

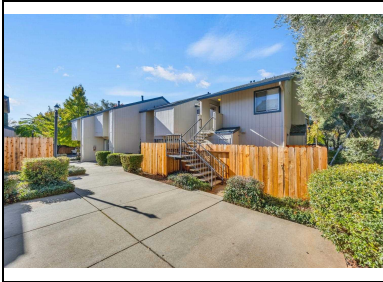
Client Full with All Photos Report - Residential Income

Listings as of 11/22/2024 at 1:19PM

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ML#: 224127695 13340 Luther Rd, Auburn, CA 95603

LP: \$5,100,000 Status: N Active 11/22/24 DOM/CDOM: 0/0
Area: 12301 Year Built: 1997 Lot Size (Ac): 1.5000



Pending Date:
Close Date: **Close Price:**
CP % LP:
Special List Cond: None

[Additional Pictures \(51\)](#) [Map](#) [Mortgage Calculator](#) **Remarks**

Public Remarks: Nestled in the scenic hills of Auburn, this rare investment opportunity features four buildings housing a total of 21 townhomes and 1 flat. The property includes 20 spacious two-bedroom units and 2 cozy one-bedroom units, making it a versatile asset for various tenant needs. Some units has been thoughtfully updated with newer flooring, fresh interior paint, and granite countertops in the kitchens, blending modern touches with comfort and durability. Residents will appreciate the convenience of covered parking, providing protection from the elements and added value to this well-maintained community. Situated in a desirable location, this property offers a serene living environment with easy access to local amenities and major transportation routes. Ideal for investors seeking stable rental income in a growing area. Don't miss this chance to own a solid-performing property in one of Auburn's most sought-after neighborhoods!

Directions

Directions to Property: From business 80 take exit 121 toward Auburn Ravine Road, turn left. At Bowman Road, turn right, then left on to Luther Road, Olive Court Apartments is on the left.

Cross Street: Bowman Lane

General Information

Property Subtype: 5 or More Units	Number of Buildings: 4	Subtype Description: Apartments,Flats,Townhouses	
County: Placer		Architectural Style:	
APN: 054-171-003		Construction Materials: Stone,Stucco,Wood Siding	
Zoning: RM-DL 15-DC		Foundation: Slab	
Census Tract:		Parking Features: Covered,Guest Parking Available	
Elevation:			
Lot Size/Source: 65340	Assessor Agt-Fill		
Lot Size Dim:			
School District (County): Placer			
Elementary School District: Placer Hills Union			
Middle or Junior School District: Ackerman Elementary			
Senior High School District: Placer Union High			
Subdivision:		Total Parking Spaces: 36	Garage Spaces: 0
Builder Name:		Tandem Spaces: 0	Carport Spaces: 0
Building Name:		Covered Spaces: 0	Open Spaces: 0
Signs:		Independent Spaces: 0	Guest Spaces: 0
		Loading:	

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Financials

Financial Data Source:
Gross Income: -
Income Includes: Rent Only

Gross Rent Multiplier: 0.00 **Cap Rate:** 0.00
Net Operating Income:
Operating Expense:
Operating Expense Includes:

Maintenance Expense:
Management Expense:
Projected Ann Prop Tax:
Insurance Expense:
Commercial Rent Range:

Tenant Pays:

Total Deposit:
1 Bedroom Annual Occupancy: 0
Rent Range: 1592-1812
2 Bedroom Annual Occupancy: 0
Rent Range: 1994-2293
3 Bedroom Annual Occupancy: 0
Rent Range:
4 Bedroom Annual Occupancy: 0
Rent Range:
Studio Annual Occupancy: 0
Rent Range:

Utilities Expense:
Tax Annual Amount:
Vacancy Alw Rate: 0
Other Expense:

Units/Buildings

Total Units: 22
Furnished:
Commercial: 0
Other Units: Office(s)

	Units	Occupied	Units	Occupied
Studio:	0	0		
1 Bedroom:	2	0	3 Bedroom:	0
2 Bedroom:	20	0	4 Bedroom:	0

Unit 1

Type: Apartment
Description:

Identification:
Rooms: 0 **Bedrooms:**0 **Full Baths:**0 **Partial Baths:** 0
Rent: **Source:**
Approx SqFt: **Source:**
Occupancy: **Lease Term:**

Unit 2

Type:
Description:

Identification:
Rooms: 0 **Bedrooms:**0 **Full Baths:**0 **Partial Baths:** 0
Rent: **Source:**
Approx SqFt: **Source:**
Occupancy: **Lease Term:**

Unit 3

Type:
Description:

Identification:
Rooms: 0 **Bedrooms:**0 **Full Baths:**0 **Partial Baths:** 0
Rent: **Source:**
Approx SqFt: **Source:**
Occupancy: **Lease Term:**

Unit 4

Type: Apartment
Description:

Identification:
Rooms: 0 **Bedrooms:**0 **Full Baths:**0 **Partial Baths:** 0
Rent: **Source:**
Approx SqFt: **Source:**
Occupancy: **Lease Term:**

Lease Information

Lease Term:
Existing Lease Type:
Lease Deposit:

Leasable: 22 **Vacant:** 0
Leased: 21 **Month to Month:** 0
Owner Occupied: 0 **Section 8:** 0

Disclosures/Restrictions

Disclosures/Documents:

Bonds/Asmts/Taxes: Unknown Desc:

County Transfer Tax Rate:
City Transfer Tax Rate:

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Property Information

Interior

Exterior

Stories: 1 Levels: One,Two

Num of Floors: 2 Num of Rooms:

Basement:

Appliances: Free Standing Gas Oven,Built-In Electric Oven,Free Standing Gas Range,Free Standing Refrigerator,Gas Cook Top,Microwave,Dishwasher,Plumbed For Ice Maker

Laundry Features: Coin Operated,In Common Area

Flooring: Carpet,Tile,Laminate

Interior Features:

Cooling: Central

Heating: Central,Gas

Energy Efficient:

Green Building Verification Type:

Rating:

Body:

Year:

Window Features: Dual Pane Full

Security Features: Carbon Mon Detector,Smoke Detector

Other Equipment:

Property Condition: New Construction,Original

Accessibility Features:

Construction Materials: Stone,Stucco,Wood Siding

Exterior Features:

Patio and Porch Features:

Roof: Composition

Lot Features: Curbs/Gutters

Topography:

Frontage Type:

View Description:

Utilities: Cable Available,Cable Connected,City,Internet Available

Separate Meters:

Electric: 220 Volts

Water Source: Public

Irrigation Source: Public District,None

Sewer: Septic System,Sewer Connected,Public Sewer

Association

Association: No

Fee:

Fee Includes:

Mandatory:

Frequency:

Features:

Name:

Phone:

Search Criteria:



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Start of photos for: 224127695 13340 Luther Rd, Auburn, CA 95603



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