Spaces:</b> 6	<b>Covered Spaces:</b>	<b>Open Parking Spaces:</b>	<b>Tandem Parking Spaces:</b>
<b>Garage Spaces:</b>	<b>Carport Spaces:</b>	<b>Independent Parking Spaces:</b>	<b>Guest Spaces:</b>
<b>Parking Features:</b> Carport			
<b>Loading:</b>			

**Financials**

<b>Financial Data Source:</b>	<b>Tenant Pays:</b>
<b>Income Includes:</b> Rent Only	
<b>Cap Rate:</b> 0.00%	
<b>Operating Expense Includes:</b>	
<b>Actual or Scheduled:</b> Actual	
<b>Insurance Expense:</b> \$0	<b>Gross Income Multiplier:</b>
<b>Maintenance Expense:</b> \$0	<b>Tax Annual Amount:</b>
<b>Utilities Expense:</b>	<b>Projected Annual Property Tax:</b>
<b>Operating Expense:</b>	<b>Other Expense:</b> \$0
	<b>Gross Scheduled Income:</b> \$0
	<b>Total Deposit:</b>
	<b>Management Expense:</b> \$0
	<b>Vacancy Allowance Rate:</b>
	<b>Net Operating Income:</b>
	<b>Gross Rent Multiplier:</b>

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## 8024-8028 Albany Dr, Stockton, CA 95210-2745

<b>Presented By:</b> Shawn R Mileham  LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**Financials**

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

**Lease Information**

<b>Lease Term:</b>	# Leaseable: 3	# of Units Vacant: 0
<b>Existing Lease Type:</b>	# of Units Leased: 0	# of Units Month to Month: 3
<b>Lease Deposit:</b>	# of Owner Occupied: 0	# Section 8: 0

**Disclosures / Restrictions**

<b>Disclosures /Documents:</b>	Bonds/Asmts/Taxes: Unknown
<b>Certified Firewise Community:</b>	County Transfer Tax Rate:
<b>Firewise Community Name:</b>	City Transfer Tax Rate:

**Interior Information**

<b>Stories:</b> 1	<b>Energy Efficient:</b>
<b>Levels:</b>	<b>Green Building Verification</b>
<b># of Floors:</b> 1	Type:
<b># of Rooms:</b>	Rating:
<b>Basement:</b>	Body:
<b>Basement SqFt:</b>	Year:
<b>Appliances:</b>	<b>Window Features:</b>
<b>Laundry Features:</b> Laundry Closet	<b>Security Features:</b> Carbon Mon Detector, Smoke Detector
<b>Flooring:</b> Carpet	<b>Other Equipment:</b>
<b>Interior Features:</b>	<b>Property Conditions:</b>
<b>Heating:</b> Wall Furnace	
<b>Cooling:</b> Wall Unit(s)	

**Units / Buildings**

<b># Of Units Total:</b> 2		<b>Units</b>	<b>Occupied</b>	<b>Units</b>	<b>Occupied</b>
<b>Units Furnished:</b>	<b>Signs:</b>	<b>Studio:</b> 0			
<b># Commercial Units:</b> 0		<b>1 Bedroom:</b> 0	<b>3 Bedroom:</b> 0		
<b>Other Unit(s):</b>		<b>2 Bedroom:</b> 3	<b>4 Bedroom:</b> 0		

Unit 1			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 0	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b> 0
<b>Rent:</b> \$1350	<b>Source:</b> Estoppel		
<b>Approx SqFt:</b> 865	<b>Source:</b> Not Measured		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b> Month to Month		

Unit 2			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1350	<b>Source:</b>		
<b>Approx SqFt:</b> 865	<b>Source:</b> Not Measured		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b> Month to Month		

Unit 3			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1200	<b>Source:</b>		
<b>Approx SqFt:</b> 865	<b>Source:</b> Not Measured		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>		

Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

**Exterior Information**

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## 8024-8028 Albany Dr, Stockton, CA 95210-2745

Presented By: **Shawn R Mileham**

LIC: 01271371

☎ Primary: 916-806-5496

✉ shawnguy00@yahoo.com

LPT Realty, Inc

LIC: 02248983

📍 10620 Treena St STE 230 San Diego CA 92131

☎ 877-366-2213

## Exterior Information


**Accessibility Features:****Exterior Features:****Patio and Porch Features:****Roof:****Lot Features:** Corner**Topography:****Frontage Type:****View Description:****Utilities:** City**Seperate Meters:****Electric:****Pwr Prod Type:****Pwr Prod Ownership:****Pwr Prod Desc:****Pwr Prod Size:****Pwr Prod Year Install:****Water Source:** Public**Irrigation Source:** See Remarks**Sewer:** See Remarks

## Association

**Association:** No**Mandatory:****Name:****Fee:****Frequency:****Phone:****Includes:****Features:**

## Search Criteria

3621 De Ovan Ave, Stockton, CA 95204

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$720,000      **Status:** Active 10/01/25      **Area:** 20701      **DOM/CDOM:** 210/210  
**Year Built:** 1965      **Lot Acres:** 0.3512



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**

**Special Listing Conditions:**  
 None  
**Listing Service:** Full Service

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**Public Remarks**

**Public Remarks:**

**Directions**

**Directions to Property:** I5, W-ALPINE,KIRK,TELEGRAPH, DE OVAN  
**Cross Street:** TELEGRAPH

**General Information**

<b>Property Subtype:</b> Triplex <b># of Buildings:</b> 0 <b>County:</b> San Joaquin <b>APN:</b> 10910040 <b>Zoning:</b> <b>Census Tract:</b> <b>Elevation:</b> <b>Lot SqFt (approx) / Source:</b> 15300 <b>Lot Size Dimensions:</b> <b>Year Built/Source:</b> 1965	<b>Subdivision:</b> <b>Subtype Description:</b> <b>Builder Name:</b> <b>Building Name:</b> <b>Architectural Style:</b> <b>Construction Materials:</b> Wood Siding <b>Foundation:</b>
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**School District (County):**      **Elementary School District:**  
**Middle or Junior School District:**      **Senior High School District:**

<b>Total Parking Spaces:</b> 4 <b>Garage Spaces:</b> <b>Parking Features:</b> Attached <b>Loading:</b>	<b>Covered Spaces:</b> <b>Carport Spaces:</b>	<b>Open Parking Spaces:</b> <b>Independent Parking Spaces:</b>	<b>Tandem Parking Spaces:</b> <b>Guest Spaces:</b>
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**Financials**


**Financial Data Source:** Other      **Tenant Pays:** Cable TV,Electricity,Gas,Trash Collection,Water  
**Income Includes:**  
**Cap Rate:** 0.00%  
**Operating Expense Includes:**

<b>Actual or Scheduled:</b> <b>Insurance Expense:</b> \$0 <b>Maintenance Expense:</b> \$0 <b>Utilities Expense:</b> <b>Operating Expense:</b>	<b>Gross Income Multiplier:</b> <b>Tax Annual Amount:</b> <b>Projected Annual Property Tax:</b> <b>Other Expense:</b> \$0 <b>Gross Scheduled Income:</b> \$0	<b>Total Deposit:</b> <b>Management Expense:</b> \$0 <b>Vacancy Allowance Rate:</b> <b>Net Operating Income:</b> <b>Gross Rent Multiplier:</b>
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<b>1 Bedroom Annual Occupancy:</b> <b>Rent Range:</b>	<b>3 Bedroom Annual Occupancy:</b> <b>Rent Range:</b>
<b>2 Bedroom Annual Occupancy:</b> <b>Rent Range:</b>	<b>4 Bedroom Annual Occupancy:</b> <b>Rent Range:</b>
<b>Studio Annual Occupancy:</b> <b>Rent Range:</b>	<b>Commercial Rent Range:</b>

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## 3621 De Ovan Ave, Stockton, CA 95204

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**Lease Information**

<b>Lease Term:</b> Other	<b># Leaseable:</b>	<b># of Units Vacant:</b> 0
<b>Existing Lease Type:</b>	<b># of Units Leased:</b> 0	<b># of Units Month to Month:</b> 0
<b>Lease Deposit:</b>	<b># of Owner Occupied:</b> 0	<b># Section 8:</b> 0

**Disclosures / Restrictions**

<b>Disclosures /Documents:</b> Other	<b>Bonds/Asmts/Taxes:</b>
<b>Certified Firewise Community:</b>	<b>County Transfer Tax Rate:</b>
<b>Firewise Community Name:</b>	<b>City Transfer Tax Rate:</b>

**Interior Information**

<b>Stories:</b> 0	<b>Energy Efficient:</b>
<b>Levels:</b>	<b>Green Building Verification</b>
<b># of Floors:</b>	<b>Type:</b>
<b># of Rooms:</b>	<b>Rating:</b>
<b>Basement:</b> None	<b>Body:</b>
<b>Basement SqFt:</b>	<b>Year:</b>
<b>Appliances:</b> Free Standing Refrigerator,Varies By Unit,Free Standing Oven/Range	<b>Window Features:</b> Window Coverings
<b>Laundry Features:</b> Other,Washer/Dryer	<b>Security Features:</b>
<b>Flooring:</b> Carpet,Linoleum,Tile,Wood	<b>Other Equipment:</b>
<b>Interior Features:</b>	<b>Property Conditions:</b>
<b>Heating:</b> Fireplace(s),Wall Furnace,Varies by Unit	
<b>Cooling:</b> Wall Unit(s),Window Unit(s),Varies by Unit,Air Conditioning	

**Units / Buildings**

<b># Of Units Total:</b> 3		<b>Units</b>	<b>Occupied</b>	<b>Units</b>	<b>Occupied</b>
<b>Units Furnished:</b>	<b>Signs:</b>	<b>Studio:</b> 0			
<b># Commercial Units:</b> 0		<b>1 Bedroom:</b> 0	<b>3 Bedroom:</b> 0		
<b>Other Unit(s):</b>		<b>2 Bedroom:</b> 0	<b>4 Bedroom:</b> 0		

Unit 1			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 0	<b>Bedrooms:</b> 3	<b>Full Baths:</b> 1	<b>Partial Baths:</b> 0
<b>Rent:</b> \$2000	<b>Source:</b>		
<b>Approx SqFt:</b> 1100	<b>Source:</b>		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>		

Unit 2			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1675	<b>Source:</b>		
<b>Approx SqFt:</b> 800	<b>Source:</b>		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>		

Unit 3			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1135	<b>Source:</b>		
<b>Approx SqFt:</b> 800	<b>Source:</b>		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>		

Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

**Exterior Information**

<b>Accessibility Features:</b>	<b>Electric:</b>
<b>Exterior Features:</b> Fenced Yard,Yard Space	<b>Pwr Prod Type:</b>
<b>Patio and Porch Features:</b>	<b>Pwr Prod Ownership:</b>
<b>Roof:</b> Composition,Shingle	<b>Pwr Prod Desc:</b>
<b>Lot Features:</b>	<b>Pwr Prod Size:</b>
<b>Topography:</b> Level	<b>Pwr Prod Year Install:</b>

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## 3621 De Ovan Ave, Stockton, CA 95204

Presented By: **Shawn R Mileham**

LIC: 01271371

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**LPT Realty, Inc**

LIC: 02248983

📍 10620 Treena St STE 230 San Diego CA 92131

☎ 877-366-2213

## Exterior Information


**Frontage Type:****Water Source:** Public**View Description:****Irrigation Source:****Utilities:****Sewer:** Public Sewer**Seperate Meters:**

## Association

**Association:****Mandatory:****Name:****Fee:****Frequency:****Phone:****Includes:****Features:**

## Search Criteria

# 1815 Azure Ct, Manteca, CA 95336-4581

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$1,149,900      **Status:** Active 11/12/25      **Area:** 20502      **DOM/CDOM:** 168/168  
**Year Built:** 1982      **Lot Acres:** 0.3122



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**

**Special Listing Conditions:**  
 None  
**Listing Service:** Full Service

[View All \(88\)](#)      [Virtual Media](#)      [Map](#)      [Mortgage Calculator](#)

### Public Remarks

**Public Remarks:** Major Price Improvement Outstanding Income Opportunity! Rare chance to own a well-maintained tri-plex tucked away on a quiet cul-de-sac in Manteca, offering strong rental potential and flexible living options. This well-maintained tri-plex tucked away on a quiet cul-de-sac in Manteca offers incredible versatility and strong income potential. Whether you're looking to live in one unit and rent the others or maximize returns by leasing all three, this property presents a rare chance to own a turn-key multi-unit investment. The main residence (Unit A) has been beautifully updated with new luxury vinyl plank flooring, plush carpet, fresh interior paint, and brand-new kitchen appliances. Thoughtfully designed with custom touches throughout, it offers 3 bedrooms plus a bar/lounge or bonus room, 3 full bathrooms, a first-floor bedroom and full bath, cozy fireplace, and a 2-car attached garage. Units B and C each feature 2 bedrooms, a private bedroom suite with full bath, fireplace, central heat and air, individual washer/dryer hookups, and their own garage, making them highly desirable for tenants seeking comfort and privacy. Ideally located near shopping, schools, and convenient freeway access, this property blends lifestyle and investment in one compelling package. Multi-unit opportunities like this rarely come available especially at this price point. Don't miss the chance to secure a property with immediate income potential and long-term upside.

