

\$950,000
7.13% CAP RATE

9269 Hay Street, Plymouth, CA 95669
OFFER MEMORANDUM // APARTMENT COMPLEX

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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.



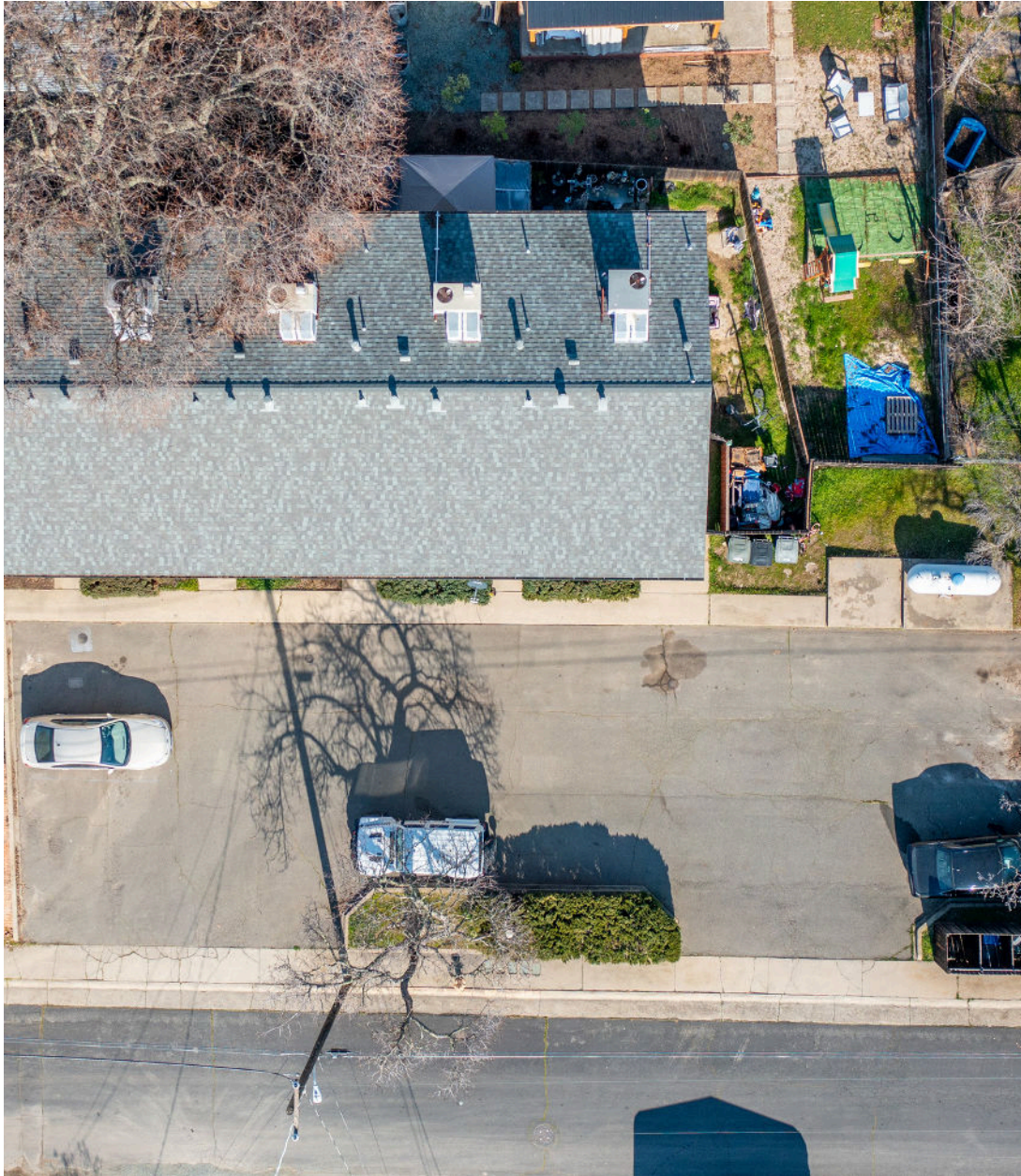
EXECUTIVE SUMMARY

Offered at \$950,000

We are pleased to present this exclusive offering for a premier 1987, 5 Plex Apartment Building, strategically located in the heart of downtown Plymouth, Ca. This property features 5 two bedroom, 1.5 bath units each with their own utilities. This allows owner to potentially convert to individual condominiums.



