



**OUTDOOR PROPERTIES**

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**\$850,000**  
**6.24% CAP RATE**

*9363 Landrum St, Plymouth, CA 95669*  
**OFFER MEMORANDUM // APARTMENT COMPLEX**

**Presented by:**  
**Team Perry**  
**916-517-9969**

# *TABLE OF CONTENTS*

Executive Summary-Pg.3  
Property Overview-Pg.4  
Location-Pg.5  
Investment Highlights-Pg.6  
Floor Plans-Pg. 7  
Performance-Pg.8  
Area Overview-Pg.9  
Contact-Pg. 10

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Disclaimer:

This presentation is for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any property. While the information provided is believed to be accurate and reliable, no guarantees or warranties, express or implied, are made regarding its accuracy, completeness, or suitability. Prospective buyers are encouraged to conduct their own independent research and due diligence before making any real estate decisions. All real estate investments involve risk, and past performance is not a guarantee of future results.



## *EXECUTIVE SUMMARY*

### **Offered at \$850,000**

We are pleased to present this exclusive offering for a premier 1984, 4 Plex Apartment Building, strategically located in the heart of downtown Plymouth, Ca. This property features 4 two bedroom, 1 bath units each with their own utilities.



Unlock  
Premier  
Potential:  
Invest in  
the Future  
of Urban  
Excellence



## *PROPERTY OVERVIEW*

The complex features 4, one story units with a total leasable area of 3200 square feet. The property includes:

- 4-2 Bedroom/1 Bath Units
- Low Maintenance yards
- Individual laundry hook-ups
- On-site parking
- Close to shopping
- Walking distance to restaurants
- Close to the Famous Amador County Fair Grounds
- 30 minutes to Folsom, Ca
- 45 minutes to Sacramento, CA
- 55 miles to Kirkwood Ski Resort
- 1.45 hours to Lake Tahoe

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# *LOCATION*

## **Welcome to Plymouth, California – The Gateway to Amador Wine Country**

This complex is nestled in the heart of Amador County, Plymouth, a charming and historic town that serves as the gateway to the renowned Shenandoah Valley wine region. This small yet vibrant community is steeped in Gold Rush history, offering a perfect blend of old-world charm, scenic landscapes, and modern conveniences.

Plymouth has a rich gold rush legacy. Originally established as a mining camp in the mid-1800s, Plymouth flourished during California's Gold Rush era, attracting prospectors eager to find their fortune. Many of the historic buildings and sites in town still reflect the area's rich past, giving Plymouth a nostalgic, small-town feel that residents and visitors alike appreciate.





## *INVESTMENT HIGHLIGHTS* 6.24% CAP RATE

- Strong Tenant Base: Anchored by reputable tenants ensuring steady cash flow and minimal vacancy risk. Fully Rented
- Amenities: Features include secure parking, private laundry, and quiet & safe neighborhood, enhancing tenant satisfaction and retention.
- Value-Add Potential: Opportunities for further enhancements and repositioning to increase rental income and property value.

