

18235-18239 Main St., Jamestown, CA 95327  
Royal Carriage Inn



817 Coffee Rd. Suite C-3,  
Modesto, CA 95355



joyce fritz DRE# 01158536

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# CONTENTS

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INDEX	<u>3</u>
PROPERTY PHOTOS	<u>4</u>
INCOME & EXPENSE STATEMENT	<u>5</u>
STREET MAP	<u>6</u>
FLOOR PLAN & MAPS	<u>7</u>
COMMUNITY OVERVIEW	<u>8</u>
COMPANY SUMMARY	<u>9</u>



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Modesto, CA 95355



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# PROPERTY OVERVIEW

Step into a unique opportunity to own a piece of California's Golden Past with this boutique hotel in historic Jamestown. Offering 25 units—including 10 cozy cottages—this property combines rustic charm with strong income potential. Perfectly located near Yosemite and Gold Country, it attracts year-round visitors seeking history, nature, and relaxation. With peaceful outdoor spaces, café potential, and proximity to casinos, lakes, and ski resorts, this hotel is more than a business—it's a heart-driven investment in hospitality and heritage.

## HIGHLIGHTS

- 25 units, including 10 private cottages
- Outdoor area with BBQ and seating
- Bonus room ideal for café or bakery
- Onsite laundry for guest turnover
- Rich in history, charm, and income potential

## SUMMARY

- Asking Price: \$ 2,100,000
- Price per door: \$ 84,000
- Lot size: 8758 SF
- All units 1 bedroom 1 bath



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# PROPERTY PHOTOS



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# ProForma INCOME & EXPENSE STATEMENT

## ProForma Income & Expense

Room Revenue (25 rooms x 58.3% occupancy x \$ 63.8 ADR x 31 days)	\$ 30,910.57
Housekeeping Supplies	\$ 192
Laundry & Linen	\$ 1,000
Maintenance & Repairs	\$ 1,500
Utilities	\$ 8,150
Guest Amenities	\$ 106
Food & Beverage Cost	\$ 500
Reservation/OTA Commissions	18% of room revenue
Miscellaneous Operating	\$ 200
Payroll Expenses	\$ 800
Marketing & Admin Expenses	\$ 1,340
Fixed Costs	\$ 2,900
Total Estimated Expenses	\$ 16,488
ProForma Net Income	\$ 14,422.57




\*Expenses based on seller's \*2025\* expenditures



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# YTD 2026 OCCUPANCY DATA

## ABVI ROYAL CARRIAGE INN Inhouse Room Statistics Z-OUT

For Mar-22-2026  
Mar-23-2026 11:26:22

	Today	Today%	MTD	MTD%	YTD	YTD%	LY Today	LY %	LY MTD	LY MTD%	LY YTD	LY YTD%
Rooms Sold	9	32.1%	359	58.2%	1,215	53.5%	19	65.8%	350	46.6%	1,157	42.7%
Complimentary	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
House Use	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Rooms Occupied	9	32.1%	359	58.2%	1,215	53.5%	19	65.8%	350	46.6%	1,157	42.7%
Conference Rooms	0	NO INV	0	NO INV	0	NO INV	0	NO INV	0	NO INV	0	NO INV
Out-of-Order	6	21.4%	145	23.5%	544	23.9%	6	17.6%	135	17.9%	436	16.1%
Vacant	13	46.4%	112	18.1%	509	22.4%	9	26.4%	266	35.4%	1,111	41.0%
Guest Ledger Bal	47,021.40											
Suppressed Room	0.00											
Room Revenue	385.61		25,591.96		78,020.23		1,238.03		20,630.52		66,923.84	
Inhouse if Rack	1,010.00		41,435.00		126,082.00							
Difference	624.39 CR		15,843.04 CR		48,061.77 CR							
Total Guests	11	100.0%	508	100.0%	1,683	100.0%						
Avg Revenue/Guest	35.06		50.38		46.36							
ADR Rooms Sold	42.85		71.29		64.21		65.16		58.94		57.84	
ADR Rms Occupied	42.85		71.29		64.21		65.16		58.94		57.84	
Rev Par	13.77		41.55		34.40							

