

Hard to Find Duplex With Updated Restrooms and Kitchens

14 S Union St, Stockton CA 95205



Sale Price: \$424,900 (\$15.96/SF)

Size: 2,765 SF

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EXECUTIVE SUMMARY

14 S Union St
Stockton CA 95205



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

275,723

Population

83,659

Households

\$77,048

Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	14 S Union St Stockton CA 95205
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APNs	151-204-02
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SIZE	2,765 SF
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LOT SIZE	0.11 AC (5,000 SF)
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HIGHLIGHTS

- Two (2) vacant units
- 3BR/2BA per unit
- Units are of ideal size
- Approx. 1,383 SF per unit
- Separately metered utilities
- Units have above average tile work in the bathrooms and kitchens
- Dual pane windows
- Tile and laminate floors
- Low maintenance yards (90% concrete)
- Within walking distance to grocery, restaurants and other retail and services
- Located in small residential area surrounded by shops, mechanics, warehouses, etc.
- Immediate Interstate 5 and highway 99 freeways via CA State Highway 4

Aerial With Dimensions



Duplex Unit Details

Duplex Details	Unit 14	Unit 16
Floor	2nd floor	1st floor
Current Occupancy	Vacant	Vacant
Number of bedrooms	3	3
Number of full bathrooms	2	2
Possible office area	1	No
Bonus (enclosed deck)	Yes	No
Approx. square footage	1,383	1,383
Washer/dryer hook ups	Yes	Yes
Year Built	1910	1910
Projected Income (rent)	\$1,850	\$1,650

Projected Profit and Loss and Mortgage Scenario

Profit and Loss	Monthly	Annually	Mortgage Scenario	Monthly	Annually
Income(rent)	\$3,500	\$42,000	Purchase Price		\$424,900
Total Income	\$3,500	\$42,000	Down Payment (20%)		\$84,980
Expenses			Loan Amount		\$339,920
Property Taxes (Estimated)	\$397	\$4,759	Interest		6.875%
Insurance (Estimated)	\$200	\$2,400	Amortization period (years)		30
Repairs (Estimated)	\$50	\$600			
Water/Sewer/Garbage (Tenant)	\$0	\$0			
Total Expenses	\$647	\$7,759	Principal and Interest	\$2,233	\$26,796
Net Operating Income (NOI)	\$2,853	\$34,241	Cash flow (NOI minus mtg)	\$620	\$7,445
Cap Rate		8.06%	Cash on Cash Return		8.76%

Photos



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	20,096	146,506	275,723
Growth 2024-2029	5.31%	5.44%	5.33%
Growth 2020-2024	2.67%	3.43%	2.80%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	5.71%	5.62%	5.46%
Growth 2020-2024	5.08%	4.61%	3.69%
2024 Average HH Income	\$47,253	\$66,922	\$77,048

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
E Market St	S Pilgrim St	2025	2,077	.09
S Airport Way	E Market St	2024	16,525	0.12
S Airport Way	E Market St	2025	16,544	0.12
E Market St	S Pilgrim St	2024	2,102	.09
Airport Way	E Main St	2024	9,601	0.14
Airport Way	E Main St	2025	9,606	0.14
Crosstown Fwy	S Union St	2018	87,158	0.14
E Main St	S Pilgrim St	2024	1,853	0.10

DISCLAIMER

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