

Client Full Report - Residential Income

Listings as of 05/22/2015 at 9:40AM

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ST Active 05/21/15	2781 determine Dr Atwater, CA 95301	Listing Price: \$249,000
MLS#: 15032578 01GLDN	Cross Street: bellevue rd	VRP N



Pending Date: **DOM: 1**
Escrow: **CDOM: 1**

Escrow #:
Days in Escrow:
Selling Date:
Selling Price:
SP % LP:
Financing:

[Additional Pictures \(1\)](#)

[Map](#)

REO: No Short Sale: HUD: No Auction: No

Year Built: 1980
Year Remodeled/Updated:
Acres: 0.2500
Lot SqFt (Apprx): 10890
Lot Dim:
Parking: +1 Space Per Unit,Open

Garages:
Covered:
Uncovered: 2
Furnished: None
Total Units: 4
Total Bldgs: 1
Leasable:
Leased: 4
Mo/Mo:
Sec 8:
Vacant:

Area: 20405
County: Merced
APN: 156-091-014
Zoning: res
Map Sec:
Census Tract:
Apprx Elevation:
Subdivision:
Builder:
Const Est Start:
Const Est End:
Stories: 2
Studio:
1 Bedroom:
2 Bedroom:
3 Bedroom: 4

Subtype: Fourplex
Style Desc: A-Frame,Contemporary
CC&Rs: Yes
HOA: No
Disc/Reports: None

Terms: Cash, Conventional

School County: Merced
EL: Atwater Elementary
JR: Merced City
SR: Merced Union High

Heat: Central,Natural Gas
Air: Central

Applnces: Dishwasher,Disposal

Energy: None

Floor: Carpet, Laminate

Disabty:

Equipmnt: Cable TV Available

Source - Rental Info: Owner
Income Inc: Rent Only

Existing Lease: Copy of Agrmt Avail
Tenant Pays: Cable, Electric

Expenses Inc: Insurance,Property Tax,Trash Removal

Roof: Tile
Exterior: Stucco
Cnstrct: Wood
Misc:

Amenities: None

	BR:	FB:	HB:	RENT:	SqFt:
Unit 1:	3	2		590	950
Unit 2:	3	2		590	950
Unit 3:	3	2		590	950
Unit 4:	3	2		585	950

Total Deposit: \$2,400
Total Op Exp:
Annual Util: \$4,800
Annual Ins: \$1,700

Cur Taxes:
Gross Ann Inc: \$28,800
Gross Inc Mult:

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Property Description: FULLY RENTED GREAT INVESTMENT!!SPACIOUS 4-PLEX.3 BEDROOMS &2 FULL BATH IN EACH UNIT.AIR CONDITIONING SYSTEM.PATIO,2 CAR SPACES PER UNIT.CLOSE TO ALL AMMENTIES-SCHOOLS,SHOPPING AND MORE GIVE OFFER SUBJECT TO INSPECTION.PLS DO NOT DISTURB OCCUPANTS.

Directions to Property: SEE GOOGLE MAP



Presented By: Jaswinder S Gill

License # 00966763
Primary: 510-304-9292
Secondary: 408-666-8279
Fax: 510-656-8941
Email: JASSI@JASSIGILL.COM
<http://www.jassigill.com>

Golden State Realty

License # 00966763
86 Pilgrim Loop
Fremont CA 94539
Phone: 510-304-9292
Fax: 510-656-8941
<http://www.jassigill.com>