



MULTIFAMILY PROPERTY FOR SALE

Multi-family 7 units

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Property Information

SECTION 1

Property Summary



Property Description

A well-maintained 7-unit multifamily investment in Atwater, California. Built in 1979, this 4,642 SF property sits on a 14,496 square foot lot with a diversified unit mix of three (3) 2-bedroom and four (4) 1-bedroom units. Ideally suited for investors seeking stable cash flow with upside in rental income through renovation and improved management.

Property Highlights

- 100% occupancy rate
- Upside in rental income
- \$142,143 per unit

Offering Summary

Sale Price:	\$995,000
Number of Units:	7
Lot Size:	0.333 Acres
Building Size:	4,642 SF
NOI:	\$54,090.00
Cap Rate:	5.59%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	409	1,629	4,340
Total Population	1,168	4,689	13,121



Property Description



Property Description

The property presents an attractive value-add multifamily opportunity for an investor looking to increase long-term cash flow and property value. With existing income in place and additional upside available through unit renovations, rental increases, and improved property management, the asset offers a combination of current operations and future growth potential.

Location Description

Located in an established residential area of Atwater, 1873 Grove Avenue offers convenient access to local shopping, services, schools, and major transportation routes. The property is positioned near Highway 99, providing easy connectivity to Merced and the greater Central Valley, while benefiting from Atwater's more affordable housing market and steady rental demand.



