

FOR SALE

MULTIFAMILY PROPERTY

MOORE APARTMENTS

615 MOORE ST | MADERA, CA 93638

PRESENTED BY:

KIRK ATAMIAN

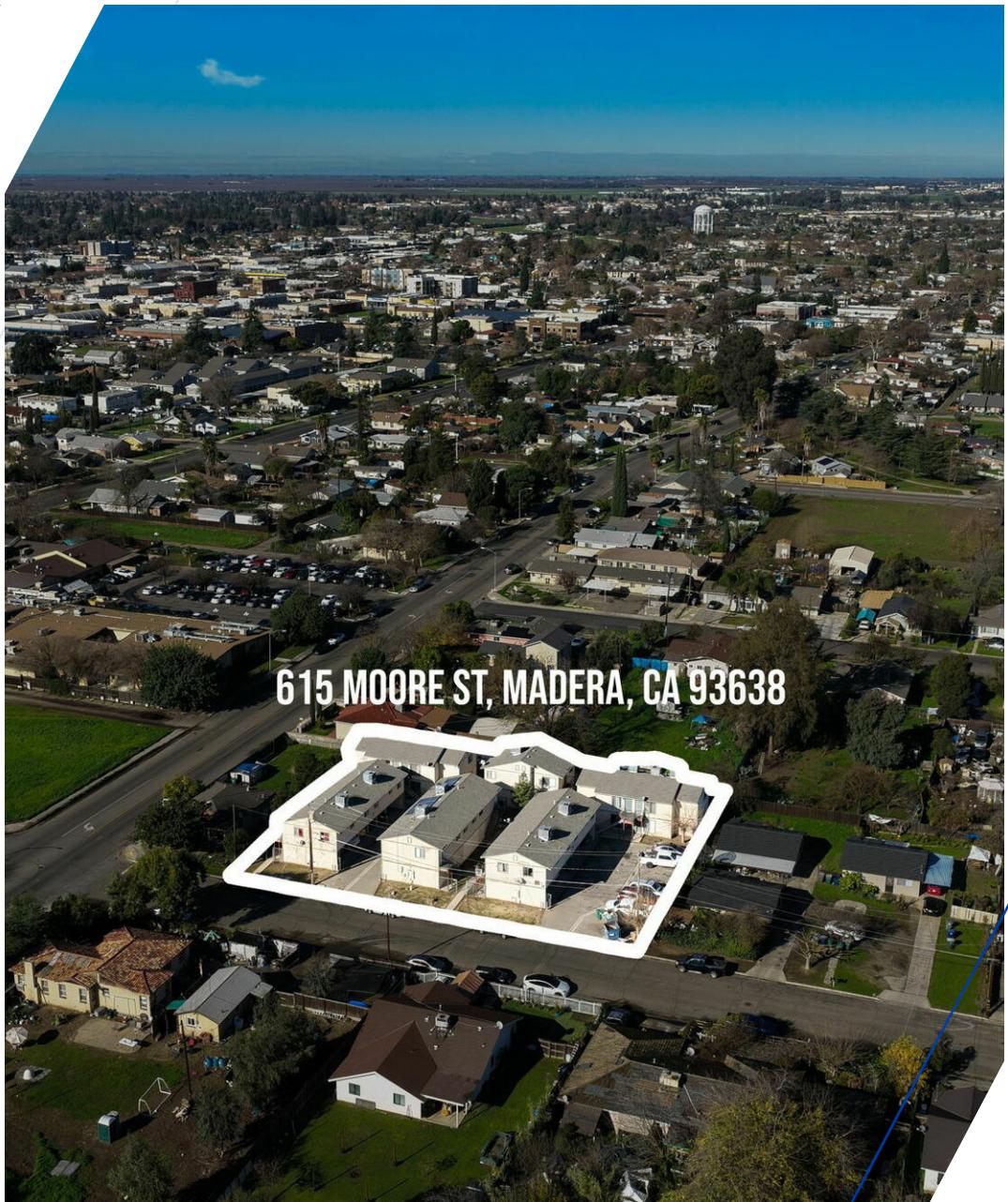
Commercial Specialist

559.246.0000

CalDRE #02127378

BEAU MIRACLE

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PROPERTY DESCRIPTION

Well-maintained 16-unit property with a solid unit mix of 8 one-bedroom units and 8 three-bedroom units. Built in 1986, with 7 units remodeled in 2025. Located on a quiet, primarily residential block. The property features open garage parking, on-site laundry for added income, and is walking distance to shopping and schools. Two units are currently vacant due to remodel, giving a new owner immediate rent-up upside. A clean, turnkey investment with stable income and built-in value-add potential.