### Directions

**Directions to Property:** Yosemite Ave to Pestana to Azure Ct.  
**Cross Street:** Pestana

### General Information

<b>Property Subtype:</b> Triplex	<b>Subdivision:</b>
<b># of Buildings:</b> 3	<b>Subtype Description:</b> Apartments
<b>County:</b> San Joaquin	<b>Builder Name:</b>
<b>APN:</b> 208-320-27	<b>Building Name:</b>
<b>Zoning:</b> R3	<b>Architectural Style:</b>
<b>Census Tract:</b> 1441.00	<b>Construction Materials:</b> Stucco,Wood
<b>Elevation:</b>	<b>Foundation:</b> Slab
<b>Lot SqFt (approx) / Source:</b> 13599 / Assessor Auto-Fill	
<b>Lot Size Dimensions:</b>	
<b>Year Built/Source:</b> 1982 Assessor Agent-Fill	

**School District (County):** San Joaquin      **Elementary School District:** Manteca Unified  
**Middle or Junior School District:** Manteca Unified      **Senior High School District:** Manteca Unified

**Total Parking Spaces:** 0      **Covered Spaces:**      **Open Parking Spaces:** 6      **Tandem Parking Spaces:**  
**Garage Spaces:** 4      **Carpport Spaces:**      **Independent Parking Spaces:**      **Guest Spaces:**  
**Parking Features:** Attached,Garage,Garage Door Opener  
**Loading:**


### Financials

**Financial Data Source:**      **Tenant Pays:** Cable TV,Electricity,Sewer,Gas,Trash Collection,Water  
**Income Includes:** Rent Only  
**Cap Rate:** 0.00%  
**Operating Expense Includes:**

<b>Actual or Scheduled:</b>	<b>Gross Income Multiplier:</b>	<b>Total Deposit:</b>
<b>Insurance Expense:</b> \$0	<b>Tax Annual Amount:</b>	<b>Management Expense:</b> \$0
<b>Maintenance Expense:</b> \$0	<b>Projected Annual Property Tax:</b>	<b>Vacancy Allowance Rate:</b>
<b>Utilities Expense:</b>	<b>Other Expense:</b> \$0	<b>Net Operating Income:</b>
<b>Operating Expense:</b>	<b>Gross Scheduled Income:</b> \$0	<b>Gross Rent Multiplier:</b>

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1815 Azure Ct, Manteca, CA 95336-4581

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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Financials

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

Lease Information

<b>Lease Term:</b> Month To Month <b>Existing Lease Type:</b> <b>Lease Deposit:</b>	<b># Leaseable:</b> 3 <b># of Units Leased:</b> 1 <b># of Owner Occupied:</b> 0	<b># of Units Vacant:</b> 0 <b># of Units Month to Month:</b> 1 <b># Section 8:</b> 0
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Disclosures / Restrictions


<b>Disclosures /Documents:</b> Preliminary Title Report,Natural Hazard Disclosure Available <b>Certified Firewise Community:</b> <b>Firewise Community Name:</b>	<b>Bonds/Asmts/Taxes:</b> Unknown <b>County Transfer Tax Rate:</b> <b>City Transfer Tax Rate:</b>
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Interior Information

<b>Stories:</b> 2 <b>Levels:</b> <b># of Floors:</b> 2 <b># of Rooms:</b> <b>Basement:</b> <b>Basement SqFt:</b> <b>Appliances:</b> Free Standing Refrigerator,Dishwasher,Microwave,Disposal,Free Standing Electric Oven,Free Standing Electric Range <b>Laundry Features:</b> In Each Unit <b>Flooring:</b> Carpet,Tile,Vinyl <b>Interior Features:</b> Vaulted Ceiling(s) <b>Heating:</b> Central,Fireplace(s),Natural Gas <b>Cooling:</b> Ceiling Fan(s),Central	<b>Energy Efficient:</b> <b>Green Building Verification</b> Type: Rating: Body: Year: <b>Window Features:</b> Dual Pane Full <b>Security Features:</b> Carbon Mon Detector,Double Strapped Water Heater,Smoke Detector <b>Other Equipment:</b> Central Vac Plumbed <b>Property Conditions:</b>
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1815 Azure Ct, Manteca, CA 95336-4581

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Units / Buildings

# Of Units Total:	3				
Units Furnished:		Signs:			
# Commercial Units:	0				
Other Unit(s):					

Unit 1				Unit 2			
Type:	lot's of custom touches.,Main Home			Type:	Apartment		
Description:				Description:	could rent for higher.,Long term tenant 10+ years		
Identification:				Identification:	Unit B		
Rooms: 8	Bedrooms: 3	Full Baths: 3	Partial Baths: 0	Rooms:	Bedrooms: 2	Full Baths: 2	Partial Baths:
Rent: \$0	Source:			Rent: \$1600	Source:		
Approx SqFt: 2764	Source: Tax Record			Approx SqFt: 1293	Source: Tax Record		
Occupancy: Vacant	Lease Term:			Occupancy: Tenant	Lease Term: Month to Month		

Unit 3				Unit 4			
Type:	Apartment			Type:			
Description:	Tenant just vacated.			Description:			
Identification:				Identification:			
Rooms:	Bedrooms: 2	Full Baths: 2	Partial Baths:	Rooms:	Bedrooms:	Full Baths:	Partial Baths:
Rent:	Source:			Rent:	Source:		
Approx SqFt: 1388	Source: Tax Record			Approx SqFt:	Source:		
Occupancy: Vacant	Lease Term:			Occupancy:	Lease Term:		

Exterior Information

<b>Accessibility Features:</b> Exterior Features: Fenced Yard Patio and Porch Features: Covered Patio Roof: Tile Lot Features: Cul-De-Sac,Manual Sprinkler F&R Topography: Frontage Type: View Description: Utilities: Cable Available,Sewer In & Connected,Electric Seperate Meters:	<b>Electric:</b> Pwr Prod Type: Pwr Prod Ownership: Pwr Prod Desc: Pwr Prod Size: Pwr Prod Year Install: Water Source: Public Irrigation Source: None Sewer: Public Sewer
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Association

Association: No Fee: Includes:	Mandatory: Frequency:	Name: Phone: Features:
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Search Criteria

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453 453 Jill Cir, Stockton, CA 95210

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$640,000      **Status:** Active 11/26/25      **Area:** 20705      **DOM/CDOM:** 154/154  
**Year Built:** 1975      **Lot Acres:** 0.1837



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**

**Special Listing Conditions:**  
 None  
**Listing Service:** Full Service

[View All \(7\)](#)

[Map](#)

[Mortgage Calculator](#)

**Public Remarks**

**Public Remarks:** 3 well maintained units in Stockton. One unit is a three bedroom two bathroom, the other two units are two bedrooms and one bathroom each. Rents are \$1619, \$1500 and \$1134 respectively. Located in a high demand area, easy to rent. Recent exterior paint and some upgrades. Each unit has a garage for storage or car parking which makes this property attractive.

**Directions**

**Directions to Property:** Lan Ark, Greenoch, Diane Marie  
**Cross Street:** Diana Marie

**General Information**

<b>Property Subtype:</b> Triplex <b># of Buildings:</b> 0 <b>County:</b> San Joaquin <b>APN:</b> 079-430-120-000 <b>Zoning:</b> <b>Census Tract:</b> <b>Elevation:</b> <b>Lot SqFt (approx) / Source:</b> 8000 <b>Lot Size Dimensions:</b> <b>Year Built/Source:</b> 1975	<b>Subdivision:</b> <b>Subtype Description:</b> <b>Builder Name:</b> <b>Building Name:</b> <b>Architectural Style:</b> <b>Construction Materials:</b> Other <b>Foundation:</b>
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**School District (County):**      **Elementary School District:**  
**Middle or Junior School District:**      **Senior High School District:**

<b>Total Parking Spaces:</b> 4 <b>Garage Spaces:</b> <b>Parking Features:</b> Attached <b>Loading:</b>	<b>Covered Spaces:</b> <b>Carport Spaces:</b>	<b>Open Parking Spaces:</b> <b>Independent Parking Spaces:</b>	<b>Tandem Parking Spaces:</b> <b>Guest Spaces:</b>
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**Financials**

**Financial Data Source:** Owner      **Tenant Pays:** Electricity, Gas, Water  
**Income Includes:**  
**Cap Rate:** 0.00%  
**Operating Expense Includes:**

<b>Actual or Scheduled:</b> <b>Insurance Expense:</b> \$0 <b>Maintenance Expense:</b> \$0 <b>Utilities Expense:</b> <b>Operating Expense:</b>	<b>Gross Income Multiplier:</b> <b>Tax Annual Amount:</b> <b>Projected Annual Property Tax:</b> <b>Other Expense:</b> \$0 <b>Gross Scheduled Income:</b> \$0	<b>Total Deposit:</b> <b>Management Expense:</b> \$0 <b>Vacancy Allowance Rate:</b> <b>Net Operating Income:</b> <b>Gross Rent Multiplier:</b>
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453 453 Jill Cir, Stockton, CA 95210

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**Financials**

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

**Lease Information**

<b>Lease Term:</b> Security Deposits <b>Existing Lease Type:</b> <b>Lease Deposit:</b>	<b># Leaseable:</b> <b># of Units Leased:</b> 0 <b># of Owner Occupied:</b> 0	<b># of Units Vacant:</b> 0 <b># of Units Month to Month:</b> 0 <b># Section 8:</b> 0
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**Disclosures / Restrictions**

<b>Disclosures /Documents:</b> <b>Certified Firewise Community:</b> <b>Firewise Community Name:</b>	<b>Bonds/Asmts/Taxes:</b> <b>County Transfer Tax Rate:</b> <b>City Transfer Tax Rate:</b>
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**Interior Information**

<b>Stories:</b> 0 <b>Levels:</b> <b># of Floors:</b> <b># of Rooms:</b> <b>Basement:</b> None <b>Basement SqFt:</b> <b>Appliances:</b> Free Standing Refrigerator,Varies By Unit,Free Standing Oven/Range <b>Laundry Features:</b> <b>Flooring:</b> Tile <b>Interior Features:</b> <b>Heating:</b> <b>Cooling:</b> Central	<b>Energy Efficient:</b> <b>Green Building Verification</b> Type: Rating: Body: Year: <b>Window Features:</b> <b>Security Features:</b> <b>Other Equipment:</b> <b>Property Conditions:</b>
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**Units / Buildings**

<b># Of Units Total:</b> 3 <b>Units Furnished:</b> <b># Commercial Units:</b> 0 <b>Other Unit(s):</b>	<b>Signs:</b>	<table border="1"> <thead> <tr> <th></th> <th>Units</th> <th>Occupied</th> <th>Units</th> <th>Occupied</th> </tr> </thead> <tbody> <tr> <td><b>Studio:</b></td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>1 Bedroom:</b></td> <td>0</td> <td></td> <td><b>3 Bedroom:</b></td> <td>0</td> </tr> <tr> <td><b>2 Bedroom:</b></td> <td>0</td> <td></td> <td><b>4 Bedroom:</b></td> <td>0</td> </tr> </tbody> </table>		Units	Occupied	Units	Occupied	<b>Studio:</b>	0				<b>1 Bedroom:</b>	0		<b>3 Bedroom:</b>	0	<b>2 Bedroom:</b>	0		<b>4 Bedroom:</b>	0
	Units	Occupied	Units	Occupied																		
<b>Studio:</b>	0																					
<b>1 Bedroom:</b>	0		<b>3 Bedroom:</b>	0																		
<b>2 Bedroom:</b>	0		<b>4 Bedroom:</b>	0																		

Unit 1			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 0	<b>Bedrooms:</b> 3	<b>Full Baths:</b> 2	<b>Partial Baths:</b> 0
<b>Rent:</b> \$1619	<b>Source:</b>		
<b>Approx SqFt:</b> 0	<b>Source:</b>		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>		

Unit 2			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1500	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>		


Unit 3			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1134	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>		

Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

**Exterior Information**

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### 453 453 Jill Cir, Stockton, CA 95210

	<b>Presented By:</b> Shawn R Mileham	<b>LPT Realty, Inc</b>
	LIC: 01271371	LIC: 02248983
	📞 Primary: 916-806-5496 ✉️ shawnguy00@yahoo.com	📍 10620 Treena St STE 230 San Diego CA 92131 📞 877-366-2213

#### Exterior Information


<b>Accessibility Features:</b>	<b>Electric:</b>
<b>Exterior Features:</b> Yard Space	<b>Pwr Prod Type:</b>
<b>Patio and Porch Features:</b>	<b>Pwr Prod Ownership:</b>
<b>Roof:</b> Composition,Shingle	<b>Pwr Prod Desc:</b>
<b>Lot Features:</b>	<b>Pwr Prod Size:</b>
<b>Topography:</b>	<b>Pwr Prod Year Install:</b>
<b>Frontage Type:</b>	<b>Water Source:</b> Public
<b>View Description:</b>	<b>Irrigation Source:</b>
<b>Utilities:</b>	<b>Sewer:</b> Public Sewer
<b>Seperate Meters:</b>	

#### Association

<b>Association:</b>	<b>Mandatory:</b>	<b>Name:</b>
<b>Fee:</b>	<b>Frequency:</b>	<b>Phone:</b>
<b>Includes:</b>		<b>Features:</b>

#### Search Criteria

1217 E Harding Way, Stockton, CA 95205

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$698,000      **Status:** Active 12/08/25      **Area:** 20701      **DOM/CDOM:** 142/142  
**Year Built:** 1922      **Lot Acres:** 0.1194



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**

**Special Listing Conditions:**  
 None  
**Listing Service:** Full Service

[View All \(5\)](#)

[Map](#)

[Mortgage Calculator](#)

**Public Remarks**

**Public Remarks:** Check out this fantastic investment opportunity with high cash flow! On a large lot, this property features three units: a detached single-family home at 1506 Berkeley Ave with 3 bedrooms, 2 bathrooms, and about 1,000 sq ft (Unit A). The 2-story home at 1217 E. Harding Ave includes a bottom unit (B) with 2 bedrooms, 2 bathrooms, 780 sq ft, and a top-story studio rented separately. Enjoy the benefits of a new roof, excellent tenants who pay on time, a private yard, and a 1-car garage. Centrally located near shopping and transportation, this property is perfect for investors. Dont miss this incredible opportunity!