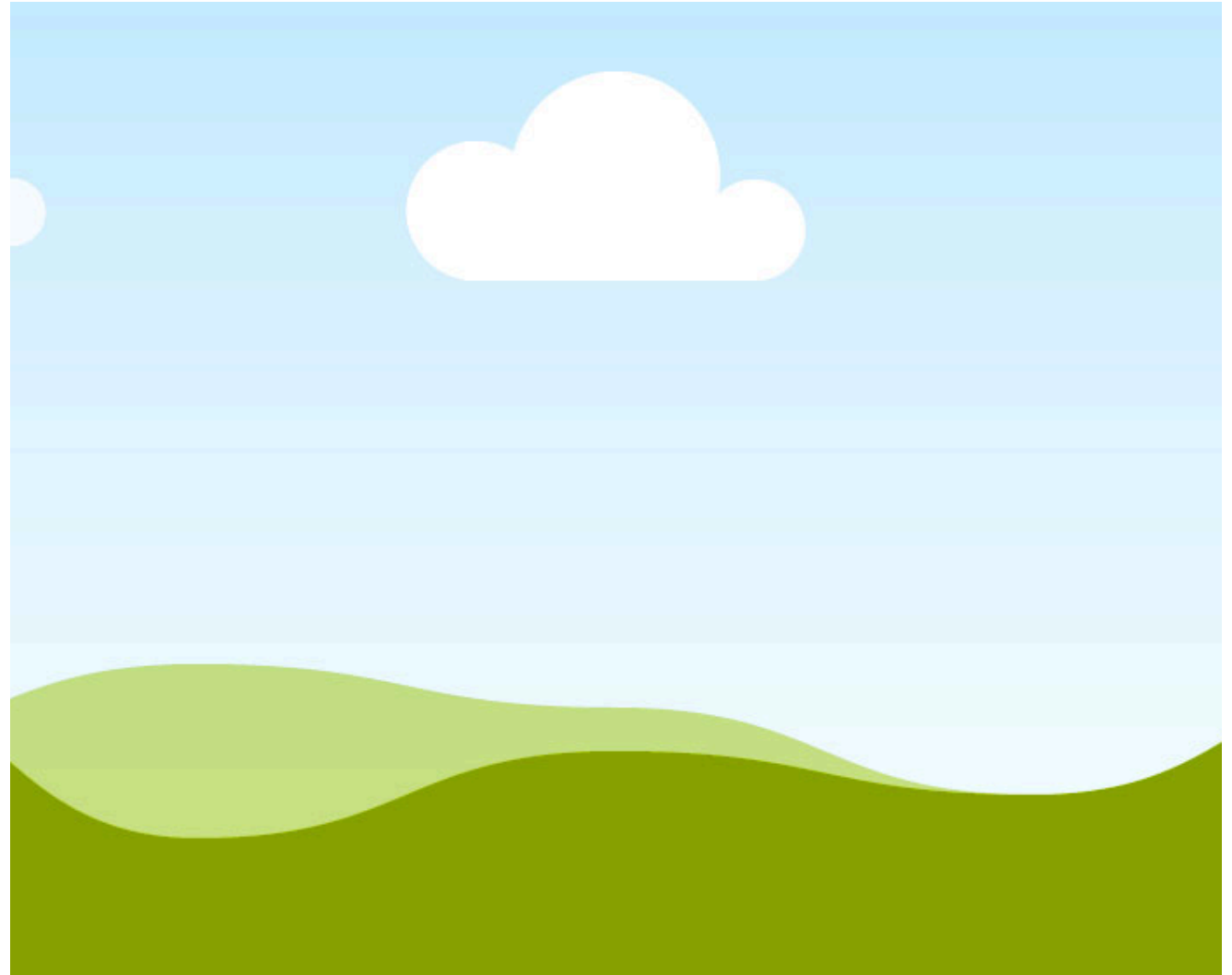
This 4 Plex Apartment Building is a standout asset in a prime location, offering investors a stable and lucrative opportunity with potential for future growth. We invite you to explore this exceptional property and consider its potential to meet your investment objectives.



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*SITE  
PLAN  
COMING  
SOON*

**Ground floor**



*PERFORMA*

UNIT	TENANT NAME	SF	ANNUAL PERFORMA RENT	PERFORMA ANNUAL EXPENSES	ANNUAL CURRENT RENT
1	Private	800	\$16,200	Taxes \$8000	\$850
2	Private	800	\$16,200	Insurance \$2800	\$850
3	Private	800	\$16,200	Repairs and Maintenance \$1000	\$850
4	Private	800	\$16,200		\$850
			<b>Cap Rate</b>  <b>6.24%</b> With expenses		





## AREA OVERVIEW

With its prime location and the surrounding area's robust infrastructure, amenities, and cultural vibrancy, this apartment complex represents a premier investment opportunity in an exceptional rural location.



Plymouth, CA



Jackson Rancheria  
Casino



The Famous Marlene  
and Glen's "Dead Fly  
Diner"



## TEAM PERRY--AGENTS

Ed Perry

916-517-9969

outdoorprop@yahoo.com

Janet DeLeo

209-304-2495

janetcaoutdoorprop@gmail.com

JEREMY PABST

209-304-7137

JPABSTREALTOR@GMAIL.COM

[www.pacificranchlands.com](http://www.pacificranchlands.com)

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