PROPERTY HIGHLIGHTS

- Immediate value-add upside through interior rent growth as remaining units are brought to market standard
- Strong in-place fundamentals with the ability to push NOI without major capital projects
- Desirable residential setting that supports stable tenancy and reduced turnover
- Larger unit mix positions the asset above typical

OFFERING SUMMARY

Sale Price:	\$2,388,000
Number of Units:	16
Lot Size:	23,958 SF
Building Size:	11,440 SF
NOI:	\$224,952.80
Cap Rate:	9.42%

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	704	1,505	5,206
Total Population	3,091	6,580	20,901
Average HH Income	\$47,761	\$50,917	\$60,357



RE/MAX SUCCESS - KIRK ATAMIAN

Each office independently owned and operated

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ADDITIONAL PHOTOS

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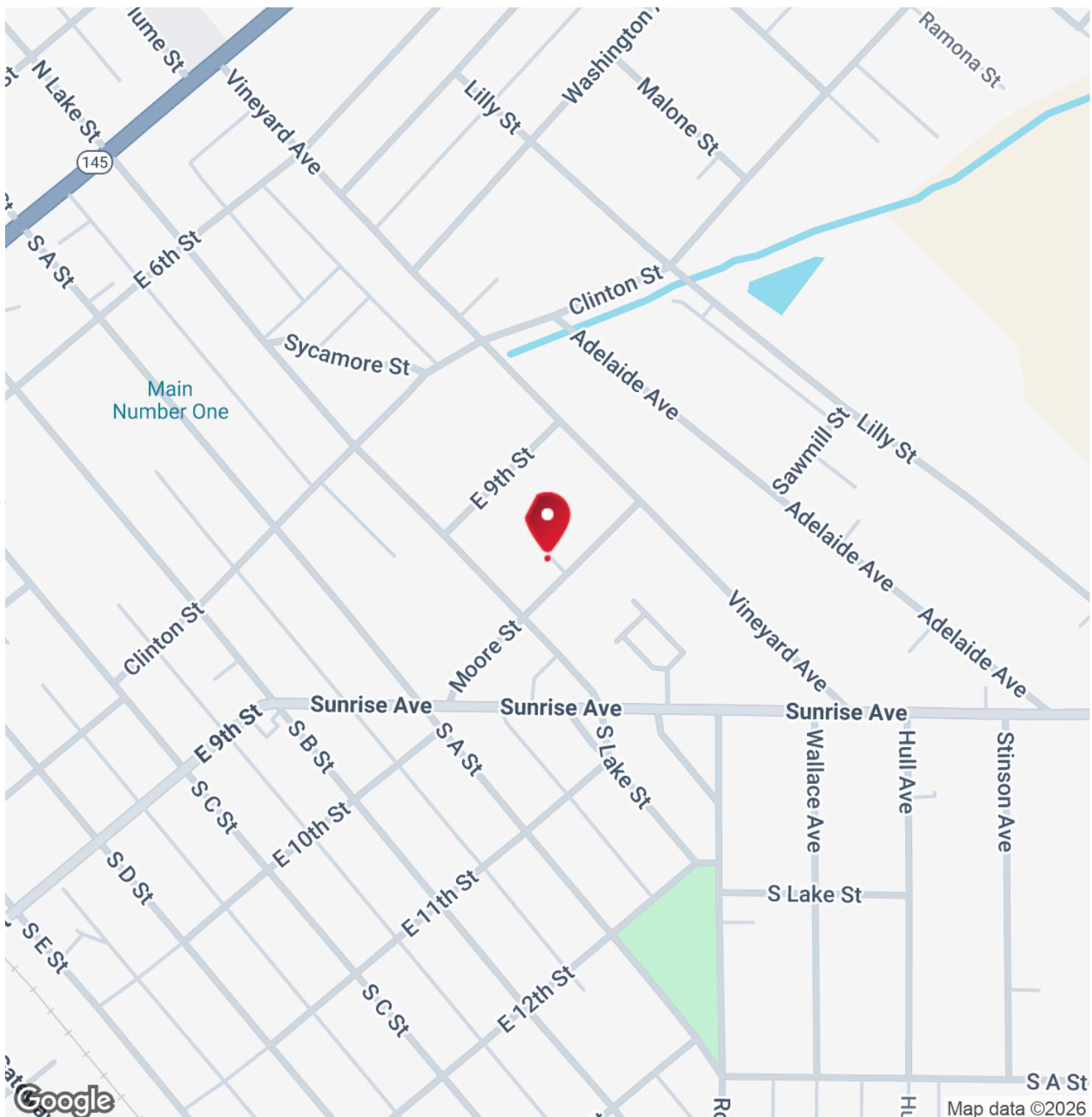
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LOCATION MAP