**Directions**

**Directions to Property:**  
**Cross Street:**

**General Information**

<b>Property Subtype:</b> Triplex <b># of Buildings:</b> 2 <b>County:</b> San Joaquin <b>APN:</b> 117-185-02 <b>Zoning:</b> R-L <b>Census Tract:</b> <b>Elevation:</b> <b>Lot SqFt (approx) / Source:</b> 5200 <b>Lot Size Dimensions:</b> <b>Year Built/Source:</b> 1922	<b>Subdivision:</b> <b>Subtype Description:</b> <b>Builder Name:</b> <b>Building Name:</b> <b>Architectural Style:</b> <b>Construction Materials:</b> <b>Foundation:</b> Other
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**School District (County):** San Joaquin      **Elementary School District:** Stockton Unified  
**Middle or Junior School District:**      **Senior High School District:** Stockton Unified

<b>Total Parking Spaces:</b> 2 <b>Garage Spaces:</b> 1 <b>Parking Features:</b> Offsite,Street <b>Loading:</b>	<b>Covered Spaces:</b> <b>Carport Spaces:</b>	<b>Open Parking Spaces:</b> <b>Independent Parking Spaces:</b>	<b>Tandem Parking Spaces:</b> <b>Guest Spaces:</b>
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**Financials**

**Financial Data Source:** Owner      **Tenant Pays:** Electricity,Gas,Other  
**Income Includes:**  
**Cap Rate:** 9.11%  
**Operating Expense Includes:** Other

<b>Actual or Scheduled:</b> <b>Insurance Expense:</b> \$0 <b>Maintenance Expense:</b> \$0 <b>Utilities Expense:</b> <b>Operating Expense:</b>	<b>Gross Income Multiplier:</b> <b>Tax Annual Amount:</b> <b>Projected Annual Property Tax:</b> <b>Other Expense:</b> \$0 <b>Gross Scheduled Income:</b> \$63600	<b>Total Deposit:</b> <b>Management Expense:</b> \$0 <b>Vacancy Allowance Rate:</b> <b>Net Operating Income:</b> <b>Gross Rent Multiplier:</b> 10.97
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1217 E Harding Way, Stockton, CA 95205

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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Financials

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

Lease Information

<b>Lease Term:</b> 12 Months,Month To Month <b>Existing Lease Type:</b> <b>Lease Deposit:</b>	<b># Leaseable:</b> <b># of Units Leased:</b> 3 <b># of Owner Occupied:</b> 0	<b># of Units Vacant:</b> 0 <b># of Units Month to Month:</b> 0 <b># Section 8:</b> 0
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Disclosures / Restrictions

<b>Disclosures /Documents:</b> Natural Hazard Disclosure Available <b>Certified Firewise Community:</b> <b>Firewise Community Name:</b>	<b>Bonds/Asmts/Taxes:</b> <b>County Transfer Tax Rate:</b> <b>City Transfer Tax Rate:</b>
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Interior Information

<b>Stories:</b> 2 <b>Levels:</b> <b># of Floors:</b> <b># of Rooms:</b> <b>Basement:</b> <b>Basement SqFt:</b> <b>Appliances:</b> Free Standing Refrigerator <b>Laundry Features:</b> <b>Flooring:</b> <b>Interior Features:</b> <b>Heating:</b> Other <b>Cooling:</b> Wall Unit(s),Window Unit(s)	<b>Energy Efficient:</b> <b>Green Building Verification</b> Type: Rating: Body: Year: <b>Window Features:</b> <b>Security Features:</b> Other <b>Other Equipment:</b> <b>Property Conditions:</b>
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Units / Buildings

<b># Of Units Total:</b> 0 <b>Units Furnished:</b> <b># Commercial Units:</b> 0 <b>Other Unit(s):</b>	<b>Signs:</b>	<table border="1"> <thead> <tr> <th></th> <th>Units</th> <th>Occupied</th> <th>Units</th> <th>Occupied</th> </tr> </thead> <tbody> <tr> <td><b>Studio:</b></td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>1 Bedroom:</b></td> <td>0</td> <td></td> <td><b>3 Bedroom:</b></td> <td>0</td> </tr> <tr> <td><b>2 Bedroom:</b></td> <td>0</td> <td></td> <td><b>4 Bedroom:</b></td> <td>0</td> </tr> </tbody> </table>		Units	Occupied	Units	Occupied	<b>Studio:</b>	0				<b>1 Bedroom:</b>	0		<b>3 Bedroom:</b>	0	<b>2 Bedroom:</b>	0		<b>4 Bedroom:</b>	0
	Units	Occupied	Units	Occupied																		
<b>Studio:</b>	0																					
<b>1 Bedroom:</b>	0		<b>3 Bedroom:</b>	0																		
<b>2 Bedroom:</b>	0		<b>4 Bedroom:</b>	0																		

Unit 1			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 0	<b>Bedrooms:</b> 3	<b>Full Baths:</b> 2	<b>Partial Baths:</b> 0
<b>Rent:</b> \$2150	<b>Source:</b>		
<b>Approx SqFt:</b> 1000	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Unit 2			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 2	<b>Partial Baths:</b>
<b>Rent:</b> \$1950	<b>Source:</b>		
<b>Approx SqFt:</b> 1950	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		


Unit 3			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1200	<b>Source:</b>		
<b>Approx SqFt:</b> 380	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Exterior Information

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1217 E Harding Way, Stockton, CA 95205

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 📞 Primary: 916-806-5496 ✉️ shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 📍 10620 Treena St STE 230 San Diego CA 92131 📞 877-366-2213
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**Exterior Information**

<b>Accessibility Features:</b> Other	<b>Electric:</b>
<b>Exterior Features:</b>	<b>Pwr Prod Type:</b>
<b>Patio and Porch Features:</b>	<b>Pwr Prod Ownership:</b>
<b>Roof:</b> Other	<b>Pwr Prod Desc:</b>
<b>Lot Features:</b>	<b>Pwr Prod Size:</b>
<b>Topography:</b>	<b>Pwr Prod Year Install:</b>
<b>Frontage Type:</b>	<b>Water Source:</b> Public
<b>View Description:</b>	<b>Irrigation Source:</b>
<b>Utilities:</b> City	<b>Sewer:</b> Other
<b>Seperate Meters:</b> Other	

**Association**

<b>Association:</b> No	<b>Mandatory:</b>	<b>Name:</b>
<b>Fee:</b>	<b>Frequency:</b>	<b>Phone:</b>
<b>Includes:</b>		<b>Features:</b>

**Search Criteria**

## 8603-8609 Acapulco Way, Stockton, CA 95210-1853

<b>Presented By:</b> <b>Shawn R Mileham</b> LIC: 01271371 📞 Primary: 916-806-5496 ✉️ shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 📍 10620 Treena St STE 230 San Diego CA 92131 📞 877-366-2213
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<b>LP:</b> \$620,000	<b>Status:</b> Active 01/12/26	<b>Area:</b> 20705	<b>DOM/CDOM:</b> 107/205
<b>Year Built:</b> 1974			<b>Lot Acres:</b> 0.2443



<b>Pending Date:</b>	<b>Days in Escrow:</b>
<b>Close Date:</b>	<b>Close Price:</b>
<b>CP % LP:</b>	<b>Close Price / SqFt:</b>

**Special Listing Conditions:**  
None

**Listing Service:** Full Service

[View All \(39\)](#)
[Map](#)
[Mortgage Calculator](#)

**Public Remarks**

**Public Remarks:** Welcome to Stockton's biggest opportunity! 8603-8609 Acapulco Way is a recently remodeled triplex priced at \$620,000, featuring three spacious 2-bedroom, 1-bath units. Situated in the heart of North Stockton, this income-producing property offers both comfort and convenience. Each unit provides practical layouts with strong rental appeal, making it ideal for investors. The location offers quick access to parks, shopping, dining, and everyday essentials. Don't miss your chance to own this prime investment. Schedule your showing today!

**Directions**

**Directions to Property:** Reference Apple/Google Maps  
**Cross Street:** Ponce De Leon

**General Information**

<b>Property Subtype:</b> Triplex	<b>Subdivision:</b>
<b># of Buildings:</b> 1	<b>Subtype Description:</b> House(s)
<b>County:</b> San Joaquin	<b>Builder Name:</b>
<b>APN:</b> 079-170-11	<b>Building Name:</b>
<b>Zoning:</b> R-3	<b>Architectural Style:</b> A-Frame
<b>Census Tract:</b> 33.11	<b>Construction Materials:</b> Frame
<b>Elevation:</b>	<b>Foundation:</b> Concrete,Other
<b>Lot SqFt (approx) / Source:</b> 10642 / Assessor Auto-Fill	
<b>Lot Size Dimensions:</b>	
<b>Year Built/Source:</b> 1974 Assessor Auto-Fill	

<b>School District (County):</b> San Joaquin	<b>Elementary School District:</b> Lodi Unified
<b>Middle or Junior School District:</b> Lodi Unified	<b>Senior High School District:</b> Lodi Unified

<b>Total Parking Spaces:</b> 4	<b>Covered Spaces:</b>	<b>Open Parking Spaces:</b>	<b>Tandem Parking Spaces:</b>
<b>Garage Spaces:</b>	<b>Carpport Spaces:</b>	<b>Independent Parking Spaces:</b>	<b>Guest Spaces:</b>
<b>Parking Features:</b> Detached,Garage			
<b>Loading:</b>			


**Financials**

<b>Financial Data Source:</b>	<b>Tenant Pays:</b>
<b>Income Includes:</b> Other	
<b>Cap Rate:</b> 0.00%	
<b>Operating Expense Includes:</b>	

<b>Actual or Scheduled:</b>	<b>Gross Income Multiplier:</b>	<b>Total Deposit:</b>
<b>Insurance Expense:</b> \$0	<b>Tax Annual Amount:</b>	<b>Management Expense:</b> \$0
<b>Maintenance Expense:</b> \$0	<b>Projected Annual Property Tax:</b>	<b>Vacancy Allowance Rate:</b>
<b>Utilities Expense:</b>	<b>Other Expense:</b> \$0	<b>Net Operating Income:</b>
<b>Operating Expense:</b>	<b>Gross Scheduled Income:</b> \$0	<b>Gross Rent Multiplier:</b>

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8603-8609 Acapulco Way, Stockton, CA 95210-1853

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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Financials

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

Lease Information

<b>Lease Term:</b> <b>Existing Lease Type:</b> <b>Lease Deposit:</b>	<b># Leaseable:</b> 3 <b># of Units Leased:</b> 2 <b># of Owner Occupied:</b> 0	<b># of Units Vacant:</b> 1 <b># of Units Month to Month:</b> 0 <b># Section 8:</b> 0
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Disclosures / Restrictions

<b>Disclosures /Documents:</b> <b>Certified Firewise Community:</b> <b>Firewise Community Name:</b>	<b>Bonds/Asmts/Taxes:</b> Unknown <b>County Transfer Tax Rate:</b> <b>City Transfer Tax Rate:</b>
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Interior Information

<b>Stories:</b> 1 <b>Levels:</b> <b># of Floors:</b> 1 <b># of Rooms:</b> <b>Basement:</b> <b>Basement SqFt:</b> <b>Appliances:</b> <b>Laundry Features:</b> Other <b>Flooring:</b> Tile,Wood,Other <b>Interior Features:</b> <b>Heating:</b> Central <b>Cooling:</b> Central	<b>Energy Efficient:</b> <b>Green Building Verification</b> Type: Rating: Body: Year: <b>Window Features:</b> <b>Security Features:</b> Carbon Mon Detector,Smoke Detector <b>Other Equipment:</b> <b>Property Conditions:</b>
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Units / Buildings

<b># Of Units Total:</b> 3 <b>Units Furnished:</b> <b># Commercial Units:</b> 0 <b>Other Unit(s):</b>	<b>Signs:</b>	<table border="1"> <thead> <tr> <th></th> <th>Units</th> <th>Occupied</th> <th>Units</th> <th>Occupied</th> </tr> </thead> <tbody> <tr> <td><b>Studio:</b></td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>1 Bedroom:</b></td> <td>0</td> <td></td> <td><b>3 Bedroom:</b></td> <td>0</td> </tr> <tr> <td><b>2 Bedroom:</b></td> <td>3</td> <td></td> <td><b>4 Bedroom:</b></td> <td>0</td> </tr> </tbody> </table>		Units	Occupied	Units	Occupied	<b>Studio:</b>	0				<b>1 Bedroom:</b>	0		<b>3 Bedroom:</b>	0	<b>2 Bedroom:</b>	3		<b>4 Bedroom:</b>	0
	Units	Occupied	Units	Occupied																		
<b>Studio:</b>	0																					
<b>1 Bedroom:</b>	0		<b>3 Bedroom:</b>	0																		
<b>2 Bedroom:</b>	3		<b>4 Bedroom:</b>	0																		

Unit 1			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 6	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b> 0
<b>Rent:</b> \$0	<b>Source:</b>		
<b>Approx SqFt:</b> 1000	<b>Source:</b> Not Measured		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Unit 2			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>	0		
<b>Rooms:</b> 6	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1899	<b>Source:</b>		
<b>Approx SqFt:</b> 1000	<b>Source:</b> Not Measured		
<b>Occupancy:</b>	<b>Lease Term:</b>		


Unit 3			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 6	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1850	<b>Source:</b>		
<b>Approx SqFt:</b> 1000	<b>Source:</b> Not Measured		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Exterior Information

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8603-8609 Acapulco Way, Stockton, CA 95210-1853

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Exterior Information


<b>Accessibility Features:</b>		<b>Electric:</b>	
<b>Exterior Features:</b>		<b>Pwr Prod Type:</b>	
<b>Patio and Porch Features:</b>		<b>Pwr Prod Ownership:</b>	
<b>Roof:</b>		<b>Pwr Prod Desc:</b>	
<b>Lot Features:</b>	Sidewalk,Other	<b>Pwr Prod Size:</b>	
<b>Topography:</b>		<b>Pwr Prod Year Install:</b>	
<b>Frontage Type:</b>		<b>Water Source:</b>	Public,Other
<b>View Description:</b>		<b>Irrigation Source:</b>	Other
<b>Utilities:</b>	Cable Available	<b>Sewer:</b>	Public Sewer
<b>Seperate Meters:</b>			

Association

<b>Association:</b>	No	<b>Mandatory:</b>		<b>Name:</b>	
<b>Fee:</b>		<b>Frequency:</b>		<b>Phone:</b>	
<b>Includes:</b>				<b>Features:</b>	

Search Criteria

150 N Acacia, Ripon, CA 95366

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$925,000      **Status:** Active 01/19/26      **Area:** 20508      **DOM/CDOM:** 100/100  
**Year Built:** 1917      **Lot Acres:** 0.2828



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**  
**Special Listing Conditions:**  
 None  
**Listing Service:** Full Service

[View All \(54\)](#)      [Map](#)      [Mortgage Calculator](#)

**Public Remarks**

**Public Remarks:** Exceptional opportunity to own a rare 3-unit property in the heart of Ripon! Currently grossing \$5,800 per month! Ideally located with the elementary and high schools directly across the street and within walking distance to downtown Ripon, this versatile property offers strong rental appeal, long-term appreciation, and an ideal setup for owner-occupancy. The property consists of a single-story single-family residence plus a duplex, totaling three units. Unit 1 is a spacious 3-bedroom, 2-bath home offering approximately 1,500 square feet of living space. This home features updated luxury vinyl plank flooring throughout the main living areas, updated ceiling fans, and a remodeled kitchen with white cabinetry, granite countertops, and stainless-steel appliances. Additional highlights include an inside laundry room, a well-appointed primary suite with private vanity and shower, and two front bedrooms connected by a full Jack-and-Jill bathroom. The home also offers a private side yard and an oversized detached garage, providing excellent storage and parking. Units 2 and 3 make up the duplex and are each approximately 900 square feet, featuring 2 bedrooms, 1 bathroom, indoor laundry, and good-sized private yard space. In addition, the duplex units share covered parking and a common recreation space, enhancing functionality and tenant appeal. Each unit is separately livable with desirable layouts and outdoor access. With three separate units, multiple yard areas, covered parking, on-site laundry, and a prime central Ripon location, this property presents a rare opportunity for investors seeking a stable income property or buyers looking to live in one unit while generating rental income from the others. Convenient access to schools, shopping, dining, and community amenities makes this an outstanding long-term investment.