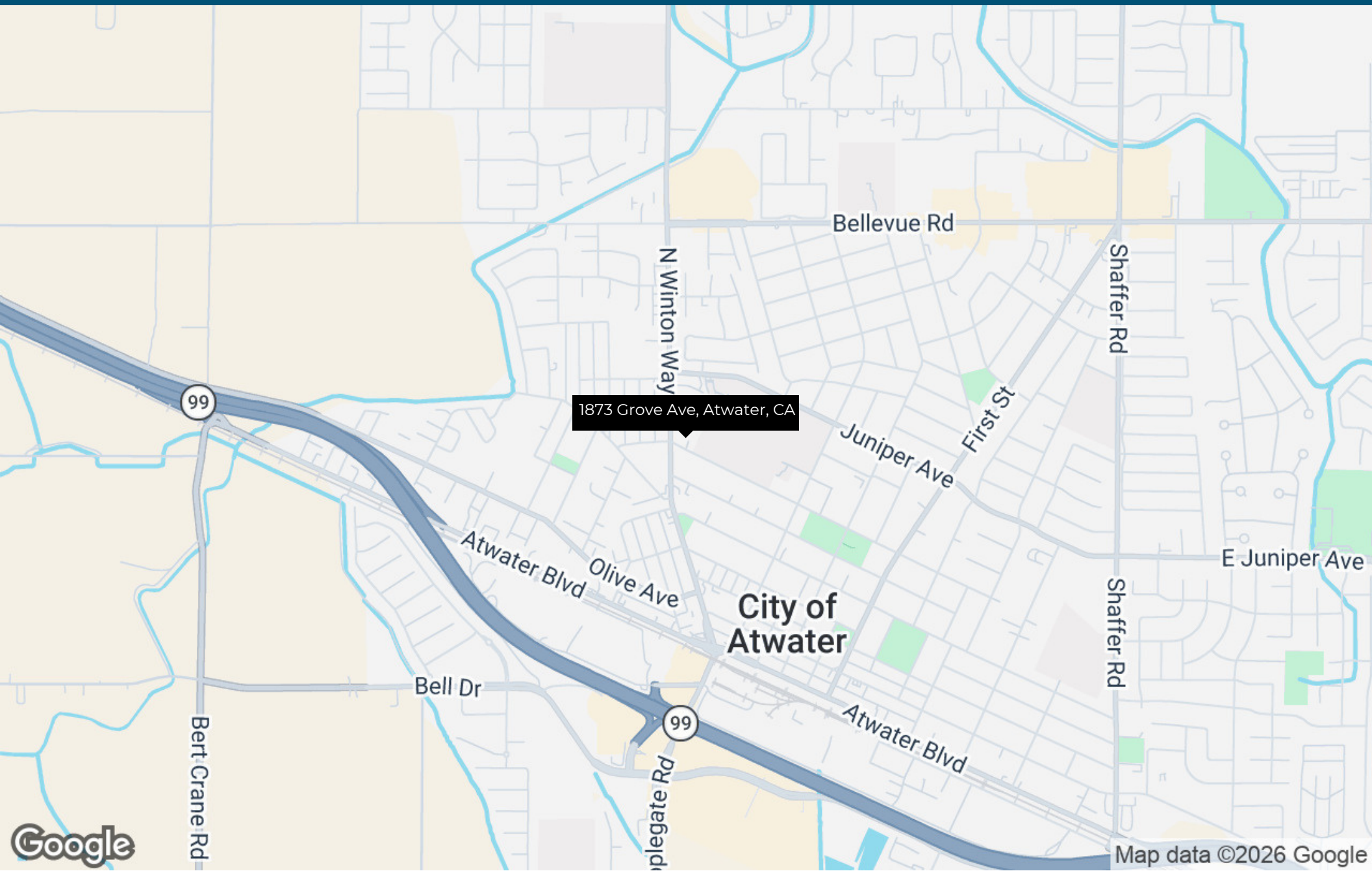
Additional Photos



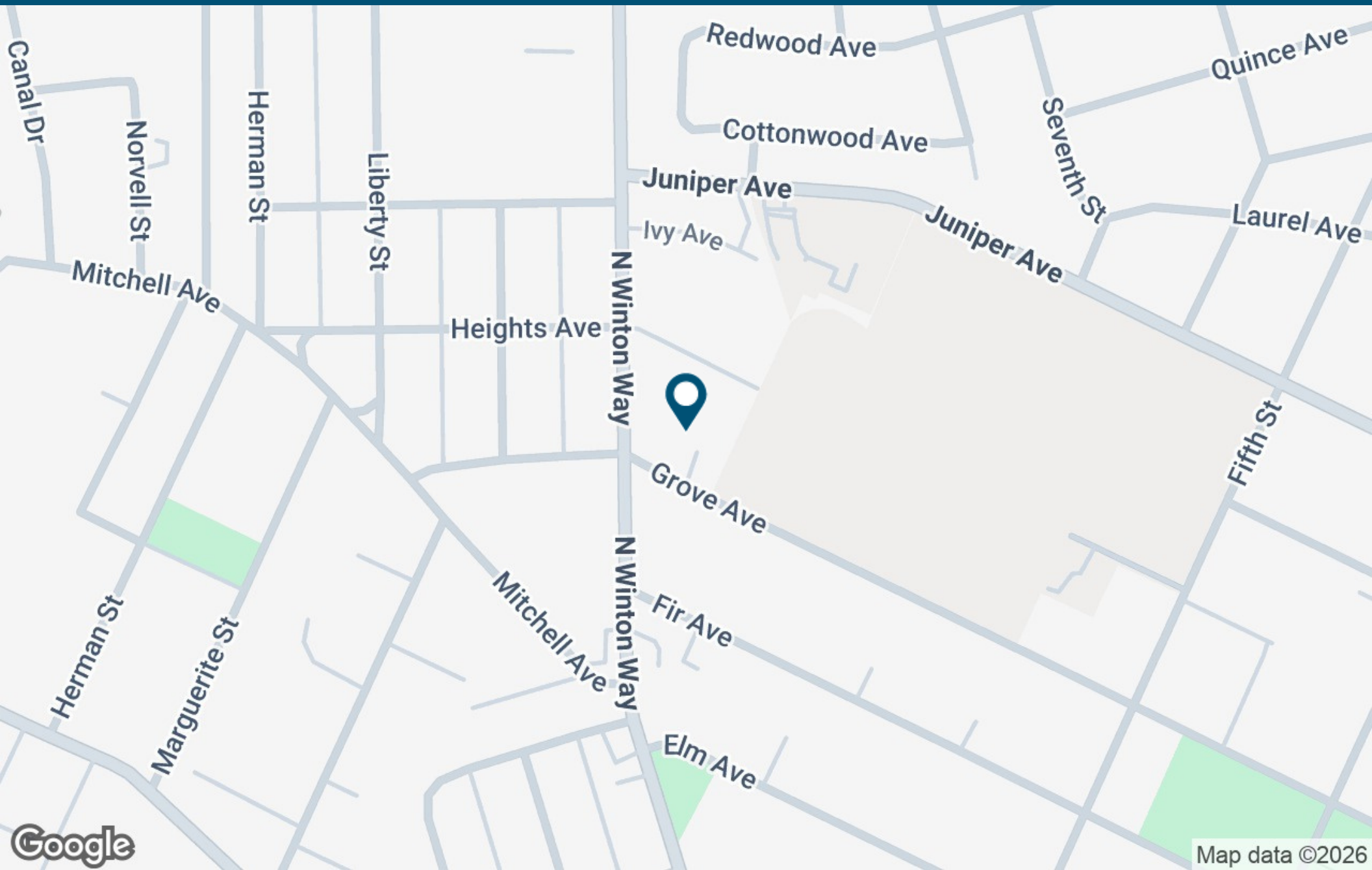
Location Information

SECTION 2

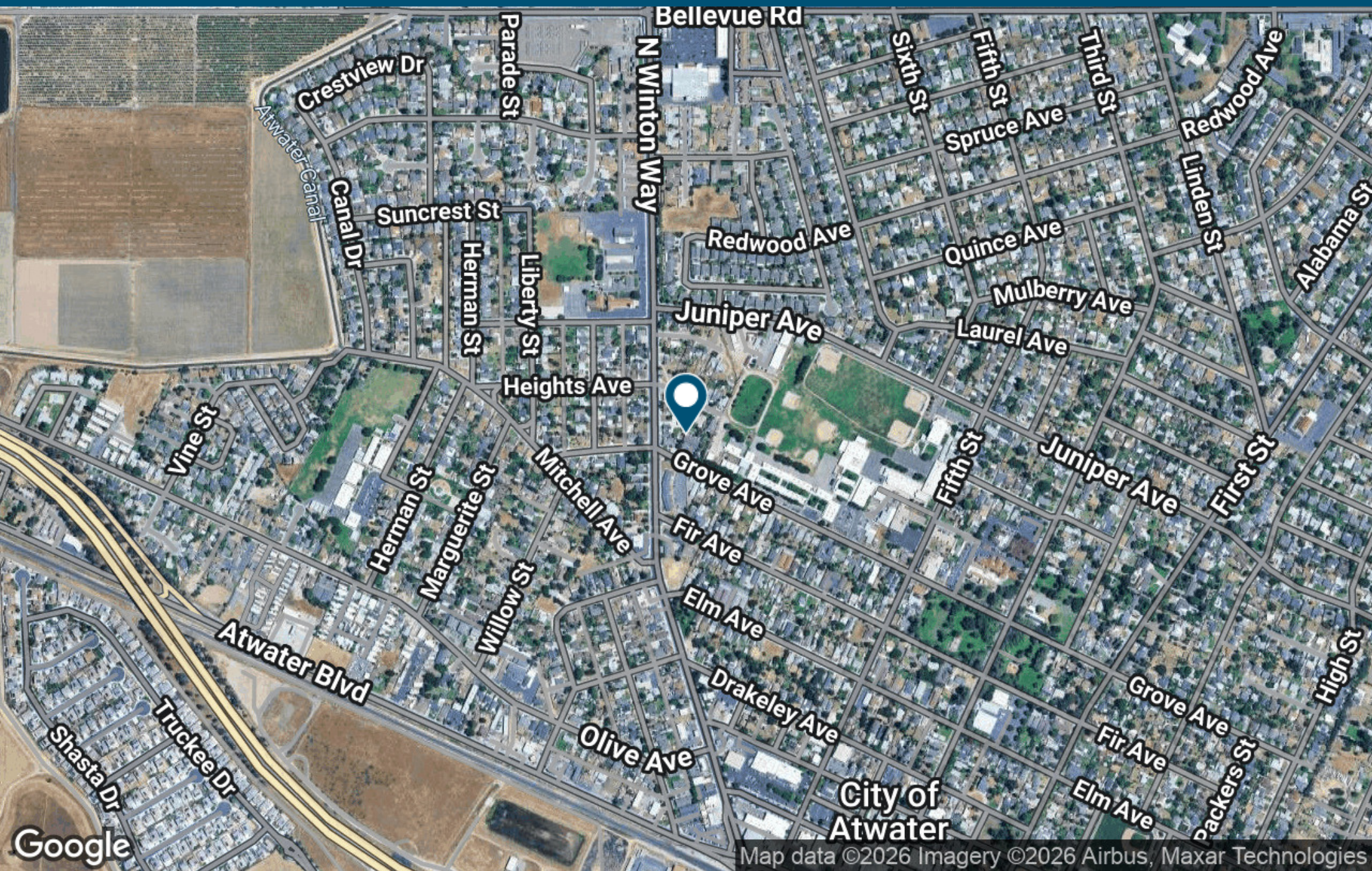
Regional Map



Location Map



Aerial Map



Financial Analysis

SECTION 3

Financial Summary

Investment Overview

Price	\$995,000
Price per SF	\$214
Price per Unit	\$142,143
GRM	11.73
CAP Rate	5.59%
Total Return (yr 1)	\$54,090

Operating Data

Gross Scheduled Income	\$84,840
Total Scheduled Income	\$84,840
Gross Income	\$84,840
Operating Expenses	\$30,750
Net Operating Income	\$54,090
Pre-Tax Cash Flow	\$54,090



Income & Expenses

Income Summary

Gross Income	\$84,840
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Expenses Summary

Insurance	\$2,800
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Taxes	\$9,950
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General repairs	\$1,500
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Utilities	\$12,000
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Maintenance & landscaping	\$3,000
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Replacement reserves	\$1,500
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Operating Expenses	\$30,750
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Net Operating Income	\$54,090
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Rent Roll

Suite	Bedrooms	Bathrooms	Size SF	Rent	Lease Start	Lease End
1873	2	1	800 SF	\$935	5-2020	-
1865	1	1	500 SF	\$1,250	New Lease	-
1867	1	1	500 SF	\$925	6-2022	unlimited
1869	1	1	500 SF	\$800	2-2020	-
1871	2	1	800 SF	\$1,250	10-2024	-
1875	2	1	800 SF	\$935	3-2020	-
1877	1	1	650 SF	\$975	9-2022	unlimited
Totals			4,550 SF	\$7,070		



