

ADROIT
REAL ESTATE

12 UNIT MULTIFAMILY ASSET

FOR SALE

2790 N. State Highway 59 Merced, CA



\$2,250,000 (\$187,000/unit)

FOR MORE INFORMATION CONTACT:

SONNY UPPAL

SONNY@UPPALRE.COM | (209) 585-6349

DRE 02108475

EXECUTIVE SUMMARY:

Adroit Real Estate is pleased to present the exclusive opportunity to acquire 2790 N. State Highway 59, a well-maintained 12-unit multifamily investment built in 1994.

Each unit offers a desirable and efficient floor plan consisting of two bedrooms and one bathroom, contributing to consistent tenant demand and occupancy. Ownership has held and cared for the asset since 2010, showcasing clear pride of ownership. The property currently produces \$12,525 per month in rental income, averaging approximately \$1,043 per unit, with nine scheduled rent increases that will elevate total income to \$13,425 per month.

Strategically located just 14 minutes from UC Merced and offering convenient access to Highway 99, the property is positioned in a growing rental corridor benefiting from ongoing regional population and economic expansion. With current rents below market—where comparable units are leasing near the \$1,500 per-month range—significant value-add potential exists through rental adjustments and continued operational optimization. Based on achievable market rents and performance metrics, the property reflects a compelling pro forma cap rate of approximately 7%, making it an attractive investment for both seasoned operators and new market entrants. This offering represents a rare opportunity to acquire a stable, income-producing asset with meaningful upside in one of the Central Valley's most expanding submarkets.

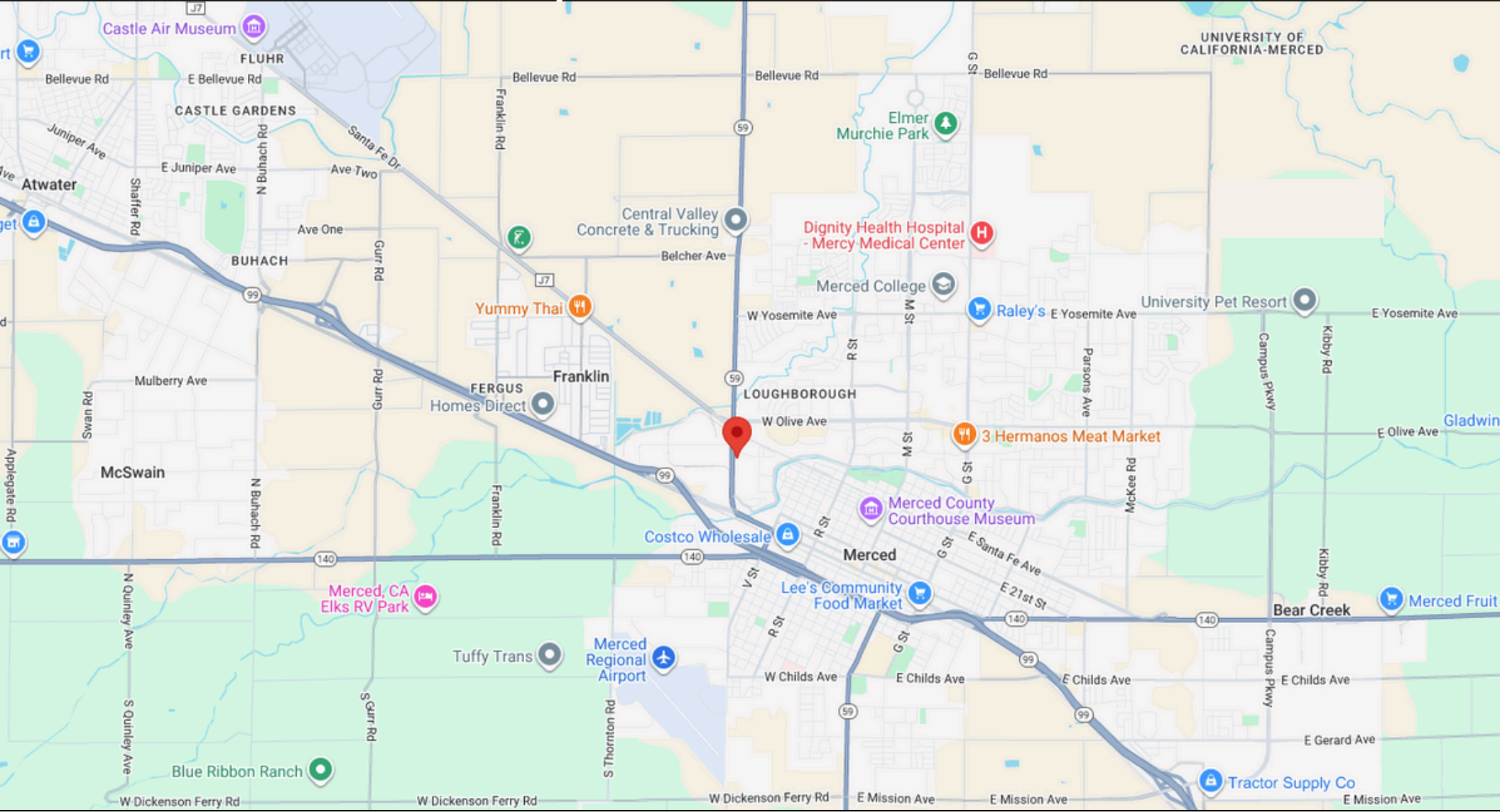
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PROPERTY LOCATION:



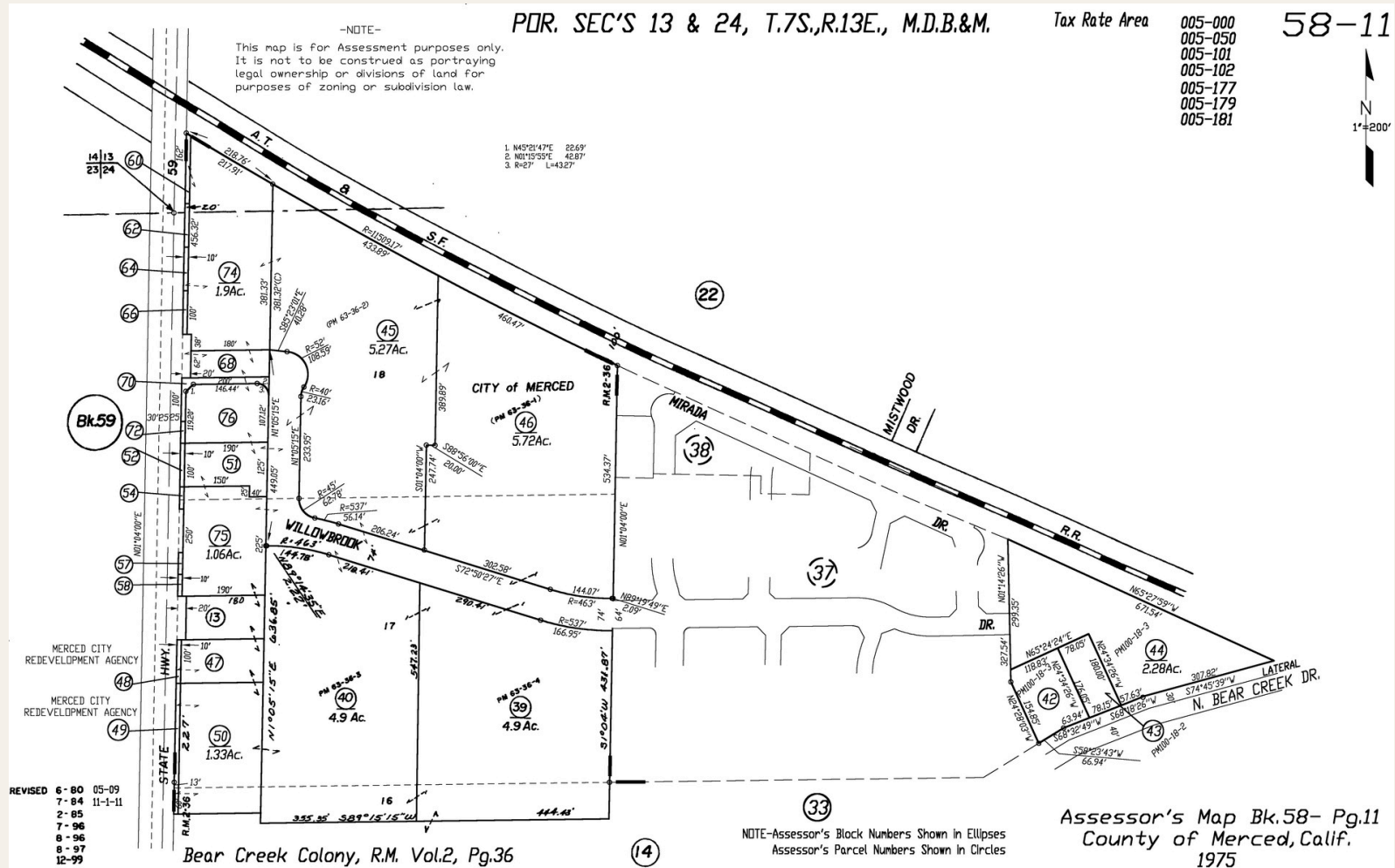
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ASSESSOR'S MAP



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CURRENT RENTS:

BUILDING 1:

A \$975
B \$900
C \$925
D \$1,075
E \$1,075
F \$1,200

BUILDING 2:

A \$1,100
B \$1,300
C \$900
D \$975
E \$900
F \$1,200

MARKET RENT:

\$1500 - \$1600

Rent Zestimate®

\$1,561/mo

Source Zillow.com

QuickView™ Rent Estimate

📍 2790 N State Hwy 59, Merced, CA 95348

Results based on 14, 2-bedroom, single bath rentals seen within the last 12 months in a 2.00 mile radius.



AVERAGE
\$1,543

MEDIAN
\$1,570

25th PERCENTILE
\$1,464

75th PERCENTILE
\$1,621

Source Rentometer.com

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2790 N. State Highway 59 Merced, CA

PROFORMA

| | |
|-------------------------------------|-------------|
| Gross Scheduled Income | \$216,000 |
| Less: Vacancy & Credit Loss (5%) | (\$10,800) |
| Effective Gross Income (EGI) | \$205,200 |
| Expense Category | Annual Cost |
| Property Taxes | \$2,700 |
| Insurance | \$10,000 |
| Utilities | \$13,200 |
| Repairs & Maintenance (5%) | \$10,260 |
| Property Management (5%) | \$10,260 |
| Reserves / Misc. (2%) | \$4,104 |
| Total Operating Expenses | \$50,524 |

| | |
|----------------------------|------------|
| Effective Gross Income | \$205,200 |
| Less Operating Expenses | (\$50,524) |
| Net Operating Income (NOI) | \$154,676 |

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CONSUMER TO VERIFY ALL POTENTIAL FINANCIALS. DATA PRESENTED IS ONLY FOR FORCAST PURPOSES AND IS NOT GUARANTEED.

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