Unlock
Premier
Potential:
Invest in
the Future
of Urban
Excellence



PROPERTY OVERVIEW

The complex features 5 two story apartments. With a total leasable area of 4970 square feet, the property includes:

- 5-2 Bdrm/1.5 Bath Units
- New Roof
- New HVAC
- Low Maintenance yards
- Individual laundry hook-ups
- Private/fenced back yards
- 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

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 7.13% CAP RATE

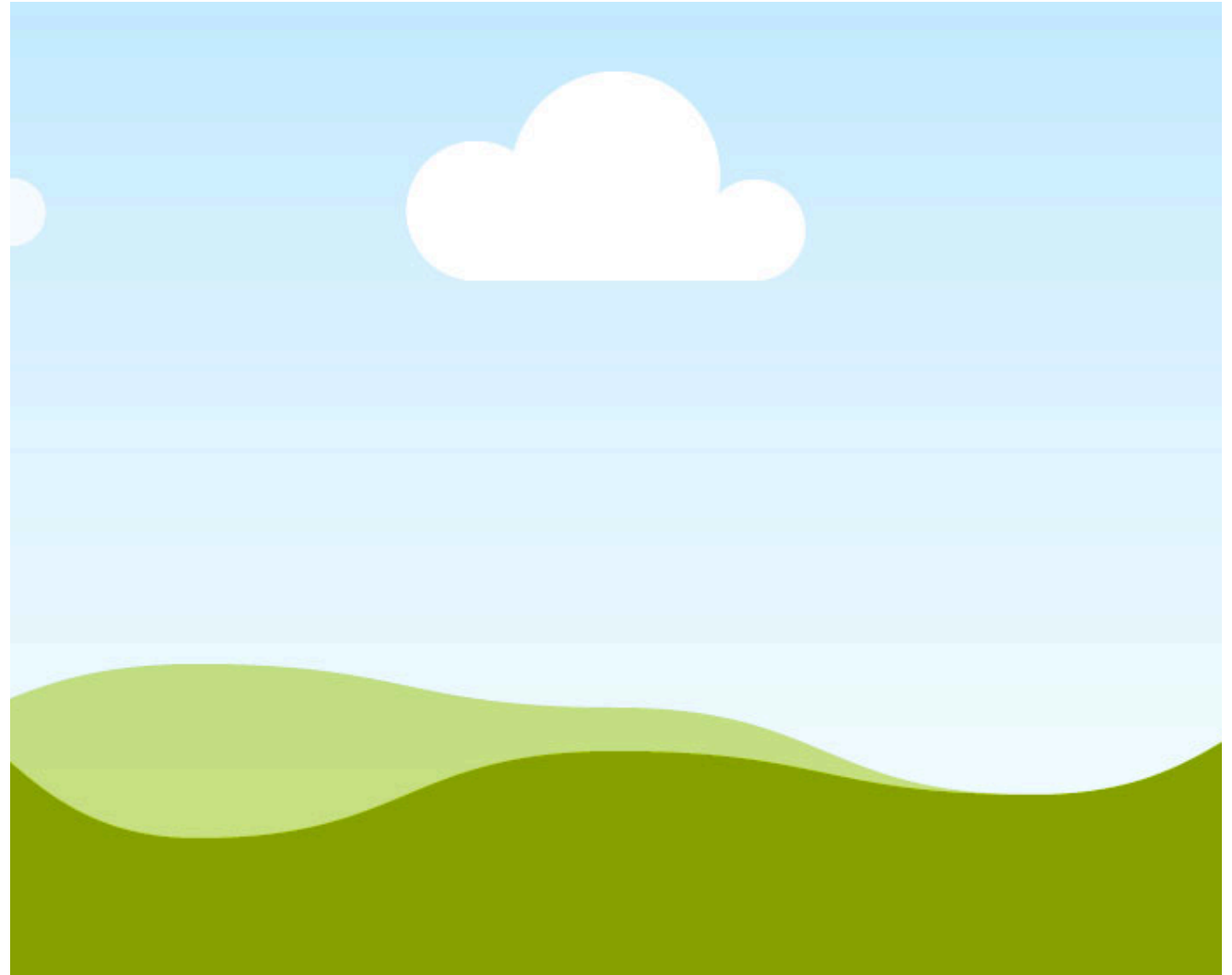
- Strong Tenant Base: Anchored by reputable tenants ensuring steady cash flow and minimal vacancy risk.
- Amenities: Features include secure parking, private laundry and private, fenced yards, enhancing tenant satisfaction and retention.
- Value-Add Potential: Opportunities for further enhancements and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

This 5 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.



