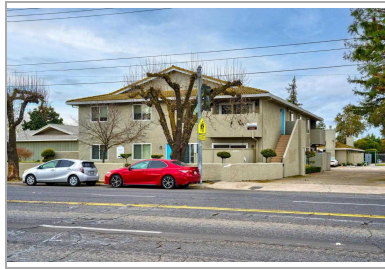


3025 Tully Rd, Modesto, CA 95350

LP: \$2,095,000 **Status:** Active 02/13/26 **Area:** 20101 **DOM/CDOM:** 62/62
Year Built: 1978 **Lot Acres:** 0.7168



[View All \(22\)](#)

[Map](#)

Primary Showing Contact: Jordan DeBoer
Type: Agent **Phone:** (209) 204-6012 **Ext:**
Secondary Showing Contact:
Type: **Phone:** **Ext:**
Showing Instructions: Other
Gate/Access Code:
Lockbox Location:
Special Listing Conditions: None
Listing Service: Full Service

Listing Agent / Office

Agent: Jordan C DeBoer (ID:DDEBOERJ) Primary:209-204-6012
 Secondary:209-204-6012 Lic:01396420
Agent Email: Jordan@keystonebrokers.net
Office: Keystone Properties (ID:01JDRE01) Phone: 209-522-5693
 Lic:01953357

Listing Co-Agent / Office

Agent:
Agent Email:
Office:

Remarks

Private Remarks: DO NOT GO DIRECT. Submit offers subject to viewing. Email Jordan@keystonebrokers.net POFs/Preapproval. Escrow opened with First American CM. Text Jordan for anything. 209-204-6012.
Public Remarks: Don't miss this rare opportunity to own a well-maintained 10-unit complex in a highly desirable location. This attractive property offers spacious, thoughtfully designed units with upgraded amenities that appeal to today's renters and support strong occupancy potential. Residents enjoy access to a sparkling community pool, additional on-site parking, and well-kept common areas that enhance both comfort and convenience. The large unit layouts provide generous living spaces, making this complex stand out in the market. With its excellent location near shopping, dining, and major transportation routes, this property offers both stability and long-term growth potential. A solid addition to any investment portfolio.

Directions

Directions to Property: Standiford and Tully, head south to property.
Cross Street: Rumble

General Information

Property Subtype: 5 or More Units	Subdivision:
# of Buildings: 2	Subtype Description: Garden Apartments
County: Stanislaus	Builder Name:
APN: 054-018-080-000	Building Name:
Zoning: R2	Architectural Style: A-Frame, Mediterranean, Other
Census Tract: 8.06	Construction Materials: Stucco, Wood
Elevation:	Foundation: Slab
Lot SqFt (approx) / Source: 31224 / Assessor Auto-Fill	
Lot Size Dimensions:	
Year Built/Source: 1978 Assessor Auto-Fill	

School District (County): Stanislaus **Elementary School District:** Modesto City
Middle or Junior School District: Modesto City **Senior High School District:** Modesto City

Total Parking Spaces: 20	Covered Spaces:	Open Parking Spaces: 10	Tandem Parking Spaces:
Garage Spaces:	Carpport Spaces: 10	Independent Parking Spaces:	Guest Spaces:
Parking Features: Carport, Covered, Detached, Street, Uncovered			
Loading: None			

Financials

Financial Data Source: Property Manager	Tenant Pays: Rent Only, Electricity, Gas
Income Includes: Rent Only	
Cap Rate: 0.00%	
Operating Expense Includes: Pool/Spa, Professional Management, Capital Improvements, Rent/Lease, Trash, Maintenance Grounds, Utilities, Water/Sewer	

Actual or Scheduled:	Gross Income Multiplier:	Total Deposit:
Insurance Expense: \$0	Tax Annual Amount:	Management Expense: \$0
Maintenance Expense: \$0	Projected Annual Property Tax:	Vacancy Allowance Rate:
Utilities Expense:	Other Expense: \$0	Net Operating Income:
Operating Expense:	Gross Scheduled Income: \$0	Gross Rent Multiplier:

* Denotes information autofilled from tax records - † Denotes information autofilled from AI data

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Agent Full Residential Income (28 Photos)