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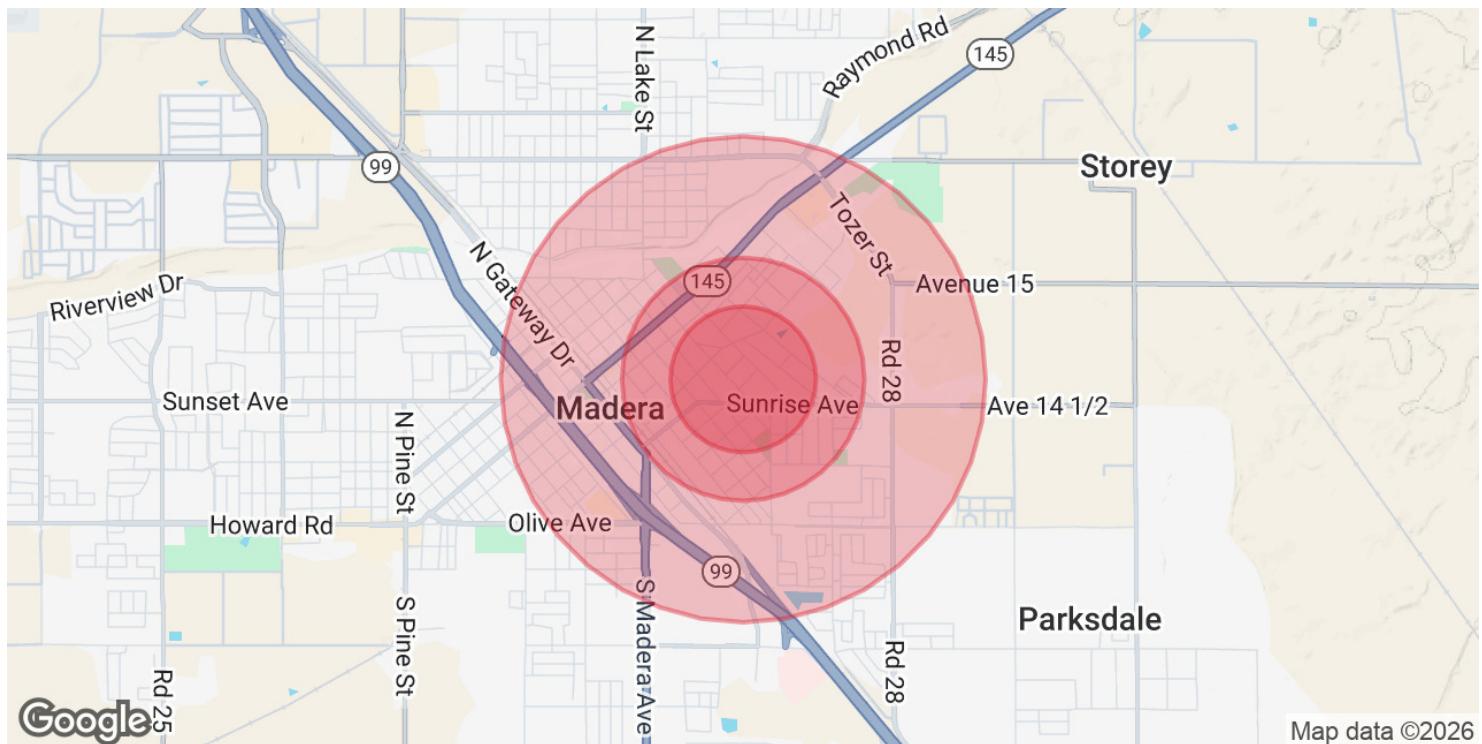
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,091	6,580	20,901
Average Age	32	32	32
Average Age (Male)	30	31	31
Average Age (Female)	33	33	32

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	704	1,505	5,206
# of Persons per HH	4.4	4.4	4
Average HH Income	\$47,761	\$50,917	\$60,357
Average House Value	\$309,537	\$319,182	\$382,881

Demographics data derived from AlphaMap



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