Rate Class	1 Per	2 Per	Other	Total	Total%	Adults	Adults / Room	Rate / Adult	Rate / Room	Revenue
RA	248	63	41	352	98.05%	501	1.42	50.06	71.25	25,079.48
PH	2	0	0	2	0.56%	2	1.00	75.74	75.74	151.48
3A	1	0	0	1	0.28%	1	1.00	45.00	45.00	45.00
GR	4	0	0	4	1.11%	4	1.00	79.00	79.00	316.00
<b>Total</b>	<b>255</b>	<b>63</b>	<b>41</b>	<b>359</b>	<b>100.00</b>	<b>508</b>	<b>1.42</b>	<b>50.38</b>	<b>71.29</b>	<b>25,591.96</b>

Rate Class	1 Per	2 Per	Other	Total	Total%	Adults	Adults / Room	Rate / Adult	Rate / Room	Revenue
RA	836	289	83	1,208	99.42%	1676	1.39	46.25	64.16	77,507.75
PH	2	0	0	2	0.16%	2	1.00	75.74	75.74	151.48
3A	1	0	0	1	0.08%	1	1.00	45.00	45.00	45.00
GR	4	0	0	4	0.33%	4	1.00	79.00	79.00	316.00
<b>Total</b>	<b>843</b>	<b>289</b>	<b>83</b>	<b>1,215</b>	<b>100.00</b>	<b>1,683</b>	<b>1.39</b>	<b>46.36</b>	<b>64.21</b>	<b>78,020.23</b>

Rate Class	1 Per	2 Per	Other	Total	Total%	Adults	Adults / Room	Rate / Adult	Rate / Room	Revenue
RA	7	2	0	9	100.00%	11	1.22	35.06	42.85	385.61
<b>Total</b>	<b>7</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>100.00</b>	<b>11</b>	<b>1.22</b>	<b>35.06</b>	<b>42.85</b>	<b>385.61</b>