3025 Tully Rd, Modesto, CA 95350

Financials

1 Bedroom Annual Occupancy: Rent Range:	3 Bedroom Annual Occupancy: Rent Range:
2 Bedroom Annual Occupancy: Rent Range:	4 Bedroom Annual Occupancy: Rent Range:
Studio Annual Occupancy: Rent Range:	Commercial Rent Range:

Units / Buildings

# Of Units Total:	10				
Units Furnished:	None	Signs:			
# Commercial Units:	0				
Other Unit(s):					
Unit 1			Unit 2		
Type:	Apartment	Type:			
Description:		Description:			
Identification:		Identification:			
Rooms: 7	Bedrooms: 2	Full Baths: 2	Partial Baths: 0	Rooms:	Bedrooms:
Rent:	\$1650	Source:		Full Baths:	Partial Baths:
Approx SqFt:	1058	Source:	Tax Record	Rent:	Source:
Occupancy:		Lease Term:		Approx SqFt:	Source:
				Occupancy:	Lease Term:
Unit 3			Unit 4		
Type:		Type:			
Description:		Description:			
Identification:		Identification:			
Rooms:	Bedrooms:	Full Baths:	Partial Baths:	Rooms:	Bedrooms:
Rent:		Source:		Full Baths:	Partial Baths:
Approx SqFt:		Source:		Rent:	Source:
Occupancy:		Lease Term:		Approx SqFt:	Source:
				Occupancy:	Lease Term:

Lease Information

Lease Term: Lease/Month to Month Mix	# Leaseable: 10	# of Units Vacant: 0
Existing Lease Type: See Remarks	# of Units Leased: 10	# of Units Month to Month: 0
Lease Deposit:	# of Owner Occupied: 0	# Section 8: 1

Disclosures / Restrictions

Disclosures /Documents: Other	Bonds/Asmts/Taxes: Unknown
Certified Firewise Community:	County Transfer Tax Rate:
Firewise Community Name:	City Transfer Tax Rate:

Interior Information

Stories: 2	Energy Efficient:
Levels:	Green Building Verification
# of Floors: 2	Type:
# of Rooms:	Rating:
Basement:	Body:
Basement SqFt:	Year:
Appliances: Free Standing Gas Oven, Dishwasher, Microwave, Disposal, Varies By Unit, Free Standing Electric Oven	Window Features: Dual Pane Partial
Laundry Features: In Each Unit, Laundry Closet	Security Features: Carbon Mon Detector, Fire Extinguisher, Smoke Detector
Flooring: Carpet, Tile, Luxury Vinyl Plank, Varies by Unit	Other Equipment:
Interior Features:	Property Conditions: Updated/Remodeled, Varies by Unit
Heating: Central, Fireplace(s)	
Cooling: Ceiling Fan(s), Central	

Exterior Information

Accessibility Features: Parking	Electric: 220 Volts
Exterior Features: Yard Space	Pwr Prod Type:
Patio and Porch Features: Balcony/Deck, Uncovered Patio, Varies by Unit	Pwr Prod Ownership:
Roof: Spanish Tile	Pwr Prod Desc:
Lot Features: Auto Sprinkler F&R, Shape Irregular	Pwr Prod Size:
Topography: Level	Pwr Prod Year Install:

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Exterior Information

Frontage Type: View Description: Varies by Unit Utilities: Cable Available, Sewer In & Connected Seperate Meters: Electricity, Gas	Water Source: Public Irrigation Source: Public District, Other Sewer: Public Sewer
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Association

Association: No	Mandatory:	Name:	
Fee:	Frequency:	Phone:	
Includes:		Features:	