**Directions**

**Directions to Property:** From downtown Ripon take W Main St to N Acacia.  
**Cross Street:** W. Main St.

**General Information**

<b>Property Subtype:</b> Triplex	<b>Subdivision:</b>
<b># of Buildings:</b> 2	<b>Subtype Description:</b> Apartments,House(s)
<b>County:</b> San Joaquin	<b>Builder Name:</b>
<b>APN:</b> 259-060-54	<b>Building Name:</b>
<b>Zoning:</b> R3	<b>Architectural Style:</b> Cottage
<b>Census Tract:</b> 50.01	<b>Construction Materials:</b> Stucco,Wood
<b>Elevation:</b>	<b>Foundation:</b> Raised,Slab
<b>Lot SqFt (approx) / Source:</b> 12319 / Assessor Auto-Fill	
<b>Lot Size Dimensions:</b>	
<b>Year Built/Source:</b> 1917 Assessor Auto-Fill	

**School District (County):** San Joaquin      **Elementary School District:** Ripon Unified  
**Middle or Junior School District:** Ripon Unified      **Senior High School District:** Ripon Unified

**Total Parking Spaces:** 6      **Covered Spaces:** 2      **Open Parking Spaces:**      **Tandem Parking Spaces:**  
**Garage Spaces:** 1      **Carpport Spaces:** 2      **Independent Parking Spaces:**      **Guest Spaces:**  
**Parking Features:** Carport,Detached,Garage,Garage Door Opener  
**Loading:**

**Financials**

<b>Financial Data Source:</b> Owner,Property Manager	<b>Tenant Pays:</b> Electricity,Sewer,Gas,Water,See Remarks,Other
<b>Income Includes:</b> Rent Only	
<b>Cap Rate:</b> 0.00%	
<b>Operating Expense Includes:</b> Property Tax,Insurance,Water/Sewer	
<b>Actual or Scheduled:</b> Actual	
<b>Insurance Expense:</b> \$2400	<b>Gross Income Multiplier:</b>
<b>Maintenance Expense:</b> \$0	<b>Tax Annual Amount:</b>
<b>Utilities Expense:</b> \$1682	<b>Projected Annual Property Tax:</b> 12362
	<b>Total Deposit:</b>
	<b>Management Expense:</b> \$0
	<b>Vacancy Allowance Rate:</b>

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# Client Full Residential Income

## 150 N Acacia, Ripon, CA 95366

<b>Presented By:</b> <b>Shawn R Mileham</b> LIC: 01271371 📞 Primary: 916-806-5496 ✉️ shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 📍 10620 Treena St STE 230 San Diego CA 92131 📞 877-366-2213
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**Financials**

<b>Operating Expense:</b>	<b>Other Expense:</b> \$0	<b>Net Operating Income:</b>
	<b>Gross Scheduled Income:</b> \$69600	<b>Gross Rent Multiplier:</b>

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<b>1 Bedroom Annual Occupancy:</b>	<b>3 Bedroom Annual Occupancy:</b>
<b>Rent Range:</b>	<b>Rent Range:</b>

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<b>2 Bedroom Annual Occupancy:</b>	<b>4 Bedroom Annual Occupancy:</b>
<b>Rent Range:</b>	<b>Rent Range:</b>

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<b>Studio Annual Occupancy:</b>	<b>Commercial Rent Range:</b>
<b>Rent Range:</b>	

**Lease Information**

<b>Lease Term:</b> Lease/Month to Month Mix	<b># Leaseable:</b> 3	<b># of Units Vacant:</b> 0
<b>Existing Lease Type:</b>	<b># of Units Leased:</b> 3	<b># of Units Month to Month:</b> 2
<b>Lease Deposit:</b>	<b># of Owner Occupied:</b> 0	<b># Section 8:</b> 0

**Disclosures / Restrictions**

<b>Disclosures /Documents:</b>	<b>Bonds/Asmts/Taxes:</b> Unknown
<b>Certified Firewise Community:</b>	<b>County Transfer Tax Rate:</b>
<b>Firewise Community Name:</b>	<b>City Transfer Tax Rate:</b>

**Interior Information**

<b>Stories:</b> 1	<b>Energy Efficient:</b>
<b>Levels:</b> One	<b>Green Building Verification</b>
<b># of Floors:</b> 1	<b>Type:</b>
<b># of Rooms:</b>	<b>Rating:</b>
<b>Basement:</b> Storage Area,Partial	<b>Body:</b>
<b>Basement SqFt:</b>	<b>Year:</b>
<b>Appliances:</b> Free Standing Gas Oven,Gas Water Heater,Ice Maker,Dishwasher,Microwave,Disposal,Varies By Unit	<b>Window Features:</b> Dual Pane Partial,Varies by Unit
<b>Laundry Features:</b> In Each Unit,Laundry Closet,Washer/Dryer Hookups	<b>Security Features:</b> Carbon Mon Detector,Smoke Detector
<b>Flooring:</b> Carpet,Tile,Vinyl,Wood,Luxury Vinyl Plank,Varies by Unit	<b>Other Equipment:</b>
<b>Interior Features:</b> Vaulted Ceiling(s)	<b>Property Conditions:</b> Varies by Unit
<b>Heating:</b> Central,Wall Furnace,Varies by Unit,Natural Gas	
<b>Cooling:</b> Ceiling Fan(s),Central,Wall Unit(s),Window Unit(s),Varies by Unit	

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# Client Full Residential Income

## 150 N Acacia, Ripon, CA 95366

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**Units / Buildings**

<b># Of Units Total:</b> 3	<b>Units</b> <b>Occupied</b>
<b>Units Furnished:</b> None	<b>Units</b> <b>Occupied</b>
<b># Commercial Units:</b> 0	<b>Units</b> <b>Occupied</b>
<b>Other Unit(s):</b>	<b>Units</b> <b>Occupied</b>

Unit 1			
<b>Type:</b>	Main house is 3 bed 2 bath.		
<b>Description:</b>	Main house is 3 bed 2 bath.		
<b>Identification:</b>	150		
<b>Rooms:</b> 3	<b>Bedrooms:</b> 3	<b>Full Baths:</b> 2	<b>Partial Baths:</b> 0
<b>Rent:</b> \$2450	<b>Source:</b> Owner		
<b>Approx SqFt:</b> 1500	<b>Source:</b> Not Measured		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b> Less Than 12 Months		

Unit 2			
<b>Type:</b>	Apartment		
<b>Description:</b>	half of the duplex.,Unit 152		
<b>Identification:</b>	152		
<b>Rooms:</b> 2	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1750	<b>Source:</b> Owner		
<b>Approx SqFt:</b> 800	<b>Source:</b> Not Measured		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b> Month to Month		

Unit 3			
<b>Type:</b>	Apartment		
<b>Description:</b>	second half of the duplex,Unit 154		
<b>Identification:</b>	154		
<b>Rooms:</b> 2	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1600	<b>Source:</b> Owner		
<b>Approx SqFt:</b> 800	<b>Source:</b> Not Measured		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b> Month to Month		

Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

**Exterior Information**

<b>Accessibility Features:</b>	
<b>Exterior Features:</b>	Fenced Yard,Yard Space
<b>Patio and Porch Features:</b>	
<b>Roof:</b>	Composition
<b>Lot Features:</b>	Curbs/Gutters,Sidewalk,Garden,Landscape Front
<b>Topography:</b>	
<b>Frontage Type:</b>	
<b>View Description:</b>	
<b>Utilities:</b>	Sewer Connected,City,Electric,Internet Available,Natural Gas Connected
<b>Seperate Meters:</b>	Electricity,Gas

<b>Electric:</b>	220 Volts
<b>Pwr Prod Type:</b>	
<b>Pwr Prod Ownership:</b>	
<b>Pwr Prod Desc:</b>	
<b>Pwr Prod Size:</b>	
<b>Pwr Prod Year Install:</b>	
<b>Water Source:</b>	Public
<b>Irrigation Source:</b>	None
<b>Sewer:</b>	Public Sewer

**Association**


<b>Association:</b>	No	<b>Mandatory:</b>	
<b>Fee:</b>		<b>Frequency:</b>	
<b>Includes:</b>			

<b>Name:</b>	
<b>Phone:</b>	
<b>Features:</b>	

**Search Criteria**

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834 S Washington St, Lodi, CA 95240-4822

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$589,000      **Status:** Active 01/20/26      **Area:** 20901      **DOM/CDOM:** 98/98  
**Year Built:** 1971      **Lot Acres:** 0.1492



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**

**Special Listing Conditions:**  
 None  
**Listing Service:** Full Service

[View All \(42\)](#)      [Map](#)      [Mortgage Calculator](#)

**Public Remarks**

**Public Remarks:** \*\*834 Washington Street, Lodi\*\* is a professionally managed triplex offering a strong investment opportunity. The property features a recently updated unit and reliable tenant occupancy. Tenants pay all utilities, keeping operating expenses low. Conveniently located near downtown Lodi, shopping, dining, and transportation. Ideal for investors seeking steady cash flow with minimal management demands.

**Directions**

**Directions to Property:** 99 to Kettleman Lane to S Central Ave to E Vine to S Washington St  
**Cross Street:** E Vine St

**General Information**

<b>Property Subtype:</b> Triplex <b># of Buildings:</b> 1 <b>County:</b> San Joaquin <b>APN:</b> 047-140-45 <b>Zoning:</b> R3 <b>Census Tract:</b> 44.03 <b>Elevation:</b> <b>Lot SqFt (approx) / Source:</b> 6499 / Assessor Auto-Fill <b>Lot Size Dimensions:</b> <b>Year Built/Source:</b> 1971 Assessor Auto-Fill	<b>Subdivision:</b> <b>Subtype Description:</b> Apartments <b>Builder Name:</b> <b>Building Name:</b> <b>Architectural Style:</b> <b>Construction Materials:</b> Stucco,Frame,Wood <b>Foundation:</b> Slab,Concrete
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**School District (County):** San Joaquin      **Elementary School District:** Lodi Unified  
**Middle or Junior School District:** Lodi Unified      **Senior High School District:** Lodi Unified

<b>Total Parking Spaces:</b> 6 <b>Garage Spaces:</b> <b>Parking Features:</b> Attached,Carport <b>Loading:</b>	<b>Covered Spaces:</b> <b>Carport Spaces:</b> 3	<b>Open Parking Spaces:</b> 3 <b>Independent Parking Spaces:</b>	<b>Tandem Parking Spaces:</b> <b>Guest Spaces:</b>
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**Financials**

**Financial Data Source:**      **Tenant Pays:**  
**Income Includes:** Rent Only  
**Cap Rate:** 0.00%  
**Operating Expense Includes:**

<b>Actual or Scheduled:</b> <b>Insurance Expense:</b> \$0 <b>Maintenance Expense:</b> \$0 <b>Utilities Expense:</b> <b>Operating Expense:</b>	<b>Gross Income Multiplier:</b> <b>Tax Annual Amount:</b> <b>Projected Annual Property Tax:</b> <b>Other Expense:</b> \$0 <b>Gross Scheduled Income:</b> \$0	<b>Total Deposit:</b> <b>Management Expense:</b> \$0 <b>Vacancy Allowance Rate:</b> <b>Net Operating Income:</b> <b>Gross Rent Multiplier:</b>
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## 834 S Washington St, Lodi, CA 95240-4822

<b>Presented By:</b> Shawn R Mileham  LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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### Financials

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

### Lease Information

<b>Lease Term:</b>	# Leaseable: 3	# of Units Vacant: 0
<b>Existing Lease Type:</b>	# of Units Leased: 3	# of Units Month to Month: 0
<b>Lease Deposit:</b>	# of Owner Occupied: 0	# Section 8: 0

### Disclosures / Restrictions

<b>Disclosures /Documents:</b>	Bonds/Asmts/Taxes: Unknown
<b>Certified Firewise Community:</b>	County Transfer Tax Rate:
<b>Firewise Community Name:</b>	City Transfer Tax Rate:

### Interior Information

<b>Stories:</b> 1	<b>Energy Efficient:</b>
<b>Levels:</b>	<b>Green Building Verification</b>
<b># of Floors:</b> 1	Type:
<b># of Rooms:</b>	Rating:
<b>Basement:</b>	Body:
<b>Basement SqFt:</b>	Year:
<b>Appliances:</b>	<b>Window Features:</b>
<b>Laundry Features:</b> In Each Unit	<b>Security Features:</b> Carbon Mon Detector, Double Strapped Water Heater, Smoke Detector
<b>Flooring:</b> Tile	<b>Other Equipment:</b>
<b>Interior Features:</b>	<b>Property Conditions:</b>
<b>Heating:</b> Central, Wall Furnace	
<b>Cooling:</b> Central, Wall Unit(s), Window Unit(s)	

### Units / Buildings

<b># Of Units Total:</b> 3		<b>Units</b>	<b>Occupied</b>	<b>Units</b>	<b>Occupied</b>
<b>Units Furnished:</b>	<b>Signs:</b>	<b>Studio:</b> 0			
<b># Commercial Units:</b> 0		<b>1 Bedroom:</b> 1	<b>3 Bedroom:</b> 0		
<b>Other Unit(s):</b>		<b>2 Bedroom:</b> 2	<b>4 Bedroom:</b> 0		

Unit 1			
<b>Type:</b>	Apartment		
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 3	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b> 0
<b>Rent:</b> \$1050	<b>Source:</b>		
<b>Approx SqFt:</b> 800	<b>Source:</b> Not Measured		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Unit 2			
<b>Type:</b>	Apartment		
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 1	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1012	<b>Source:</b>		
<b>Approx SqFt:</b> 543	<b>Source:</b> Not Measured		
<b>Occupancy:</b>	<b>Lease Term:</b>		


Unit 3			
<b>Type:</b>	Apartment		
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 3	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1100	<b>Source:</b>		
<b>Approx SqFt:</b> 800	<b>Source:</b> Not Measured		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

### Exterior Information

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**834 S Washington St, Lodi, CA 95240-4822**

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 📞 Primary: 916-806-5496 ✉️ shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 📍 10620 Treena St STE 230 San Diego CA 92131 📞 877-366-2213
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**Exterior Information**


<b>Accessibility Features:</b>		<b>Electric:</b>	
<b>Exterior Features:</b>		<b>Pwr Prod Type:</b>	
<b>Patio and Porch Features:</b>		<b>Pwr Prod Ownership:</b>	
<b>Roof:</b>		<b>Pwr Prod Desc:</b>	
<b>Lot Features:</b>	Shape Regular	<b>Pwr Prod Size:</b>	
<b>Topography:</b>		<b>Pwr Prod Year Install:</b>	
<b>Frontage Type:</b>		<b>Water Source:</b>	Public
<b>View Description:</b>		<b>Irrigation Source:</b>	None
<b>Utilities:</b>	City	<b>Sewer:</b>	Public Sewer
<b>Seperate Meters:</b>			

**Association**

<b>Association:</b>	No	<b>Mandatory:</b>		<b>Name:</b>	
<b>Fee:</b>		<b>Frequency:</b>		<b>Phone:</b>	
<b>Includes:</b>				<b>Features:</b>	

**Search Criteria**

728 E Swain Rd, Stockton, CA 95207-3147

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$564,900      **Status:** Active 02/15/26      **Area:** 20705      **DOM/CDOM:** 47/47  
**Year Built:** 1972      **Lot Acres:** 0.1618



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**

**Special Listing Conditions:**  
 Offer As Is  
**Listing Service:** Full Service

[View All \(16\)](#)      [Map](#)      [Mortgage Calculator](#)

**Public Remarks**

**Public Remarks:** Live in one and rent the other two or rent all three for solid cash flow! This triplex features three 2-bedroom, 1-bath units, each with a detached one-car garage plus extra storage space. One unit is currently vacant, giving an owner-occupant the chance to move right in and offset the mortgage with rental income. Located in a high-demand rental area close to shops, restaurants, and schools. A great option for investors or anyone looking to build equity while generating income.