Demographics

SECTION 4

Demographics Map & Report

Population

0.25 Miles 0.5 Miles 1 Mile

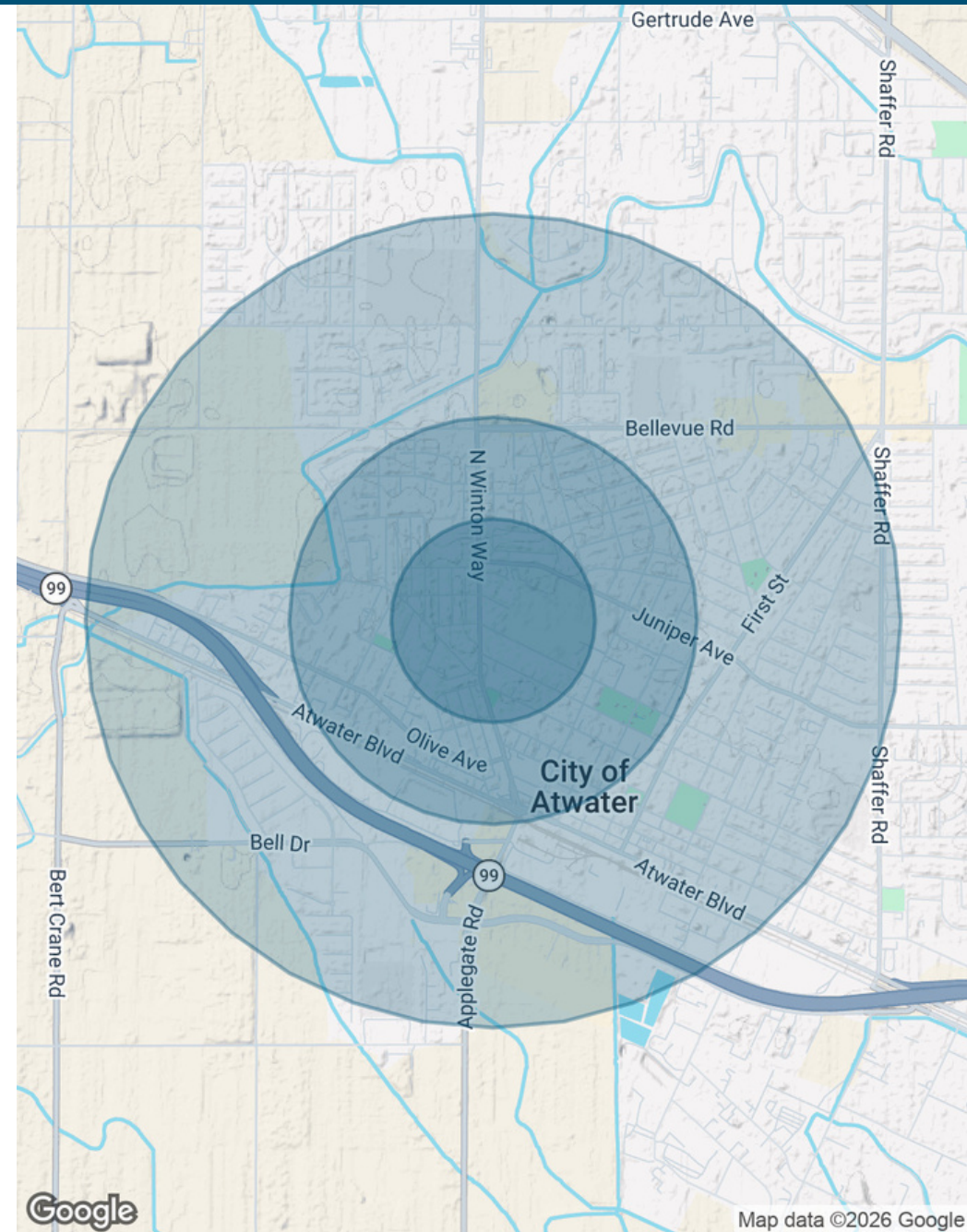
Total Population	1,168	4,689	13,121
Average Age	36.9	34.9	34.2
Average Age (Male)	35.1	33.9	31.1
Average Age (Female)	36.1	34.7	36.6

Households & Income

0.25 Miles 0.5 Miles 1 Mile

Total Households	409	1,629	4,340
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$63,020	\$64,673	\$81,151
Average House Value	\$282,361	\$279,426	\$318,769

2023 American Community Survey (ACS)



Advisor Bios

SECTION 5

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Professional Background

Dan Del Real is a commercial real estate advisor serving property owners across California's Central Valley and Central Coast. Through Del Real Commercial, he specializes in retail & investment property in Northern California — with a practice built around owners navigating life and business transitions. Dan's approach is straightforward: understand the owner's full picture first, then bring the market knowledge and transactional expertise to get the right outcome. Clients work with Dan because they want an advisor in their corner, not just a broker at the table.

Education

Certified Commercial Investment Member Institute

Memberships

Certified Commercial Investment Member
International Council of Shopping Centers Member
Merced County Association of Realtors Member

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