

LISTING DETAIL - CLIENT HANDOUT for INCOME PROPERTY



MLS # **107458**
 Status **ACTIVE**
 Price **\$495,000**
 Type **Residential**
 Address **18625 OLD HIGHWAY 99**
 Cross Street **OLD HIGHWAY AND GAZELLE CALLAHAN RD**
 City **Gazelle**
 Zip **96034**
 Area **Gazelle**
 APN# **022-480-290**

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Virtual Tour:

GENERAL Associated Documents Map Neighborhood and Schools

# of Units	7	Unit 1	Unit 4
Residential Subtype	Other	# Beds 1	# Beds 4
Stories	Two	# Of Baths 1	# Of Baths 4
Apx SF	4200	Sq. Ft. 1	Sq. Ft. 4
Garage Capacity	Two	Monthly Rent 1	Monthly Rent 4
Parking Spaces	11-20	Unit 2	Unit 5
Apx. Paved Surface		# Beds 2	# Beds 5
Apx Acres	3.00	# Of Baths 2	# Of Baths 5
Lot Dimensions	IRREG.	Sq. Ft. 2	Sq. Ft. 5
Year Built		Monthly Rent 2	Monthly Rent 5
Zoning	RES-4	Unit 3	% Vacancy Fac
Within City Limits Y/N	Yes	# Beds 3	Lease Terms
Subdivision		# Of Baths 3	Asking Price \$495,000
		Sq. Ft. 3	
		Monthly Rent 3	

FEATURES

APPLIANCES	Dishwasher, Dryer, Garbage Disposal, Oven, Range, Refrigerator, Washer	STYLE FOUNDATION	Classic Partial Basement Shingle Wood	STREET EXTERIOR FEATURES	Paved RV Parking
FIREPLACE	In Living Room	/BASEMENT		ROOF	Composition
LAUNDRY	On-Site	EXTERIOR		GARAGE TYPE	Garage Detached, Garage/Workshop
FLOOR	Wood, Vinyl	FENCING		TOPOGRAPHY	Flat
INTERIOR FEATURES	Fire Place			VIEW	Trees

FINANCIAL

Annual Expenses	Gross Mo. Inc. 2,600
Annual Net Income	CAP Rate

REMARKS

FROM WEED, OLD HIGHWAY 99 TO GAZELLE, JUST BEFORE GAZELLE CALLAHAN RD ON THE LEFT.

REO PRICE TO SELL QUICK, FIXER UPPER, 20 licensed spaces, 17 permanent and 3 over-nights. Presently 6 spaces rented 3 Permanente and receiving \$250.00 a month each and 3 mobile homes own by the owner and one receiving rent of \$700 and other 2 will receiving rent of \$600 per/mo . Park is located on a 3-acre parcel and includes a 9-Bedroom, 3-Bath, 4200± Sq. Ft. home and is vacant. The home could be a classic show place with renovation. Home has a 6 year old± roof and some newer wiring, SHOW AND SUBMIT ALL OFFERS SELLER WILL CARRY.

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Miscellaneous

Addendum:

