

For Sale: \$1,999,500

871 Vermont Ave, Turlock CA 95380



19-Unit Diversified Multifamily Property

9 2bd/2ba **1** 1bd/1ba **9** trailer spaces **1.37** ac lot

To discuss your property or any commercial real estate needs please contact:

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Investment Overview

PMZ Commercial is pleased to present 871-897 Vermont Avenue, a diversified multifamily investment opportunity located in Turlock. The property consists of nineteen (19) income-producing units, including nine (9) 2-bedroom/1-bath units, one (1) 1-bedroom/1-bath unit, and nine (9) trailer home stalls, offering a balanced mix of traditional multifamily and land-lease income streams. Situated on approximately 1.18 acres, the property provides strong in-place cash flow with additional upside potential.

Constructed in 1983, the apartment units have been well maintained, with nine of the ten units extensively remodeled between 2019 and 2020. Renovations include modernized interiors, while all units feature central heating and air conditioning. The property also includes an on-site coin-operated laundry facility and six (6) personal storage closets, presenting additional income opportunities. With both unit and trailer stall rents currently below market levels, investors have a clear path to increasing net operating income through mark to market rent adjustments. The diversified unit mix and multiple income streams make it an attractive option for investors seeking both stability and growth.

The property benefits from its location within a stable residential neighborhood, offering convenient access to shopping, schools, and major transportation corridors.

Turlock is a desirable Central Valley city with a population of approximately 75,000, known for its strong sense of community and high quality of life. The city is home to California State University, Stanislaus, The Central Valley's only CSU college. Major regional employers include Amazon, Hilmar Cheese Company, Blue Diamond Growers, and E. & J. Gallo Winery, contributing to a stable economic base and continued population growth.

Please contact listing agent for additional information.

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Property Details

UNITS
19

BUILDINGS
7

BUILDING SF
Approx: 7,167 SF

LOT SIZE
1.34 ac

YEAR BUILT
1979-1983

APN(s)
050-035-004, 050-035-005

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Financial Data

Rent Roll

Unit	Size (Bed/Bath)	Current Rent	Proforma Rent
Trailer #A	NA	\$805	\$800
Trailer #B	NA	\$700	\$800
Trailer #C	NA	\$630	\$800
Trailer #D	NA	\$650	\$800
Trailer #E	NA	\$700	\$800
Trailer #F	NA	\$700	\$800
Trailer #G	NA	\$700	\$800
Trailer #H	NA	\$700	\$800
Trailer #I	2/1	\$700	\$800
871	2/1	\$1,400	\$1,500
873	2/1	\$1,250	\$1,500
875	2/1	\$1,400	\$1,500
877	2/1	\$1,400	\$1,500
887	1/1	\$1,200	\$1,300
889	2/1	\$1,280	\$1,500
891	2/1	\$1,436	\$1,500
893	2/1	\$1,200	\$1,500
895	2/1	\$1,300	\$1,500
897	2,1	\$1,320	\$1,500

TOTAL \$19,471 \$22,000
ANNUAL TOTAL \$233,652 \$264,000

Financial Data



Estimated Expenses

	Current	Proforma
Taxes (1.1% of new value)	\$21,995	\$21,995
Insurance	\$18,176	\$18,176
Prop Mgmt (6%)	\$15,187	\$15,187
Repairs, Maintenance	\$15,000 (est.)	\$15,000 (est.)
Utilities	\$29,149	\$29,149
Landscaping	\$3,900	\$3,900
Total Expenses	\$ 103,407	\$ 103,407
NOI	\$130,245	\$160,593
Cap Rate	6.51%	8.03%

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Sales Comparables



**1412-1426 N Palm St
Turlock CA 95380**

Units	8
Bldg SF	11,950 SF
Sold Price	\$ 1,575,000
Price/Unit	\$ 196,875
Class	B
Year Built	2003



**2523 5th St,
Ceres CA 95307**

Units	11
Bldg SF	13,000
Sold Price	\$1,760,000
Price/Unit	\$160,000
Class	c
Year Built	1950



**861-869 N Mitchell
Ave, Turlock CA**

Units	10
Bldg SF	8,624 SF
Sold Price	\$2,125,000
Price/Unit	\$ 212,500
Class	C
Year Built	1989



**1666 McHenry Ave,
Escalon CA 95320**

Trailer Park

Units	12
Bldg SF	4,275 SF
Sold Price	\$ 850,000
Price/Unit	\$ 70,833
Class	C
Year Built	1984

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Aerial Photo

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Photos



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