**Directions**

**Directions to Property:** N El Dorado St to E Swain St  
**Cross Street:** Dante St.

**General Information**

<b>Property Subtype:</b> Triplex <b># of Buildings:</b> 1 <b>County:</b> San Joaquin <b>APN:</b> 081-430-05 <b>Zoning:</b> R-3 <b>Census Tract:</b> <b>Elevation:</b> <b>Lot SqFt (approx) / Source:</b> 7048 / Assessor Agent-Fill <b>Lot Size Dimensions:</b> <b>Year Built/Source:</b> 1972 Assessor Agent-Fill	<b>Subdivision:</b> <b>Subtype Description:</b> Apartments <b>Builder Name:</b> <b>Building Name:</b> <b>Architectural Style:</b> <b>Construction Materials:</b> Stucco, Wood <b>Foundation:</b> Slab
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**School District (County):** San Joaquin      **Elementary School District:** Stockton Unified  
**Middle or Junior School District:** Stockton Unified      **Senior High School District:** Stockton Unified

<b>Total Parking Spaces:</b> 0 <b>Covered Spaces:</b> <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> <b>Parking Features:</b> Detached <b>Loading:</b>	<b>Open Parking Spaces:</b> <b>Tandem Parking Spaces:</b> <b>Independent Parking Spaces:</b> <b>Guest Spaces:</b>
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**Financials**

<b>Financial Data Source:</b> Owner <b>Income Includes:</b> Rent Only <b>Cap Rate:</b> 0.00% <b>Operating Expense Includes:</b> Property Tax, Insurance, Trash, Water/Sewer	<b>Tenant Pays:</b> Cable TV, Electricity, Gas
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<b>Actual or Scheduled:</b> <b>Insurance Expense:</b> \$2292 <b>Maintenance Expense:</b> \$0 <b>Utilities Expense:</b> \$5368 <b>Operating Expense:</b>	<b>Gross Income Multiplier:</b> <b>Tax Annual Amount:</b> <b>Projected Annual Property Tax:</b> <b>Other Expense:</b> \$0 <b>Gross Scheduled Income:</b> \$0	<b>Total Deposit:</b> <b>Management Expense:</b> \$0 <b>Vacancy Allowance Rate:</b> <b>Net Operating Income:</b> <b>Gross Rent Multiplier:</b>
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728 E Swain Rd, Stockton, CA 95207-3147

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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Financials

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

Lease Information

<b>Lease Term:</b> Month To Month <b>Existing Lease Type:</b> <b>Lease Deposit:</b> \$3000	<b># Leaseable:</b> 3 <b># of Units Leased:</b> 2 <b># of Owner Occupied:</b> 0	<b># of Units Vacant:</b> 1 <b># of Units Month to Month:</b> 0 <b># Section 8:</b> 0
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Disclosures / Restrictions

<b>Disclosures /Documents:</b> Disclosure Package Available,See Remarks <b>Certified Firewise Community:</b> <b>Firewise Community Name:</b>	<b>Bonds/Asmts/Taxes:</b> Unknown <b>County Transfer Tax Rate:</b> <b>City Transfer Tax Rate:</b>
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Interior Information

<b>Stories:</b> 1 <b>Levels:</b> <b># of Floors:</b> 1 <b># of Rooms:</b> <b>Basement:</b> <b>Basement SqFt:</b> <b>Appliances:</b> <b>Laundry Features:</b> In Common Area <b>Flooring:</b> Tile,Other <b>Interior Features:</b> <b>Heating:</b> Central <b>Cooling:</b> Ceiling Fan(s),Central	<b>Energy Efficient:</b> <b>Green Building Verification</b> Type: Rating: Body: Year: <b>Window Features:</b> <b>Security Features:</b> Carbon Mon Detector,Smoke Detector <b>Other Equipment:</b> <b>Property Conditions:</b>
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Units / Buildings

# Of Units Total:	0	Units	Occupied	Units	Occupied
Units Furnished:		Studio:	0		
# Commercial Units:	0	1 Bedroom:	0	3 Bedroom:	0
Other Unit(s):		2 Bedroom:	0	4 Bedroom:	0

Unit 1			
Type:			
Description:	Unit #728		
Identification:			
Rooms: 0	Bedrooms: 2	Full Baths: 1	Partial Baths: 0
Rent:	\$1750	Source:	Rental
Approx SqFt:	0	Source:	
Occupancy:	Tenant	Lease Term:	Month to Month

Unit 2			
Type:			
Description:	Unit #730		
Identification:			
Rooms:	Bedrooms: 2	Full Baths: 1	Partial Baths:
Rent:	\$1800	Source:	Owner
Approx SqFt:		Source:	
Occupancy:	Vacant	Lease Term:	


Unit 3			
Type:			
Description:	Unit #732		
Identification:			
Rooms:	Bedrooms: 2	Full Baths: 1	Partial Baths:
Rent:	\$1750	Source:	Rental
Approx SqFt:		Source:	
Occupancy:	Tenant	Lease Term:	Month to Month

Unit 4			
Type:			
Description:			
Identification:			
Rooms:	Bedrooms:	Full Baths:	Partial Baths:
Rent:		Source:	
Approx SqFt:		Source:	
Occupancy:		Lease Term:	

Exterior Information

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### 728 E Swain Rd, Stockton, CA 95207-3147

	<b>Presented By:</b> Shawn R Mileham	<b>LPT Realty, Inc</b>
	LIC: 01271371	LIC: 02248983
	☎ Primary: 916-806-5496	📍 10620 Treena St STE 230 San Diego CA 92131
	✉ shawnguy00@yahoo.com	☎ 877-366-2213

#### Exterior Information


<b>Accessibility Features:</b>		<b>Electric:</b>	
<b>Exterior Features:</b>		<b>Pwr Prod Type:</b>	
<b>Patio and Porch Features:</b>		<b>Pwr Prod Ownership:</b>	
<b>Roof:</b>	Composition	<b>Pwr Prod Desc:</b>	
<b>Lot Features:</b>	Other	<b>Pwr Prod Size:</b>	
<b>Topography:</b>		<b>Pwr Prod Year Install:</b>	
<b>Frontage Type:</b>		<b>Water Source:</b>	Public
<b>View Description:</b>		<b>Irrigation Source:</b>	None
<b>Utilities:</b>	City	<b>Sewer:</b>	Public Sewer
<b>Seperate Meters:</b>			

#### Association

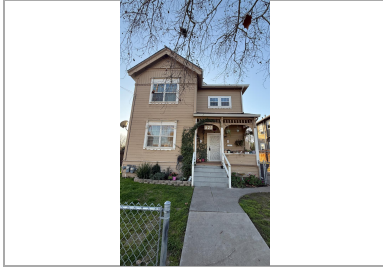
<b>Association:</b>	No	<b>Mandatory:</b>	<b>Name:</b>
<b>Fee:</b>		<b>Frequency:</b>	<b>Phone:</b>
<b>Includes:</b>			<b>Features:</b>

#### Search Criteria

## 521 N Van Buren St, Stockton, CA 95203

<b>Presented By:</b> <b>Shawn R Mileham</b>  LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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<b>LP:</b> \$599,900	<b>Status:</b> Active 03/17/26	<b>Area:</b> 20701	<b>DOM/CDOM:</b> 43/43
<b>Year Built:</b> 1900			<b>Lot Acres:</b> 0.1722



<b>Pending Date:</b>	<b>Days in Escrow:</b>
<b>Close Date:</b>	<b>Close Price:</b>
<b>CP % LP:</b>	<b>Close Price / SqFt:</b>

**Special Listing Conditions:**  
Real Estate Owned

**Listing Service:** Full Service

[View All \(2\)](#)
[Map](#)
[Mortgage Calculator](#)

**Public Remarks**

**Public Remarks:** Excellent opportunity to own a multi-unit live-in one, and rent the other 2 units. Perfect for investment, recently renovated, Easy access to I5 great for commuters. close to dining, entertainment. and, transportation.

**Directions**

**Directions to Property:** I5 to Fremont St exit left to Van Buren, easy to find across the street where the Stockton Ports play at Banner Island Ballpark.

**Cross Street:** Fremont St

**General Information**

<b>Property Subtype:</b> Triplex	<b>Subdivision:</b>
<b># of Buildings:</b> 1	<b>Subtype Description:</b> House(s)
<b>County:</b> San Joaquin	<b>Builder Name:</b>
<b>APN:</b> 137-216-08	<b>Building Name:</b>
<b>Zoning:</b> SFR	<b>Architectural Style:</b> A-Frame,Victorian
<b>Census Tract:</b> 3.00	<b>Construction Materials:</b> Frame,Lap Siding,Wood
<b>Elevation:</b>	<b>Foundation:</b> Raised
<b>Lot SqFt (approx) / Source:</b> 7501 / Assessor Auto-Fill	
<b>Lot Size Dimensions:</b>	
<b>Year Built/Source:</b> 1900 Assessor Auto-Fill	

<b>School District (County):</b> San Joaquin	<b>Elementary School District:</b> Stockton Unified
<b>Middle or Junior School District:</b> Stockton Unified	<b>Senior High School District:</b> Stockton Unified
<b>Total Parking Spaces:</b> 0	<b>Covered Spaces:</b>
<b>Garage Spaces:</b>	<b>Carpport Spaces:</b>
<b>Parking Features:</b> Street	<b>Open Parking Spaces:</b>
<b>Loading:</b>	<b>Tandem Parking Spaces:</b>
	<b>Guest Spaces:</b>

**Financials**


<b>Financial Data Source:</b>	<b>Tenant Pays:</b>
<b>Income Includes:</b> Rent Only	
<b>Cap Rate:</b> 0.00%	
<b>Operating Expense Includes:</b>	

<b>Actual or Scheduled:</b>	<b>Gross Income Multiplier:</b>	<b>Total Deposit:</b>
<b>Insurance Expense:</b> \$0	<b>Tax Annual Amount:</b>	<b>Management Expense:</b> \$0
<b>Maintenance Expense:</b> \$0	<b>Projected Annual Property Tax:</b>	<b>Vacancy Allowance Rate:</b>
<b>Utilities Expense:</b>	<b>Other Expense:</b> \$0	<b>Net Operating Income:</b>
<b>Operating Expense:</b>	<b>Gross Scheduled Income:</b> \$0	<b>Gross Rent Multiplier:</b>

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

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521 N Van Buren St, Stockton, CA 95203

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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Lease Information			
<b>Lease Term:</b>	<b># Leaseable:</b> 3	<b># of Units Vacant:</b> 1	
<b>Existing Lease Type:</b>	<b># of Units Leased:</b> 2	<b># of Units Month to Month:</b> 0	
<b>Lease Deposit:</b>	<b># of Owner Occupied:</b> 0	<b># Section 8:</b> 0	

Disclosures / Restrictions	
<b>Disclosures /Documents:</b> Transfer Disclosure Statement	<b>Bonds/Asmts/Taxes:</b> Unknown
<b>Certified Firewise Community:</b> Unknown	<b>County Transfer Tax Rate:</b>
<b>Firewise Community Name:</b>	<b>City Transfer Tax Rate:</b>

Interior Information	
<b>Stories:</b> 2	<b>Energy Efficient:</b>
<b>Levels:</b>	<b>Green Building Verification</b>
<b># of Floors:</b> 2	<b>Type:</b>
<b># of Rooms:</b>	<b>Rating:</b>
<b>Basement:</b> Unfinished,Partial	<b>Body:</b>
<b>Basement SqFt:</b>	<b>Year:</b>
<b>Appliances:</b> Free Standing Electric Oven,Free Standing Electric Range	<b>Window Features:</b> Dual Pane Partial,Varies by Unit
<b>Laundry Features:</b> Washer/Dryer Hookups	<b>Security Features:</b> Carbon Mon Detector
<b>Flooring:</b> Carpet,Tile,Laminate,Wood,Varies by Unit	<b>Other Equipment:</b>
<b>Interior Features:</b>	<b>Property Conditions:</b>
<b>Heating:</b> Wall Furnace,Individual,Varies by Unit	
<b>Cooling:</b> Ceiling Fan(s),Wall Unit(s),Window Unit(s),Varies by Unit,Individual	

Units / Buildings					
<b># Of Units Total:</b> 3			<b>Units</b>	<b>Occupied</b>	<b>Units</b> <b>Occupied</b>
<b>Units Furnished:</b> None	<b>Signs:</b> Yes		<b>Studio:</b> 1		
<b># Commercial Units:</b> 0			<b>1 Bedroom:</b> 1	<b>3 Bedroom:</b> 0	
<b>Other Unit(s):</b>			<b>2 Bedroom:</b> 1	<b>4 Bedroom:</b> 0	