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# 2025 OCCUPANCY DATA

Date	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Withdrawals/Debits
Mortgage/Keypoint	\$ 8,075.00	\$ 21,100.00	\$ 7,032.00	0	\$ 11,699.00	\$ 7,625.00	\$ 7,806.95	\$ 7,560.61	\$ 14,070.00	\$ 6,500.00	\$ 9,500.00	\$ 7,000.00	\$ 107,968.56
Waste Management	\$ 494.00	\$ -	\$ -	\$ -	\$ 600.00	\$ 947.94	\$ 1,364.87	\$ 1,191.45	\$ 500.00	\$ 935.05	\$ 450.00	\$ 1,950.00	\$ 8,433.31
Water Department	\$ -	\$ 1,552.39	\$ 1,348.63	\$ -	\$ 1,553.71	\$ -	\$ 451.17	\$ 888.53	\$ 406.79	\$ 1,894.41	\$ 1,572.23	\$ 461.38	\$ 10,129.24
Hotel Insurance	\$ -	\$ 3,422.70	\$ 199.99	\$ 1,698.85	\$ 1,698.85	\$ 1,698.85	\$ 1,694.35	\$ 1,698.85	\$ 1,694.34	\$ 4.50	\$ 4.50	\$ 5,177.62	\$ 18,993.40
Car Insurance	\$ 200.00	\$ 300.00	\$ 350.42	\$ 843.86	\$ -	\$ 24.45	\$ 403.80	\$ 402.23	\$ 827.97	\$ 402.23	\$ 402.23	\$ -	\$ 4,157.19
Car Payment	\$ 2,206.96	\$ 600.00	\$ 2,500.91	\$ 900.00	\$ 2,380.16	\$ 1,097.57	\$ 2,332.43	\$ 1,728.57	\$ 676.03	\$ 230.00	\$ 330.00	\$ 1,085.00	\$ 16,067.63
Propane	\$ 592.09	\$ -	\$ 225.00	\$ 972.30	\$ 972.34	\$ -	\$ 1,100.00	\$ -	\$ 998.87	\$ 499.24	\$ 499.24	\$ -	\$ 5,859.08
PG&E IN	\$ 750.00	\$ -	\$ 2,425.23	\$ 2,677.77	\$ 1,222.67	\$ 2,405.50	\$ 4,013.17	\$ 1,438.01	\$ 3,693.63	\$ 1,213.61	\$ 1,213.61	\$ 1,944.85	\$ 22,998.05
PG&E Out	\$ 2,162.00	\$ -	\$ 2,615.05	\$ 982.53	\$ -	\$ -	\$ 450.00	\$ 872.23	\$ 563.77	\$ -	\$ 444.50	\$ 996.62	\$ 9,086.70
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Supplies</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lowe's	\$ 363.55	\$ 306.72	\$ 655.33	\$ 1,406.54	\$ 938.32	\$ 1,196.40	\$ 2,249.73	\$ 644.32	\$ 880.68	\$ 1,221.40	\$ 1,178.78	\$ 785.68	\$ 11,827.45
Home Depot	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138.35
Comcast	\$ 349.37	\$ 1,052.32	\$ 3,223.69	\$ 1,201.10	\$ 1,715.08	\$ 955.79	\$ 3,307.00	\$ 1,332.31	\$ 1,532.22	\$ 355.51	\$ 353.51	\$ 1,309.24	\$ 16,687.14
Hartland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Car Gas	\$ 160.43	\$ 108.87	\$ 180.45	\$ 122.37	\$ 146.22	\$ 343.30	\$ 257.49	\$ 208.83	\$ 421.65	\$ 317.86	\$ 296.62	\$ 245.67	\$ 2,809.76
Aramark	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ 800.00	\$ 800.00	\$ 400.00	\$ 800.00	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	\$ 5,200.00
Storage	\$ 471.00	\$ -	\$ 769.45	\$ 417.45	\$ 390.00	\$ 390.00	\$ 390.00	\$ 195.00	\$ 737.45	\$ 195.00	\$ 195.00	\$ 200.00	\$ 4,350.35
HD Supply	\$ 300.00	\$ 200.00	\$ 100.00	\$ -	\$ 400.00	\$ 555.50	\$ 500.00	\$ 400.00	\$ 400.00	\$ 471.58	\$ 571.58	\$ 396.00	\$ 4,294.66
Insurarse	\$ -	\$ 328.42	\$ 164.21	\$ -	\$ 164.21	\$ 164.00	\$ 274.21	\$ 164.21	\$ 164.21	\$ 164.21	\$ 164.21	\$ 164.21	\$ 1,916.10
Meals	\$ 41.57	\$ 20.00	\$ 189.72	\$ -	\$ 25.00	\$ 1,017.16	\$ 508.29	\$ 25.00	\$ 352.45	\$ 276.07	\$ 224.47	\$ 310.44	\$ 2,990.17
Comission	\$ 1,272.32	\$ 1,289.47	\$ 508.85	\$ 1,436.22	\$ 2,248.27	\$ 1,862.11	\$ 2,975.06	\$ 3,226.43	\$ 1,718.16	\$ 2,311.81	\$ 2,772.81	\$ 2,467.74	\$ 24,089.25
CC Pay	\$ 2,074.81	\$ 2,437.78	\$ 991.54	\$ 202.50	\$ 549.01	\$ 834.75	\$ 417.42	\$ 156.28	\$ 992.30	\$ 415.64	\$ 446.64	\$ 752.12	\$ 10,270.79
App	\$ 446.25	\$ 414.16	\$ 409.75	\$ 393.81	\$ 514.08	\$ 435.92	\$ 253.60	\$ 240.90	\$ 117.94	\$ 167.92	\$ 143.92	\$ 455.14	\$ 3,993.39