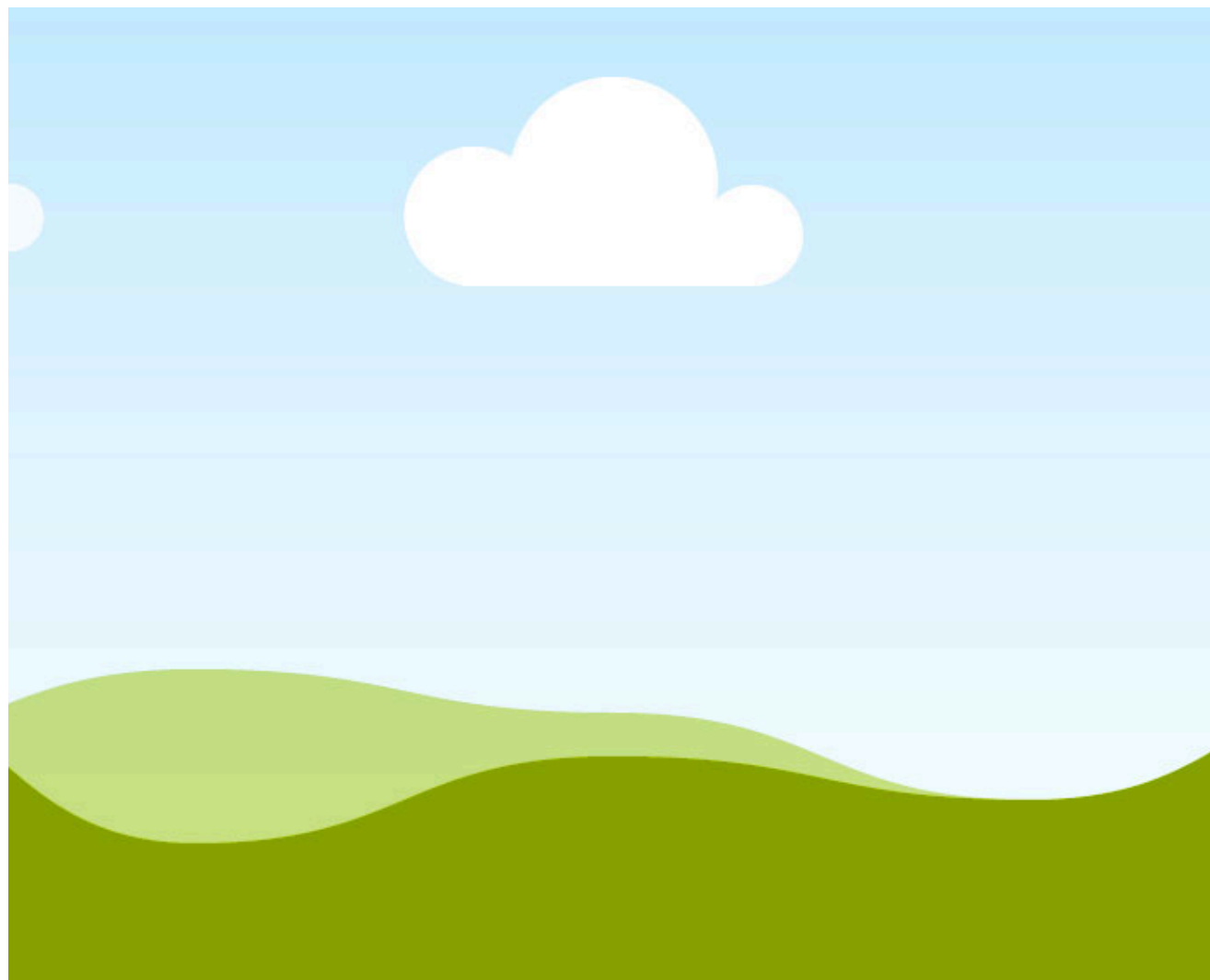
*SITE
PLAN
COMING
SOON*

Ground floor



*SITE
PLAN
COMING
SOON*

Second Floor



PERFORMA

UNIT	TENANT NAME	SF	ANNUAL PERFORMA RENT	PERFORMA ANNUAL EXPENSES	ANNUAL CURRENT RENT
1	Private	995	\$16,200	Taxes \$9000	Remodeling
2	Private	995	\$16,200	Insurance \$2800	\$9600
3	Private	995	\$16,200	Repairs and Maintenance \$1500	Remodeling
4	Private	995	\$16,200		\$10,560
5	Private	995	\$16,200		\$10,200
			Cap Rate 7.13% 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"



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