Unit 1			
<b>Type:</b> Studio			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 0	<b>Bedrooms:</b> 0	<b>Full Baths:</b> 0	<b>Partial Baths:</b> 0
<b>Rent:</b> \$0	<b>Source:</b>		
<b>Approx SqFt:</b> 0	<b>Source:</b>		
<b>Occupancy:</b> Vacant	<b>Lease Term:</b>		

Unit 2			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b> Unit A			
<b>Rooms:</b>	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1295	<b>Source:</b> Estoppel		
<b>Approx SqFt:</b> 1200	<b>Source:</b> Not Measured		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b> 12 Months		

Unit 3			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b> Unit B			
<b>Rooms:</b>	<b>Bedrooms:</b> 1	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1195	<b>Source:</b> Estoppel		
<b>Approx SqFt:</b> 658	<b>Source:</b> Not Measured		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b> 12 Months		

Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Exterior Information	
<b>Accessibility Features:</b>	<b>Electric:</b>
<b>Exterior Features:</b> Fenced Yard	<b>Pwr Prod Type:</b> None
<b>Patio and Porch Features:</b>	<b>Pwr Prod Ownership:</b>
<b>Roof:</b> Composition	<b>Pwr Prod Desc:</b>
<b>Lot Features:</b> Landscape Front	<b>Pwr Prod Size:</b>
<b>Topography:</b> Level,Trees Few	<b>Pwr Prod Year Install:</b>

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## 521 N Van Buren St, Stockton, CA 95203

Presented By: **Shawn R Mileham**

LIC: 01271371

☎ Primary: 916-806-5496

✉ shawnguy00@yahoo.com

**LPT Realty, Inc**

LIC: 02248983

📍 10620 Treena St STE 230 San Diego CA 92131

☎ 877-366-2213

## Exterior Information


<b>Frontage Type:</b>		<b>Water Source:</b>	Meter on Site, Water District
<b>View Description:</b>		<b>Irrigation Source:</b>	None
<b>Utilities:</b>	Sewer In & Connected	<b>Sewer:</b>	Public Sewer
<b>Seperate Meters:</b>			

## Association

<b>Association:</b>	No	<b>Mandatory:</b>	<b>Name:</b>
<b>Fee:</b>		<b>Frequency:</b>	<b>Phone:</b>
<b>Includes:</b>			<b>Features:</b>

## Search Criteria

# 8120 Tam O Shanter Dr, Stockton, CA 95210

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$579,000      **Status:** Active 03/18/26      **Area:** 20701      **DOM/CDOM:** 42/42  
**Year Built:** 1969      **Lot Acres:** 0.1837



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**  
**Special Listing Conditions:**  
 None  
**Listing Service:** Full Service

[View All \(7\)](#)      [Map](#)      [Mortgage Calculator](#)

### Public Remarks

**Public Remarks:** Welcome to a Turnkey, Cash-Flowing Investment in the heart of the Valley Oak neighborhood of Stockton! This well-located triplex at 8120 Tam O Shanter Dr offers three 2-bedroom, 1-bath units, each with private back yards and are desirable long-term rentals. Covered parking is available, enhancing tenant convenience and property appeal. Perfect for those looking to expand a rental portfolio or enter the Stockton multifamily market. Don't miss out on this solid income-producing asset in a stable residential area near schools, shopping, and commuter routes. Fully occupied. Please Do Not Disturb Tenants.

### Directions

**Directions to Property:** Tam O Shanter x Knickerbocker Dr  
**Cross Street:** Tam O Shanter x

### General Information

<b>Property Subtype:</b> Triplex <b># of Buildings:</b> 0 <b>County:</b> San Joaquin <b>APN:</b> 088-200-050-000 <b>Zoning:</b> <b>Census Tract:</b> <b>Elevation:</b> <b>Lot SqFt (approx) / Source:</b> 8000 <b>Lot Size Dimensions:</b> <b>Year Built/Source:</b> 1969	<b>Subdivision:</b> <b>Subtype Description:</b> <b>Builder Name:</b> <b>Building Name:</b> <b>Architectural Style:</b> <b>Construction Materials:</b> Wood Siding <b>Foundation:</b>
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<b>School District (County):</b> <b>Middle or Junior School District:</b>	<b>Elementary School District:</b> <b>Senior High School District:</b>
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<b>Total Parking Spaces:</b> 3 <b>Garage Spaces:</b> <b>Parking Features:</b> Covered <b>Loading:</b>	<b>Covered Spaces:</b> <b>Carpport Spaces:</b>	<b>Open Parking Spaces:</b> <b>Independent Parking Spaces:</b>	<b>Tandem Parking Spaces:</b> <b>Guest Spaces:</b>
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### Financials

<b>Financial Data Source:</b> Other <b>Income Includes:</b> <b>Cap Rate:</b> 0.00% <b>Operating Expense Includes:</b>	<b>Tenant Pays:</b> Electricity,Gas
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<b>Actual or Scheduled:</b> <b>Insurance Expense:</b> \$0 <b>Maintenance Expense:</b> \$0 <b>Utilities Expense:</b> <b>Operating Expense:</b>	<b>Gross Income Multiplier:</b> <b>Tax Annual Amount:</b> <b>Projected Annual Property Tax:</b> <b>Other Expense:</b> \$0 <b>Gross Scheduled Income:</b> \$0	<b>Total Deposit:</b> \$3700 <b>Management Expense:</b> \$0 <b>Vacancy Allowance Rate:</b> <b>Net Operating Income:</b> <b>Gross Rent Multiplier:</b>
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## 8120 Tam O Shanter Dr, Stockton, CA 95210

<b>Presented By:</b> Shawn R Mileham  LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Trenea St STE 230 San Diego CA 92131 877-366-2213
--	---

**Financials**

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

**Lease Information**

<b>Lease Term:</b> Month To Month,Written Agreements <b>Existing Lease Type:</b> <b>Lease Deposit:</b>	<b># Leaseable:</b> <b># of Units Leased:</b> 0 <b># of Owner Occupied:</b> 0	<b># of Units Vacant:</b> 0 <b># of Units Month to Month:</b> 0 <b># Section 8:</b> 0
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**Disclosures / Restrictions**

<b>Disclosures /Documents:</b> <b>Certified Firewise Community:</b> <b>Firewise Community Name:</b>	<b>Bonds/Asmts/Taxes:</b> <b>County Transfer Tax Rate:</b> <b>City Transfer Tax Rate:</b>
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**Interior Information**

<b>Stories:</b> 0 <b>Levels:</b> <b># of Floors:</b> <b># of Rooms:</b> <b>Basement:</b> None <b>Basement SqFt:</b> <b>Appliances:</b> <b>Laundry Features:</b> <b>Flooring:</b> Carpet,Laminate <b>Interior Features:</b> <b>Heating:</b> Other <b>Cooling:</b> Wall Unit(s),Window Unit(s)	<b>Energy Efficient:</b> <b>Green Building Verification</b> Type: Rating: Body: Year: <b>Window Features:</b> <b>Security Features:</b> <b>Other Equipment:</b> <b>Property Conditions:</b>
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**Units / Buildings**

<b># Of Units Total:</b> 3		<b>Units</b>	<b>Occupied</b>	<b>Units</b>	<b>Occupied</b>
<b>Units Furnished:</b>	<b>Signs:</b>	<b>Studio:</b>	0		
<b># Commercial Units:</b> 0		<b>1 Bedroom:</b>	0	<b>3 Bedroom:</b>	0
<b>Other Unit(s):</b>		<b>2 Bedroom:</b>	0	<b>4 Bedroom:</b>	0

Unit 1			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 0	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b> 0
<b>Rent:</b> \$1000	<b>Source:</b>		
<b>Approx SqFt:</b> 0	<b>Source:</b>		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>		

Unit 2			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1300	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>		


Unit 3			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1400	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>		

Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

**Exterior Information**

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# 8120 Tam O Shanter Dr, Stockton, CA 95210

	<b>Presented By:</b> Shawn R Mileham	<b>LPT Realty, Inc</b>
	LIC: 01271371	LIC: 02248983
	☎ Primary: 916-806-5496	📍 10620 Treena St STE 230 San Diego CA 92131
	✉ shawnguy00@yahoo.com	☎ 877-366-2213

### Exterior Information


<b>Accessibility Features:</b>		<b>Electric:</b>	
<b>Exterior Features:</b>	Fenced Yard	<b>Pwr Prod Type:</b>	
<b>Patio and Porch Features:</b>		<b>Pwr Prod Ownership:</b>	
<b>Roof:</b>	Composition,Shingle	<b>Pwr Prod Desc:</b>	
<b>Lot Features:</b>	Corner	<b>Pwr Prod Size:</b>	
<b>Topography:</b>		<b>Pwr Prod Year Install:</b>	
<b>Frontage Type:</b>		<b>Water Source:</b>	Public
<b>View Description:</b>		<b>Irrigation Source:</b>	
<b>Utilities:</b>		<b>Sewer:</b>	
<b>Seperate Meters:</b>			

### Association

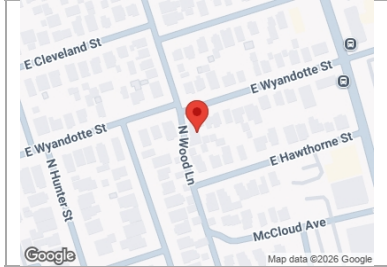
<b>Association:</b>	<b>Mandatory:</b>	<b>Name:</b>
<b>Fee:</b>	<b>Frequency:</b>	<b>Phone:</b>
<b>Includes:</b>		<b>Features:</b>

### Search Criteria

## 402 E Wyandotte St, Stockton, CA 95204-6027

<b>Presented By:</b> Shawn R Mileham  LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$550,000      **Status:** Active 04/01/26      **Area:** 20701      **DOM/CDOM:** 28/28  
**Year Built:** 1948      **Lot Acres:** 0.1607



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**

**Special Listing Conditions:**  
 None  
**Listing Service:** Full Service

[View All \(1\)](#)

[Map](#)

[Mortgage Calculator](#)

### Public Remarks

**Public Remarks:** Investor alert! This classic 1948 triplex delivers immediate income + clear path to higher rents in one of Stockton's most convenient pockets. Currently generating \$3,123/month gross (\$1,041/unit average) on month-to-month leases well below current 1BR market rents of \$1,250-\$1,450. Bring units to market with simple cosmetic updates and watch your NOI climb fast. Each of the three 1-bedroom, 1-bath units offers: Spacious living room + separate dining area, Indoor laundry hookups (tenant convenience = longer tenancy), Private 1-car garage (a rare perk that tenants love and will pay for). Solid original bones with no deferred maintenance surprises just ready for your vision. Separate meters keep utility costs off your books. The large lot gives flexibility. Location: Steps from St. Joseph's Hospital, minutes to UOP, Miracle Mile shopping/dining, freeway access, and downtown. Perfect for the hands-on investor looking for a below-market entry price, strong rental demand, and immediate value-add equity. Property is being offered as-is." All information deemed reliable but not guaranteed buyer to verify.

### Directions

**Directions to Property:** Pacific Avenue to E Wyandotte  
**Cross Street:** N. Sutter

### General Information

<b>Property Subtype:</b> Triplex	<b>Subdivision:</b>
<b># of Buildings:</b> 1	<b>Subtype Description:</b> Apartments
<b>County:</b> San Joaquin	<b>Builder Name:</b>
<b>APN:</b> 127-140-01	<b>Building Name:</b>
<b>Zoning:</b> RES	<b>Architectural Style:</b>
<b>Census Tract:</b> 13.00	<b>Construction Materials:</b> Wood
<b>Elevation:</b>	<b>Foundation:</b> Raised
<b>Lot SqFt (approx) / Source:</b> 7000 / Assessor Auto-Fill	
<b>Lot Size Dimensions:</b>	
<b>Year Built/Source:</b> 1948 / Assessor Auto-Fill	

**School District (County):** San Joaquin      **Elementary School District:** Stockton Unified  
**Middle or Junior School District:** Stockton Unified      **Senior High School District:** Stockton Unified


<b>Total Parking Spaces:</b> 3	<b>Covered Spaces:</b>	<b>Open Parking Spaces:</b>	<b>Tandem Parking Spaces:</b>
<b>Garage Spaces:</b> 3	<b>Carport Spaces:</b>	<b>Independent Parking Spaces:</b>	<b>Guest Spaces:</b>
<b>Parking Features:</b> Attached, Detached			
<b>Loading:</b>			

### Financials

<b>Financial Data Source:</b>	<b>Tenant Pays:</b>
<b>Income Includes:</b> Rent Only	
<b>Cap Rate:</b> 0.00%	
<b>Operating Expense Includes:</b>	
<b>Actual or Scheduled:</b>	
<b>Insurance Expense:</b> \$0	<b>Gross Income Multiplier:</b>
<b>Maintenance Expense:</b> \$0	<b>Tax Annual Amount:</b>
<b>Utilities Expense:</b>	<b>Projected Annual Property Tax:</b>
<b>Operating Expense:</b>	<b>Other Expense:</b> \$0
	<b>Gross Scheduled Income:</b> \$0
	<b>Total Deposit:</b>
	<b>Management Expense:</b> \$0
	<b>Vacancy Allowance Rate:</b>
	<b>Net Operating Income:</b>
	<b>Gross Rent Multiplier:</b>

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402 E Wyandotte St, Stockton, CA 95204-6027

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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Financials

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

Lease Information

<b>Lease Term:</b> Month To Month <b>Existing Lease Type:</b> <b>Lease Deposit:</b>	<b># Leaseable:</b> 3 <b># of Units Leased:</b> 3 <b># of Owner Occupied:</b> 0	<b># of Units Vacant:</b> 0 <b># of Units Month to Month:</b> 3 <b># Section 8:</b> 0
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Disclosures / Restrictions

<b>Disclosures /Documents:</b> <b>Certified Firewise Community:</b> <b>Firewise Community Name:</b>	<b>Bonds/Asmts/Taxes:</b> Unknown <b>County Transfer Tax Rate:</b> <b>City Transfer Tax Rate:</b>
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Interior Information

<b>Stories:</b> 1 <b>Levels:</b> One <b># of Floors:</b> 1 <b># of Rooms:</b> <b>Basement:</b> <b>Basement SqFt:</b> <b>Appliances:</b> Free Standing Gas Range <b>Laundry Features:</b> In Each Unit,Washer/Dryer Hookups <b>Flooring:</b> Carpet,Linoleum <b>Interior Features:</b> <b>Heating:</b> Wall Furnace <b>Cooling:</b> Wall Unit(s)	<b>Energy Efficient:</b> <b>Green Building Verification</b> Type: Rating: Body: Year: <b>Window Features:</b> Dual Pane Partial <b>Security Features:</b> Carbon Mon Detector,Double Strapped Water Heater,Smoke Detector <b>Other Equipment:</b> <b>Property Conditions:</b>
--	--