Bookkeeping /Tax	\$ -	\$ -	\$ 828.00	\$ 456.00	\$ -	\$ 848.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,132.00
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Maintenance</b>	\$ -	\$ -	\$ -	\$ -	\$ 20.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.88
Electrician	\$ -	\$ -	\$ -	\$ 65.00	\$ -	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410.00	\$ 775.00
Plumber	\$ -	\$ -	\$ 74.39	\$ 7.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82.29
Construction	\$ -	\$ -	\$ 440.00	\$ 586.23	\$ 403.37	\$ 860.77	\$ 690.00	\$ 1,254.67	\$ -	\$ 422.94	\$ -	\$ -	\$ 4,657.98
Air Conditioning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00	\$ 200.00	\$ 500.00	\$ 1,800.00
Bank fee	\$ 585.00	\$ 480.00	\$ 270.00	\$ 273.24	\$ 200.00	\$ 1,020.90	\$ 130.00	\$ 207.00	\$ 306.14	\$ 165.00	\$ 165.00	\$ 340.00	\$ 4,142.28
Travel	\$ 112.66	\$ -	\$ -	\$ 12.00	\$ 143.92	\$ 289.00	\$ 56.65	\$ -	\$ 7.00	\$ -	\$ -	\$ 380.52	\$ 1,001.75
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Breakfast Items</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Costco	\$ -	\$ -	\$ 864.12	\$ 539.20	\$ 377.75	\$ 1,978.29	\$ 2,410.91	\$ 498.00	\$ 1,286.25	\$ 817.06	\$ 41.47	\$ 660.49	\$ 9,473.54
Walmart	\$ -	\$ 44.89	\$ 205.42	\$ 396.77	\$ 368.60	\$ 943.05	\$ 892.56	\$ 499.89	\$ 389.38	\$ 371.08	\$ 742.37	\$ 222.67	\$ 5,076.68
Amazon	\$ 237.61	\$ 336.22	\$ 252.60	\$ 428.82	\$ 1,292.30	\$ 1,768.95	\$ 1,761.42	\$ 240.90	\$ 1,490.08	\$ 1,132.98	\$ 1,005.01	\$ 636.62	\$ 10,583.51
Safeway	\$ 12.00	\$ 29.62	\$ -	\$ 92.66	\$ 18.85	\$ 172.93	\$ 479.53	\$ -	\$ 329.84	\$ 247.93	\$ 295.90	\$ 125.60	\$ 1,804.86
Walgreens	\$ 10.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.60	\$ 50.24	\$ 42.64	\$ -	\$ 144.26
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Empolye</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Heena	\$ 300.00	\$ 400.00	\$ 400.00	\$ 320.00	\$ 300.00	\$ 535.00	\$ 710.00	\$ 400.00	\$ 400.00	\$ 530.00	\$ 500.00	\$ 712.00	\$ 5,507.00
Mohsin	\$ -	\$ -	\$ -	\$ -	\$ 105.53	\$ 132.95	\$ -	\$ -	\$ -	\$ 401.99	\$ 401.99	\$ -	\$ 1,042.46
Kevin	\$ 56.78	\$ -	\$ 87.86	\$ 225.57	\$ 309.36	\$ 227.49	\$ 518.03	\$ 228.20	\$ 803.64	\$ 610.87	\$ 213.95	\$ 262.11	\$ 3,543.86
Meher	\$ 125.00	\$ -	\$ 1,090.00	\$ -	\$ -	\$ 200.00	\$ -	\$ 25,937.75	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 27,552.75
misc	\$ 200.00	\$ 800.00	\$ 520.00	\$ -	\$ 31.44	\$ 12.00	\$ 249.35	\$ 30.00	\$ 55.29	\$ -	\$ -	\$ 12.00	\$ 1,910.08
<b>Total</b>	<b>\$ 21,999.18</b>	<b>\$ 35,623.56</b>	<b>\$ 27,654.61</b>	<b>\$ 17,284.46</b>	<b>\$ 32,227.78</b>	<b>\$ 30,476.52</b>	<b>\$ 40,066.76</b>	<b>\$ 51,875.50</b>	<b>\$ 37,086.06</b>	<b>\$ 23,558.48</b>	<b>\$ 25,295.12</b>	<b>\$ 30,363.72</b>	<b>\$ 373,511.75</b>
Deposits/Credits	\$ 15,597.55	\$ 20,616.34	\$ 22,952.35	\$ 7,021.89	\$ 23,669.62	\$ 28,775.99	\$ 29,161.34	\$ 23,979.13	\$ 32,854.70	\$ 21,809.86	\$ 18,077.16	\$ 25,895.30	\$ 270,411.23
<b>Loss/Profit</b>	<b>\$ (6,401.63)</b>	<b>\$ (15,007.22)</b>	<b>\$ (4,702.26)</b>	<b>\$ (10,262.57)</b>	<b>\$ (8,558.16)</b>	<b>\$ (1,700.53)</b>	<b>\$ (10,905.42)</b>	<b>\$ (27,896.37)</b>	<b>\$ (4,231.36)</b>	<b>\$ (1,748.62)</b>	<b>\$ (7,217.96)</b>	<b>\$ (4,468.42)</b>	<b>\$ (103,100.52)</b>
Loss	Loss	Loss	Loss	Loss	Loss	Loss	Loss	Loss	Loss	Loss	Loss	Loss	Total Loss



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# 2024 OCCUPANCY DATA

Rate Class	1 Per	2 Per	Other	Total	Total%	Adults	Adults / Room	Rate / Adult	Rate / Room	Revenue
RA	4,567	949	9	5,525	99.30%	6521	1.18	66.35	78.31	432,652.73
3A	11	5	1	17	0.31%	25	1.47	84.16	123.76	2,103.93
AR	4	0	0	4	0.07%	4	1.00	112.50	112.50	450.00
GR	9	2	0	11	0.20%	13	1.18	87.83	103.80	1,141.80
LM	1	0	0	1	0.02%	1	1.00	130.00	130.00	130.00
VC	0	2	0	2	0.04%	4	2.00	51.00	102.00	204.00
SP	2	0	2	4	0.07%	8	2.00	63.03	126.05	504.20
<b>Total</b>	<b>4,594</b>	<b>958</b>	<b>12</b>	<b>5,564</b>	<b>100.00</b>	<b>6,576</b>	<b>1.18</b>	<b>66.48</b>	<b>78.57</b>	<b>437,186.66</b>



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# 2023 OCCUPANCY DATA

	Today	Today%	MTD	MTD%	YTD	YTD%	LY Today	LY %	LY MTD	LY MTD%	LY YTD	LY YTD%
Rooms Sold	13	46.4%	451	51.9%	6,781	66.3%	23	71.8%	605	61.5%	6,281	54.7%
Complimentary	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%
House Use	0	0.0%	0	0.0%	1	0.0%	0	0.0%	0	0.0%	62	0.5%
Rooms Occupied	13	46.4%	451	51.9%	6,782	66.3%	23	71.8%	605	61.5%	6,345	55.2%
Conference Rooms	0	NO INV	0	NO INV	0	NO INV	0	NO INV	0	NO INV	0	NO INV
Out-of-Order	6	21.4%	152	17.5%	1,831	17.9%	4	12.5%	115	11.7%	1,256	10.9%
Vacant	9	32.1%	265	30.5%	1,607	15.7%	5	15.6%	263	26.7%	3,875	33.7%
Guest Ledger Bal	209,358.16											
Suppressed Room	0.00											
Room Revenue	1,203.24		41,301.65		710,636.73		2,145.24		54,578.62		915,999.59	
Inhouse if Rack	1,434.00		45,140.00		802,943.00							
Difference	230.76 CR		3,838.35 CR		92,306.27 CR							
Total Guests	17	100.0%	549	100.0%	8,099	100.0%						
Avg Revenue/Guest	70.78		75.23		87.74							
ADR Rooms Sold	92.56		91.58		104.80		93.27		90.21		145.84	
ADR Rms Occupied	92.56		91.58		104.78		93.27		90.21		144.37	
Rev Par	42.97		47.58		69.53							

Rate Class	1 Per	2 Per	Other	Total	Total%	Adults	Adults / Room	Rate / Adult	Rate / Room	Revenue
RA	353	98	0	451	100.00%	549	1.22	75.23	91.58	41,301.65
<b>Total</b>	<b>353</b>	<b>98</b>	<b>0</b>	<b>451</b>	<b>100.00</b>	<b>549</b>	<b>1.22</b>	<b>75.23</b>	<b>91.58</b>	<b>41,301.65</b>

