

TURNKEY, LOW- MAINTENANCE TOWNHOME- STYLE TRIPLEX IN THE HEART OF MODESTO — 3 FULLY LEASED MODERN UNITS! **FOR SALE !**

Property Highlights:

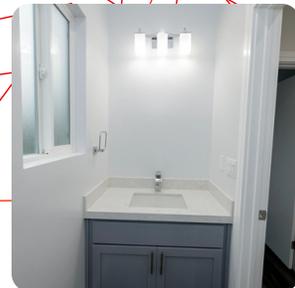
- Fully leased – immediate cash flow
- All units: 3 Bed / 2.5 Bath, two-story layouts
- Modern kitchens with granite counters, custom backsplash & stainless steel appliances
- Luxury waterproof flooring, high ceilings & LED lighting
- Primary suites with walk-in closets and double vanities

Current Rents:

- Unit A – \$2,500 / month
- Unit B – \$2,600 / month
- Unit C – \$2,650 / month

Contact:

Raman Singh - **JRP Commercial**
(209) 605-6500 | DRE #01889002



CALL FOR PRICING!

INTERESTED IN THIS PROPERTY?

See if it's available now!

209-605-6500

Income & Expense Summary

439 Coffee Rd, Modesto, CA

Monthly Rent Roll:

- Unit 1: \$2,500
- Unit 2: \$2,600
- Unit 3: \$2,650

Total Monthly Rental Income: \$7,750

Total Annual Rental Income: \$93,000

Annual Operating Expenses:

- Water & Sewage: \$2,280
- Garbage: \$1,977
- Electricity – Common Area: \$1,260
- Landscape Maintenance: \$1,140
- Property Insurance: \$1,296
- General Maintenance: \$600

Total Annual Operating Expenses: \$8,553

Cash Flow Summary (NOI):

Annual Rental Income: \$93,000

Minus Operating Expenses: \$8,553

Net Operating Income (NOI): \$84,447

Cash Flow Notes:

This newer-construction triplex provides **strong cash flow** due to its **low operating expenses** and **high market rents**. Updated building systems reduce maintenance needs, minimize unexpected repairs, and help maintain predictable operating costs—making this a highly efficient and stable investment property.