Units / Buildings

<b># Of Units Total:</b> 3 <b>Units Furnished:</b> <b># Commercial Units:</b> 0 <b>Other Unit(s):</b>	<b>Signs:</b> No	<table border="1"> <thead> <tr> <th></th> <th>Units</th> <th>Occupied</th> <th>Units</th> <th>Occupied</th> </tr> </thead> <tbody> <tr> <td><b>Studio:</b></td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>1 Bedroom:</b></td> <td>3</td> <td></td> <td><b>3 Bedroom:</b></td> <td>0</td> </tr> <tr> <td><b>2 Bedroom:</b></td> <td>0</td> <td></td> <td><b>4 Bedroom:</b></td> <td>0</td> </tr> </tbody> </table>		Units	Occupied	Units	Occupied	<b>Studio:</b>	0				<b>1 Bedroom:</b>	3		<b>3 Bedroom:</b>	0	<b>2 Bedroom:</b>	0		<b>4 Bedroom:</b>	0
	Units	Occupied	Units	Occupied																		
<b>Studio:</b>	0																					
<b>1 Bedroom:</b>	3		<b>3 Bedroom:</b>	0																		
<b>2 Bedroom:</b>	0		<b>4 Bedroom:</b>	0																		

Unit 1			
<b>Type:</b>	Apartment		
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 1	<b>Bedrooms:</b> 1	<b>Full Baths:</b> 1	<b>Partial Baths:</b> 0
<b>Rent:</b> \$1136	<b>Source:</b>		
<b>Approx SqFt:</b> 750	<b>Source:</b> Not Measured		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b> Month to Month		

Unit 2			
<b>Type:</b>	Apartment		
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 1	<b>Bedrooms:</b> 1	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$998	<b>Source:</b>		
<b>Approx SqFt:</b> 750	<b>Source:</b> Not Measured		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b> Month to Month		


Unit 3			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 1	<b>Bedrooms:</b> 1	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$989	<b>Source:</b>		
<b>Approx SqFt:</b> 750	<b>Source:</b> Not Measured		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b> Month to Month		

Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Exterior Information

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### 402 E Wyandotte St, Stockton, CA 95204-6027

	<b>Presented By:</b> Shawn R Mileham	<b>LPT Realty, Inc</b>
	LIC: 01271371	LIC: 02248983
	☎ Primary: 916-806-5496	📍 10620 Treena St STE 230 San Diego CA 92131
	✉ shawnguy00@yahoo.com	☎ 877-366-2213

#### Exterior Information


<b>Accessibility Features:</b>	<b>Electric:</b>
<b>Exterior Features:</b>	<b>Pwr Prod Type:</b>
<b>Patio and Porch Features:</b>	<b>Pwr Prod Ownership:</b>
<b>Roof:</b> Composition	<b>Pwr Prod Desc:</b>
<b>Lot Features:</b> Manual Sprinkler F&R	<b>Pwr Prod Size:</b>
<b>Topography:</b>	<b>Pwr Prod Year Install:</b>
<b>Frontage Type:</b>	<b>Water Source:</b> Public
<b>View Description:</b>	<b>Irrigation Source:</b> None
<b>Utilities:</b> Sewer In & Connected,Electric,Natural Gas Connected	<b>Sewer:</b> Public Sewer
<b>Seperate Meters:</b>	

#### Association

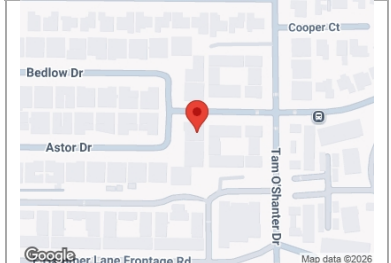
<b>Association:</b> No	<b>Mandatory:</b>	<b>Name:</b>
<b>Fee:</b>	<b>Frequency:</b>	<b>Phone:</b>
<b>Includes:</b>		<b>Features:</b>

#### Search Criteria

# 828 Astor Dr, Stockton, CA 95210

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$569,000      **Status:** Active 04/17/26      **Area:** 20705      **DOM/CDOM:** 12/12  
**Year Built:** 1971      **Lot Acres:** 0.1607



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**

**Special Listing Conditions:**  
 Offer As Is, Other  
**Listing Service:** Full Service

[View All \(22\)](#)      [Map](#)      [Mortgage Calculator](#)

### Public Remarks

**Public Remarks:** Investment Opportunity: Cash-Flow Ready Triplex -Excellent cash-flow potential with a well-located triplex on a corner lot, offering three rental units that are attractive to tenants. -Property layout: 3 units, each with 2 bedrooms and 1 bathroom. Tile flooring, a fireplace, on-site Possible laundry hook up, and a dedicated carport for each unit. - Outdoor spaces: Private fenced yard and patio areas add appeal and usable space for tenants. -Great Location: Close to schools, parks, shopping, freeway access, and public transportation great for tenant attraction. Recent upgrades & systems: -Replaced electrical lines from the exterior panel to the interior of each unit -New AC and heaters -Updated bathrooms -Double-pane windows installed in units 828 and 830 -Newer bedroom doors in units 828 and 830 -Newer water heater installed 5 years ago -Opportunity to customize more to your liking: Potential to further optimize rents, add value through updated interiors, or explore additional unit improvements. If you're building a real estate portfolio, this triplex provides diversified income, on-site amenities, and a turnkey set of improvements designed to attract quality tenants. Ready to discuss financials, neighborhood metrics, and renovation/tour plans... schedule your private appt today?

### Directions

**Directions to Property:** Hammer Ln to Tam O'Shanter Dr to Knickerbocker Dr to Astor Dr  
**Cross Street:** Knickerbocker Dr

### General Information

<b>Property Subtype:</b> Triplex <b># of Buildings:</b> 3 <b>County:</b> San Joaquin <b>APN:</b> 088-250-18 <b>Zoning:</b> RD4 <b>Census Tract:</b> 869.00 <b>Elevation:</b> <b>Lot SqFt (approx) / Source:</b> 7000 / Assessor Auto-Fill <b>Lot Size Dimensions:</b> <b>Year Built/Source:</b> 1971 Assessor Agent-Fill	<b>Subdivision:</b> <b>Subtype Description:</b> Apartments <b>Builder Name:</b> <b>Building Name:</b> <b>Architectural Style:</b> <b>Construction Materials:</b> Stucco,Lap Siding,Wood,See Remarks,Other <b>Foundation:</b> Slab
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**School District (County):** San Joaquin      **Elementary School District:** Stockton Unified  
**Middle or Junior School District:** Stockton Unified      **Senior High School District:** Stockton Unified

<b>Total Parking Spaces:</b> 6 <b>Covered Spaces:</b> <b>Garage Spaces:</b> <b>Carport Spaces:</b> 3 <b>Parking Features:</b> Attached,Carport,Other <b>Loading:</b>	<b>Open Parking Spaces:</b> <b>Tandem Parking Spaces:</b> <b>Independent Parking Spaces:</b> <b>Guest Spaces:</b>
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### Financials

<b>Financial Data Source:</b> <b>Income Includes:</b> Other <b>Cap Rate:</b> 0.00% <b>Operating Expense Includes:</b> <b>Actual or Scheduled:</b>	<b>Tenant Pays:</b>    <b>Gross Income Multiplier:</b> <b>Tax Annual Amount:</b> <b>Projected Annual Property Tax:</b> <b>Other Expense:</b> \$0 <b>Gross Scheduled Income:</b> \$0	<b>Total Deposit:</b> <b>Management Expense:</b> \$0 <b>Vacancy Allowance Rate:</b> <b>Net Operating Income:</b> <b>Gross Rent Multiplier:</b>
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# Client Full Residential Income

## 828 Astor Dr, Stockton, CA 95210

<b>Presented By:</b> Shawn R Mileham  LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**Financials**

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

**Lease Information**

<b>Lease Term:</b> Month To Month <b>Existing Lease Type:</b> <b>Lease Deposit:</b>	<b># Leaseable:</b> 3 <b># of Units Leased:</b> 2 <b># of Owner Occupied:</b> 0	<b># of Units Vacant:</b> 1 <b># of Units Month to Month:</b> 2 <b># Section 8:</b> 0
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**Disclosures / Restrictions**

<b>Disclosures /Documents:</b> <b>Certified Firewise Community:</b> <b>Firewise Community Name:</b>	<b>Bonds/Asmts/Taxes:</b> Unknown <b>County Transfer Tax Rate:</b> <b>City Transfer Tax Rate:</b>
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**Interior Information**

<b>Stories:</b> 1 <b>Levels:</b> One <b># of Floors:</b> 1 <b># of Rooms:</b> <b>Basement:</b> <b>Basement SqFt:</b> <b>Appliances:</b> Free Standing Electric Oven <b>Laundry Features:</b> Other <b>Flooring:</b> Tile <b>Interior Features:</b> <b>Heating:</b> See Remarks,Other <b>Cooling:</b> Ceiling Fan(s),Wall Unit(s),Window Unit(s),See Remarks,Other	<b>Energy Efficient:</b> <b>Green Building Verification</b> Type: Rating: Body: Year: <b>Window Features:</b> <b>Security Features:</b> Carbon Mon Detector,Smoke Detector <b>Other Equipment:</b> <b>Property Conditions:</b>
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**Units / Buildings**

<b># Of Units Total:</b> 3	<b>Units</b> <b>Occupied</b>
<b>Units Furnished:</b>	<b>Units</b> <b>Occupied</b>
<b># Commercial Units:</b> 0	<b>Units</b> <b>Occupied</b>
<b>Other Unit(s):</b>	<b>Units</b> <b>Occupied</b>

Unit 1				Unit 2			
<b>Type:</b>				<b>Type:</b>			
<b>Description:</b> Unit 830 Occupied				<b>Description:</b> Unit 826 Vacant			
<b>Identification:</b>				<b>Identification:</b>			
<b>Rooms:</b> 2	<b>Bedrooms:</b> 0	<b>Full Baths:</b> 1	<b>Partial Baths:</b> 0	<b>Rooms:</b> 2	<b>Bedrooms:</b>	<b>Full Baths:</b> 1	<b>Partial Baths:</b>
<b>Rent:</b> \$1400	<b>Source:</b>			<b>Rent:</b> \$1400	<b>Source:</b>		
<b>Approx SqFt:</b> 850	<b>Source:</b> Tax Record			<b>Approx SqFt:</b> 850	<b>Source:</b> Tax Record		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>			<b>Occupancy:</b> Vacant	<b>Lease Term:</b>		


Unit 3				Unit 4			
<b>Type:</b>				<b>Type:</b>			
<b>Description:</b> Unit 828 Occupied				<b>Description:</b>			
<b>Identification:</b>				<b>Identification:</b>			
<b>Rooms:</b> 2	<b>Bedrooms:</b>	<b>Full Baths:</b> 1	<b>Partial Baths:</b>	<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b> \$1510	<b>Source:</b>			<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b> 850	<b>Source:</b> Tax Record			<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b> Tenant	<b>Lease Term:</b>			<b>Occupancy:</b>	<b>Lease Term:</b>		

**Exterior Information**

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# Client Full Residential Income

## 828 Astor Dr, Stockton, CA 95210

	<b>Presented By:</b> Shawn R Mileham	<b>LPT Realty, Inc</b>
	LIC: 01271371	LIC: 02248983
	☎ Primary: 916-806-5496	📍 10620 Treena St STE 230 San Diego CA 92131
	✉ shawnguy00@yahoo.com	☎ 877-366-2213

### Exterior Information

<b>Accessibility Features:</b>		<b>Electric:</b>	
<b>Exterior Features:</b>		<b>Pwr Prod Type:</b>	
<b>Patio and Porch Features:</b>		<b>Pwr Prod Ownership:</b>	
<b>Roof:</b>		<b>Pwr Prod Desc:</b>	
<b>Lot Features:</b>	Corner,Other	<b>Pwr Prod Size:</b>	
<b>Topography:</b>		<b>Pwr Prod Year Install:</b>	
<b>Frontage Type:</b>		<b>Water Source:</b>	Public,Other
<b>View Description:</b>		<b>Irrigation Source:</b>	Public District,Other
<b>Utilities:</b>	City,Other	<b>Sewer:</b>	Public Sewer,Other
<b>Seperate Meters:</b>			

### Association

<b>Association:</b>	No	<b>Mandatory:</b>	<b>Name:</b>
<b>Fee:</b>		<b>Frequency:</b>	<b>Phone:</b>
<b>Includes:</b>			<b>Features:</b>

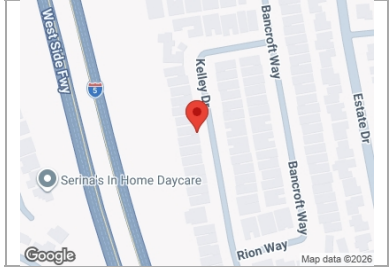
### Search Criteria

# Client Full Residential Income

## 9561 Kelley Dr, Stockton, CA 95209

<b>Presented By:</b> <b>Shawn R Mileham</b> LIC: 01271371 📞 Primary: 916-806-5496 ✉️ shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 📍 10620 Trenea St STE 230 San Diego CA 92131 📞 877-366-2213
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<b>LP:</b> \$729,000	<b>Status:</b> Active 04/20/26	<b>Area:</b> 20705	<b>DOM/CDOM:</b> 9/9
<b>Year Built:</b> 1980			<b>Lot Acres:</b> 0.2250



<b>Pending Date:</b>	<b>Days in Escrow:</b>
<b>Close Date:</b>	<b>Close Price:</b>
<b>CP % LP:</b>	<b>Close Price / SqFt:</b>

**Special Listing Conditions:**  
None

**Listing Service:**

[View All \(14\)](#)
[Map](#)
[Mortgage Calculator](#)

**Public Remarks**

**Public Remarks:** Discover an exceptional triplex investment opportunity at 9561 Kelly Dr, Stockton, CA. This expansive multi-family property was remodeled in 2023 by the previous owner and offers a highly functional layout ideal for generating strong rental income. The property consists of (2) 2-bedroom / 2-bath units and (1) 3-bedroom / 2-bath units, with stable occupancy and a total monthly rental income of \$6,073. Tenants are responsible for water, gas, and electricity, helping to minimize owner expenses. Each unit is thoughtfully designed for comfort and convenience, featuring spacious living areas, central heating and cooling, and individual garage spaces. Situated in a prime Stockton rental corridor, the property offers easy access to local amenities, schools, and major transportation routes. Whether you're an investor seeking a high-yield asset or a homeowner looking for a property with income potential, this is a compelling and versatile opportunity.