Rate Class	1 Per	2 Per	Other	Total	Total%	Adults	Adults / Room	Rate / Adult	Rate / Room	Revenue
RA	9	4	0	13	100.00%	17	1.31	70.78	92.56	1,203.24
<b>Total</b>	<b>9</b>	<b>4</b>	<b>0</b>	<b>13</b>	<b>100.00</b>	<b>17</b>	<b>1.31</b>	<b>70.78</b>	<b>92.56</b>	<b>1,203.24</b>



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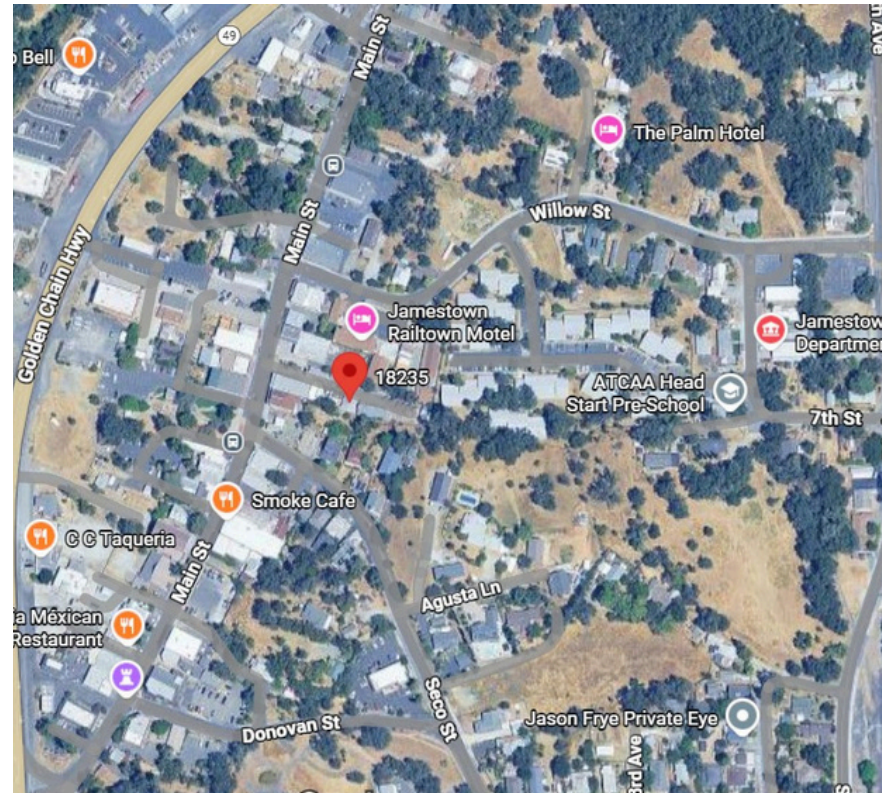
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# COMMUNITY OVERVIEW

Located in historic Jamestown, CA, this boutique 25-unit hotel—featuring 10 standalone cottages—offers a unique investment opportunity in the heart of Gold Country. Just minutes from Yosemite, casinos, lakes, and ski resorts, the property attracts year-round travelers seeking adventure and charm. With strong income potential and timeless appeal, this is a rare chance to own a piece of California history.

## DEMOGRAPHICS

RADIUS	Population	Median HH Income	Housholds
1 mile	3,780	\$51,886	2,019
3 miles	12,000	\$55,000	5,500
5 miles	18,314	\$68,435	7,941



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# COMPANY SUMMARY

## About 12 Doors Real Estate:

In the heart of our founding lies a deep commitment to honoring God through our devoted service to others. The essence of our name, "12 Doors Real Estate," carries profound significance, drawing from the biblical account of Jesus feeding the multitude with only two fish and five loaves of bread. It's a story of divine provision and abundance, where blessings overflowed and left twelve baskets filled with remnants.

Within the number "12" lies the essence of our mission—a symbol of divine multiplication, where the smallest offerings yield abundance beyond measure. Each basket gathered at the end of that miraculous feast speaks to the boundless generosity that flows when faith meets action.

## Our Mission Statement:

At 12 Doors Real Estate, our mission isn't just about buying and selling properties—it's about embodying the spirit of God in every interaction. It's about recognizing the divine potential in every person we encounter and empowering them to step through those doors of opportunity towards a better tomorrow.



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