

For Sale: \$1,195,000

20041 — 20055 Carol Dr, Hilmar CA 95324



7-Unit Multifamily Property

Triplex and 4-plex with 6 Individual Storage Units on Separate APNS

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

JORDAN AMARANT

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Tony Quinteros

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PMZCommercial.com





Investment Overview

PMZ Commercial Real Estate is pleased to offer a very clean and well maintained 7-unit multifamily investment opportunity in Hilmar, CA. Sale offering includes a two story fourplex and one story triplex each on separate parcels, covered parking, and six on site storage units for added income potential.

Situated on a total combined 18,748 SF across two legal parcels and two separate buildings, the property offers a desirable unit mix of four 2-bedroom/1.5-bath units and three 2-bedroom/1-bath units with private backyards.

The investment presents pride of ownership curb appeal, with clean landscaping, quality roofs, and solid bones throughout. Each unit is equipped with central heating and air, adding to tenant comfort and appeal. Property has been kept in great working order, offering a new investor a turnkey asset with minimal maintenance to worry about heading into ownership.

Currently generating \$108,468 in annual income with room to grow to a proforma total of \$136,068, this property presents an attractive value add opportunity for investors. At the proforma level, the property delivers a strong 8.16% cap rate, with rents still below market and clear upside as units turn over.

Ideally located in the desirable small town of Hilmar near local schools, retail, and dining, this is a rare opportunity to acquire a well maintained multifamily asset with immediate cash flow and excellent long term upside.

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Property Details

UNITS
7

COMBINED LOT SIZE
18,748 SF

APNs
015-130-003 & 015-130-002

UNIT MIX
4 x 2bed/1.5ba
3 x 2bed/1ba

BUILDINGS
4-plex 3,564 SF (Built: 1968) /Triplex 2,880 SF (Built: 1970)

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Financial Data

Rent Roll

Unit	Size (Bed/Bath)	Current Rent	ProForma Rent
20041	2/1.5	\$1,250	\$1,600
20043	2/1.5	\$1,300	\$1,600
20045	2/1.5	\$1,250	\$1,600
20047	2/1.5	\$1,250	\$1,600
20051	2/1	\$1,350	\$1,500
20053	2/1	\$1,250	\$1,500
20055	2/1	\$1,250	\$1,500
Storage Units			\$50 x 6
MONTHLY TOTAL		\$8,900	\$11,200
ANNUAL LAUNDRY REVENUE		\$1,668	\$1,668
ANNUAL TOTAL		\$108,468	\$136,068

Annual Expenses

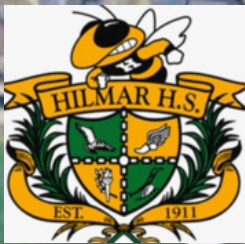
Taxes (1.1% of new value)	\$13,150
Insurance	\$5,251
Prop Mgmt	\$8,496
Repairs, Maintenance	\$3,000
Water & Sewer	\$4,729
Landscaping	\$1,200
Trash	\$1,288
PG&E Gas	\$1,420
Total Expenses	\$38,534
NOI	\$69,934
Current CAP Rate	5.85%
ProForma NOI	\$97,534
ProForma CAP Rate	8.16%



SUBJECT PROPERTY



DOLLAR GENERAL



Location

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Aerial Photos



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Photos



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Interior Photos



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