**Directions**

**Directions to Property:**  
**Cross Street:**

**General Information**

<b>Property Subtype:</b> Triplex	<b>Subdivision:</b>
<b># of Buildings:</b> 4	<b>Subtype Description:</b>
<b>County:</b> San Joaquin	<b>Builder Name:</b>
<b>APN:</b> 078-380-49	<b>Building Name:</b>
<b>Zoning:</b> RL	<b>Architectural Style:</b>
<b>Census Tract:</b>	<b>Construction Materials:</b>
<b>Elevation:</b>	<b>Foundation:</b> Concrete, Slab
<b>Lot SqFt (approx) / Source:</b> 9800	
<b>Lot Size Dimensions:</b>	
<b>Year Built/Source:</b> 1980	

<b>School District (County):</b> San Joaquin	<b>Elementary School District:</b> Lodi Unified
<b>Middle or Junior School District:</b>	<b>Senior High School District:</b> Lodi Unified

<b>Total Parking Spaces:</b> 9	<b>Covered Spaces:</b>	<b>Open Parking Spaces:</b>	<b>Tandem Parking Spaces:</b>
<b>Garage Spaces:</b> 6	<b>Carpport Spaces:</b>	<b>Independent Parking Spaces:</b>	<b>Guest Spaces:</b>
<b>Parking Features:</b> Detached			
<b>Loading:</b>			

**Financials**


<b>Financial Data Source:</b> Property Manager	<b>Tenant Pays:</b> Electricity, Gas, Trash Collection, Water
<b>Income Includes:</b> Rent Only	
<b>Cap Rate:</b> 6.16%	
<b>Operating Expense Includes:</b> Other	

<b>Actual or Scheduled:</b>	<b>Gross Income Multiplier:</b>	<b>Total Deposit:</b>
<b>Insurance Expense:</b> \$2800	<b>Tax Annual Amount:</b> \$15705	<b>Management Expense:</b> \$3643
<b>Maintenance Expense:</b> \$1400	<b>Projected Annual Property Tax:</b>	<b>Vacancy Allowance Rate:</b>
<b>Utilities Expense:</b>	<b>Other Expense:</b> \$1000	<b>Net Operating Income:</b>
<b>Operating Expense:</b> \$25748	<b>Gross Scheduled Income:</b> \$72876	<b>Gross Rent Multiplier:</b> 10.00

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# Client Full Residential Income

## 9561 Kelley Dr, Stockton, CA 95209

<b>Presented By:</b> Shawn R Mileham  LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**Financials**

<b>1 Bedroom Annual Occupancy:</b> Rent Range:	<b>3 Bedroom Annual Occupancy:</b> Rent Range:
<b>2 Bedroom Annual Occupancy:</b> Rent Range:	<b>4 Bedroom Annual Occupancy:</b> Rent Range:
<b>Studio Annual Occupancy:</b> Rent Range:	<b>Commercial Rent Range:</b>

**Lease Information**

<b>Lease Term:</b> 12 Months, Less Than 12 Months, Month To Month <b>Existing Lease Type:</b> <b>Lease Deposit:</b>	<b># Leaseable:</b> <b># of Units Leased:</b> 3 <b># of Owner Occupied:</b> 0	<b># of Units Vacant:</b> 0 <b># of Units Month to Month:</b> 0 <b># Section 8:</b> 0
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**Disclosures / Restrictions**

<b>Disclosures / Documents:</b> Natural Hazard Disclosure Available <b>Certified Firewise Community:</b> <b>Firewise Community Name:</b>	<b>Bonds/Asmts/Taxes:</b> <b>County Transfer Tax Rate:</b> <b>City Transfer Tax Rate:</b>
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**Interior Information**

<b>Stories:</b> 1 <b>Levels:</b> <b># of Floors:</b> <b># of Rooms:</b> <b>Basement:</b> <b>Basement SqFt:</b> <b>Appliances:</b> Dishwasher, Free Standing Refrigerator <b>Laundry Features:</b> <b>Flooring:</b> <b>Interior Features:</b> <b>Heating:</b> Central <b>Cooling:</b> Central	<b>Energy Efficient:</b> <b>Green Building Verification</b> Type: Rating: Body: Year: <b>Window Features:</b> <b>Security Features:</b> Other <b>Other Equipment:</b> <b>Property Conditions:</b>
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**Units / Buildings**

<b># Of Units Total:</b> 0		<b>Units</b>	<b>Occupied</b>	<b>Units</b>	<b>Occupied</b>
<b>Units Furnished:</b>	<b>Signs:</b>	<b>Studio:</b> 0			
<b># Commercial Units:</b> 0		<b>1 Bedroom:</b> 0	<b>3 Bedroom:</b> 0		
<b>Other Unit(s):</b>		<b>2 Bedroom:</b> 0	<b>4 Bedroom:</b> 0		

Unit 1			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 0	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 2	<b>Partial Baths:</b> 0
<b>Rent:</b> \$2200	<b>Source:</b>		
<b>Approx SqFt:</b> 873	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Unit 2			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 2	<b>Partial Baths:</b>
<b>Rent:</b> \$2000	<b>Source:</b>		
<b>Approx SqFt:</b> 873	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Unit 3			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b> 3	<b>Full Baths:</b> 2	<b>Partial Baths:</b>
<b>Rent:</b> \$1857	<b>Source:</b>		
<b>Approx SqFt:</b> 1200	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		


Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

**Exterior Information**

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# Client Full Residential Income

## 9561 Kelley Dr, Stockton, CA 95209

<p><b>Presented By:</b> <b>Shawn R Mileham</b></p>  <p>LIC: 01271371                  📞 Primary: 916-806-5496                  ✉️ shawnguy00@yahoo.com</p>	<p><b>LPT Realty, Inc</b></p> <p>LIC: 02248983                  📍 10620 Treena St STE 230 San Diego CA 92131                  📞 877-366-2213</p>
---	--

**Exterior Information**


<p><b>Accessibility Features:</b> Other</p> <p><b>Exterior Features:</b></p> <p><b>Patio and Porch Features:</b></p> <p><b>Roof:</b> Shingle</p> <p><b>Lot Features:</b></p> <p><b>Topography:</b></p> <p><b>Frontage Type:</b></p> <p><b>View Description:</b></p> <p><b>Utilities:</b> Other</p> <p><b>Seperate Meters:</b> Electricity,Gas,Water</p>	<p><b>Electric:</b></p> <p><b>Pwr Prod Type:</b></p> <p><b>Pwr Prod Ownership:</b></p> <p><b>Pwr Prod Desc:</b></p> <p><b>Pwr Prod Size:</b></p> <p><b>Pwr Prod Year Install:</b></p> <p><b>Water Source:</b></p> <p><b>Irrigation Source:</b></p> <p><b>Sewer:</b> Other</p>
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**Association**

<b>Association:</b> No	<b>Mandatory:</b>	<b>Name:</b>
<b>Fee:</b>	<b>Frequency:</b>	<b>Phone:</b>
<b>Includes:</b>		<b>Features:</b>

**Search Criteria**

7626-7630 Brentwood Dr, Stockton, CA 95207-1615

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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**LP:** \$749,888      **Status:** Active 04/21/26      **Area:** 20704      **DOM/CDOM:** 8/8  
**Year Built:** 1961      **Lot Acres:** 0.2031



**Pending Date:**      **Days in Escrow:**  
**Close Date:**      **Close Price:**  
**CP % LP:**      **Close Price / SqFt:**

**Special Listing Conditions:**  
 None  
**Listing Service:** Full Service

[View All \(18\)](#)      [Map](#)      [Mortgage Calculator](#)

**Public Remarks**

**Public Remarks:** Beautiful Parkwoods Triplex! Walk to shopping and dining. Centrally located.....

**Directions**

**Directions to Property:** Hammer to Brentwood South  
**Cross Street:** Hammer Lane

**General Information**

<b>Property Subtype:</b> Triplex <b># of Buildings:</b> 1 <b>County:</b> San Joaquin <b>APN:</b> 077-290-08 <b>Zoning:</b> Multi <b>Census Tract:</b> 564.00 <b>Elevation:</b> <b>Lot SqFt (approx) / Source:</b> 8847 / Assessor Auto-Fill <b>Lot Size Dimensions:</b> <b>Year Built/Source:</b> 1961 Assessor Auto-Fill	<b>Subdivision:</b> <b>Subtype Description:</b> Garden Apartments <b>Builder Name:</b> <b>Building Name:</b> <b>Architectural Style:</b> <b>Construction Materials:</b> Wood <b>Foundation:</b> Combination, Concrete
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**School District (County):** San Joaquin      **Elementary School District:** Lincoln Unified  
**Middle or Junior School District:** Lincoln Unified      **Senior High School District:** Lincoln Unified

<b>Total Parking Spaces:</b> 6 <b>Garage Spaces:</b> <b>Parking Features:</b> Attached, Carport, Covered <b>Loading:</b>	<b>Covered Spaces:</b> <b>Carport Spaces:</b> 3	<b>Open Parking Spaces:</b> 3 <b>Independent Parking Spaces:</b>	<b>Tandem Parking Spaces:</b> <b>Guest Spaces:</b>
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**Financials**


<b>Financial Data Source:</b> <b>Income Includes:</b> Rent Only <b>Cap Rate:</b> 0.00% <b>Operating Expense Includes:</b>	<b>Tenant Pays:</b>
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<b>Actual or Scheduled:</b> <b>Insurance Expense:</b> \$0 <b>Maintenance Expense:</b> \$0 <b>Utilities Expense:</b> <b>Operating Expense:</b>	<b>Gross Income Multiplier:</b> <b>Tax Annual Amount:</b> <b>Projected Annual Property Tax:</b> <b>Other Expense:</b> \$0 <b>Gross Scheduled Income:</b> \$0	<b>Total Deposit:</b> <b>Management Expense:</b> \$0 <b>Vacancy Allowance Rate:</b> <b>Net Operating Income:</b> <b>Gross Rent Multiplier:</b>
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<b>1 Bedroom Annual Occupancy:</b> <b>Rent Range:</b>	<b>3 Bedroom Annual Occupancy:</b> <b>Rent Range:</b>
<b>2 Bedroom Annual Occupancy:</b> <b>Rent Range:</b>	<b>4 Bedroom Annual Occupancy:</b> <b>Rent Range:</b>
<b>Studio Annual Occupancy:</b> <b>Rent Range:</b>	<b>Commercial Rent Range:</b>

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7626-7630 Brentwood Dr, Stockton, CA 95207-1615

	<b>Presented By:</b> Shawn R Mileham LIC: 01271371 Primary: 916-806-5496 shawnguy00@yahoo.com	<b>LPT Realty, Inc</b> LIC: 02248983 10620 Treena St STE 230 San Diego CA 92131 877-366-2213
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Lease Information			
<b>Lease Term:</b>	<b># Leaseable:</b> 3	<b># of Units Vacant:</b> 2	
<b>Existing Lease Type:</b>	<b># of Units Leased:</b> 1	<b># of Units Month to Month:</b> 0	
<b>Lease Deposit:</b>	<b># of Owner Occupied:</b> 0	<b># Section 8:</b> 0	

Disclosures / Restrictions	
<b>Disclosures / Documents:</b>	<b>Bonds/Asmts/Taxes:</b> Unknown
<b>Certified Firewise Community:</b>	<b>County Transfer Tax Rate:</b>
<b>Firewise Community Name:</b>	<b>City Transfer Tax Rate:</b>

Interior Information	
<b>Stories:</b> 1	<b>Energy Efficient:</b>
<b>Levels:</b> One	<b>Green Building Verification</b>
<b># of Floors:</b> 1	<b>Type:</b>
<b># of Rooms:</b>	<b>Rating:</b>
<b>Basement:</b>	<b>Body:</b>
<b>Basement SqFt:</b>	<b>Year:</b>
<b>Appliances:</b> Free Standing Electric Oven	<b>Window Features:</b>
<b>Laundry Features:</b> Laundry Closet,Other	<b>Security Features:</b> Carbon Mon Detector
<b>Flooring:</b> Carpet,Linoleum	<b>Other Equipment:</b>
<b>Interior Features:</b>	<b>Property Conditions:</b>
<b>Heating:</b> Central	
<b>Cooling:</b> Ceiling Fan(s),Central	

Units / Buildings					
<b># Of Units Total:</b> 3		<b>Units</b>	<b>Occupied</b>	<b>Units</b>	<b>Occupied</b>
<b>Units Furnished:</b>	<b>Signs:</b>	<b>Studio:</b> 0			
<b># Commercial Units:</b> 0		<b>1 Bedroom:</b> 0	<b>3 Bedroom:</b> 0		
<b>Other Unit(s):</b>		<b>2 Bedroom:</b> 3	<b>4 Bedroom:</b> 0		

Unit 1			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b> 3	<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Partial Baths:</b> 0
<b>Rent:</b> \$1495	<b>Source:</b>		
<b>Approx SqFt:</b> 980	<b>Source:</b> Tax Record		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Unit 2			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Unit 3			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Unit 4			
<b>Type:</b>			
<b>Description:</b>			
<b>Identification:</b>			
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Full Baths:</b>	<b>Partial Baths:</b>
<b>Rent:</b>	<b>Source:</b>		
<b>Approx SqFt:</b>	<b>Source:</b>		
<b>Occupancy:</b>	<b>Lease Term:</b>		

Exterior Information	
<b>Accessibility Features:</b>	<b>Electric:</b>
<b>Exterior Features:</b>	<b>Pwr Prod Type:</b>
<b>Patio and Porch Features:</b>	<b>Pwr Prod Ownership:</b>
<b>Roof:</b> Composition	<b>Pwr Prod Desc:</b>
<b>Lot Features:</b> Landscape Front	<b>Pwr Prod Size:</b>
<b>Topography:</b>	<b>Pwr Prod Year Install:</b>
<b>Frontage Type:</b>	<b>Water Source:</b> Public
<b>View Description:</b>	<b>Irrigation Source:</b> Public District

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📍 10620 Treena St STE 230 San Diego CA 92131

☎ 877-366-2213

## Exterior Information

**Utilities:** Sewer Connected, Electric, Natural Gas Connected **Sewer:** Public Sewer, Septic Connected**Seperate Meters:**

## Association

**Association:** No **Mandatory:** **Name:**  
**Fee:** **Frequency:** **Phone:**  
**Includes:** **Features:**

## Search Criteria