Listing Information

Listing Agreement: Exclusive Right To Sell Entry Date: 02/13/26 Listing Date: 02/13/26 Original Price: \$2,195,000	Possession: Close Of Escrow Terms: Cash, Conventional, Submit On Market Date: 02/13/26 Expiration Date: 12/31/26 Last Price Change Date: 03/30/26
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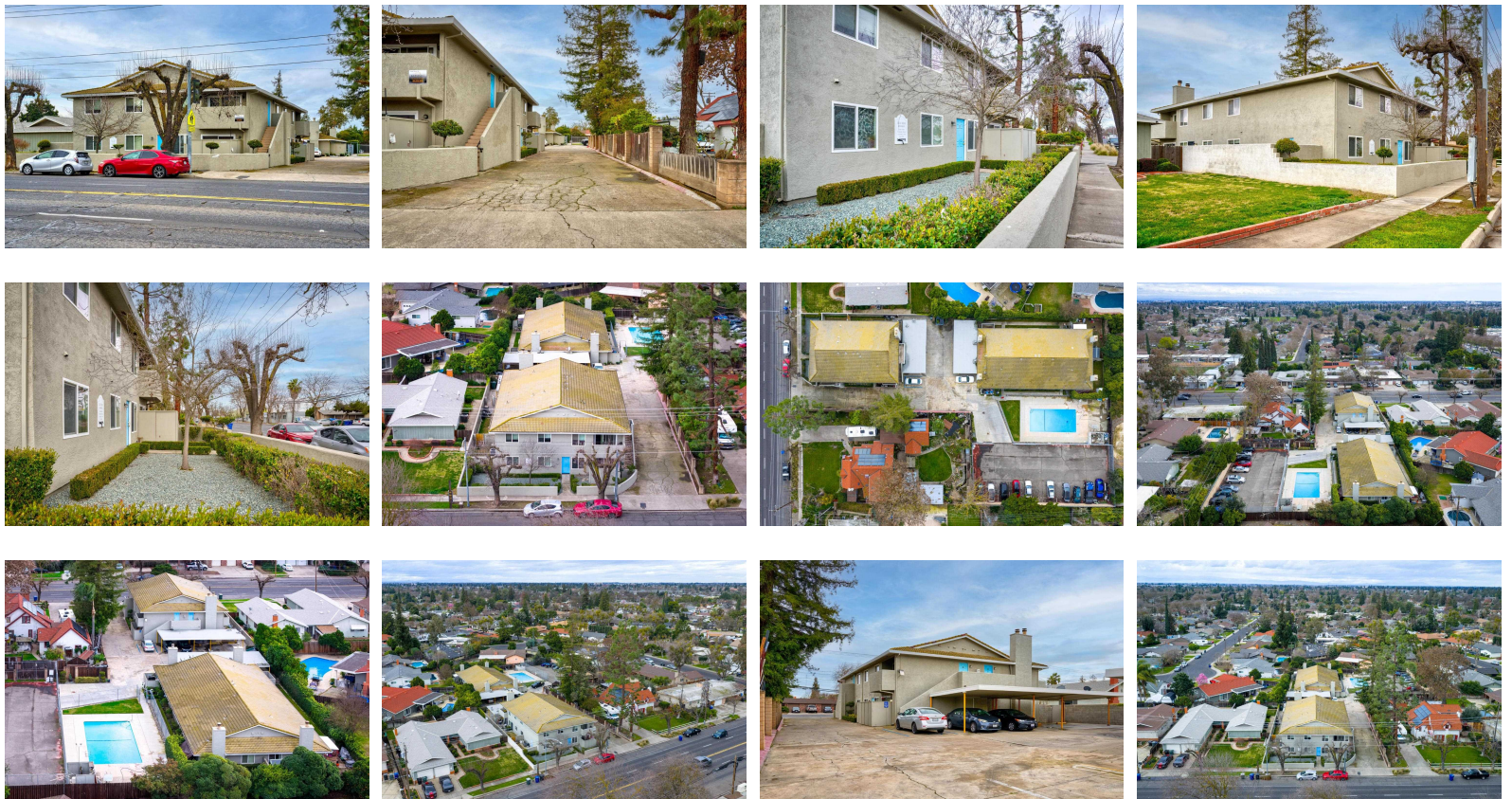
Closing Information

Buyer Agent:	Pending Date:	Multiple Offers:	Days in Escrow:
Buyer Agent Email:	Escrow Company:		
Buyer Office:	Escrow Number:		
Buyer Co-Agent:	Close Date:		Close Price:
Buyer Co-Agent Email:	CP % LP: 0		Close Price/SqFt:
Buyer Co-Office:	Buyer Financing:		
	Financing Comments:		

Concessions:
Concessions Amount/Reason #1:
Concessions Amount/Reason #2:
Concessions Amount/Reason #3:

Search Criteria

Additional Photos



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Additional Photos

