

17653 Vierra Road, Salinas (Prunedale), CA 93907

TWO UNIT INCOME PRODUCING LAND OPPORTUNITY

Market Value: \$599,000

| | | | |
|---------------------|---------------------|----------------------|-------------|
| APN | 125-171-020 | | |
| Lot Size | 24,829 Sq Ft | INVESTMENT SNAPSHOT | |
| Configuration | SFR + Mobile Home | Price | \$599,000 |
| Year Built (SFR) | 1949 | Monthly Rent | \$3,469.36 |
| Year Built (Mobile) | 1965 | Annual Income | \$41,632.32 |
| Tenant Status | Both Units Occupied | Expenses | \$11,973 |
| Utilities | Tenant Pays All | Net Operating Income | \$29,659.32 |
| Septic | Yes | Cap Rate | 4.95% |

This parcel features two income-producing units, including a single-family residence built in 1949 and a California DMV registered mobile home estimated to have been built in 1965. Both units are currently occupied, providing stable long-term income with minimal turnover. Each unit operates independently with separate utilities, septic systems, and garbage service, creating a low-overhead investment profile.

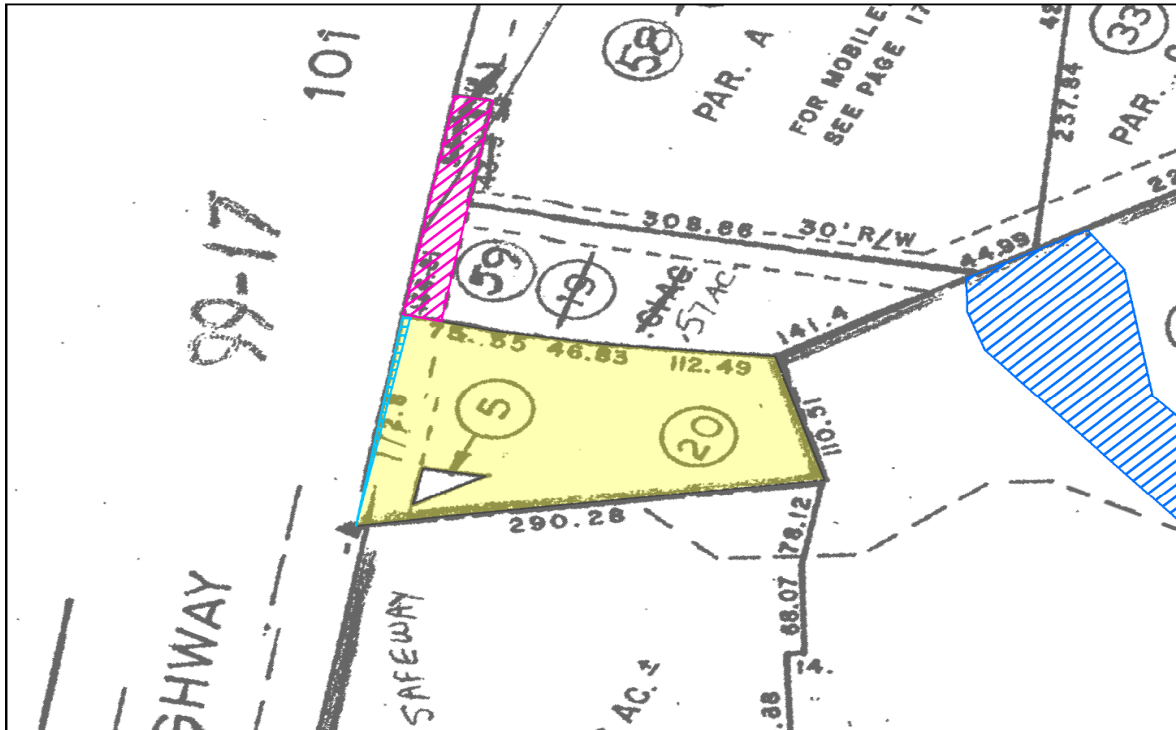
This is a legal parcel that can convey separately; however, it is being offered as part of a portfolio of six separate legal parcels totaling four single-family homes and six mobile homes, collectively known as The Morton Mobile Home Park.

ConnieJo Stubblefield | Broker Associate | Stubblefield Land & Ranch

RE/MAX Empire Properties | DRE 01707320 | 831-682-0438 | CJS@CJSREAL.COM | conniejostubblefield.com

17653 Vierra Road - Parcel Map

1 inch = 103.18 feet



Legend

- PARCEL I - Property In Question - Fee
- PARCEL II - Easement
- Item No. 7 - Relinquishment of Access
In 02/13/1946 Bk914 Pg353 &
04/03/1931 Bk290 Pg101 of Official Records
The exact location of the easement cannot be determined and is not plottable
- Item No. 8 - Easement for Road
In 07/24/1947 Bk988 Pg223 of Official Records
The exact location of the easement cannot be determined and is not plottable
- Item No. 9 - Easement for Road
In 02/06/1948 Bk1035 Pg401 of Official Records
The exact location of the easement cannot be determined and is not plottable
- Item No. 10 - Easement for Road
In 09/16/1948 Bk1087 Pg385 of Official Records
The exact location of the easement cannot be determined and is not plottable
- Item No. 12 - Easement for Ingress & Egress
In 04/17/1956 Bk1699 Pg245, 10/03/1962
Reel 101 Pg331 & 01/29/1963
Reel 139 Pg478 of Official Records
Affects said portion as described in the document
- Item No. 13 - Easement for Road Access & Utility Services
In 06/18/2002 Inst # 2002057292
& 02/07/2003 Inst # 2003015345 of Official Records
Affects said portion as described in the document
- Item No. 15 - Matters Contained
In 02/07/2003 Inst # 2003015347 of Official Records
Affects said portion as described in the document
- Item No. 16 - Easement for Public Utilities
In 03/14/2003 Inst # 2003029350
& 05/14/2004 Inst # 2004048580 of Official Records
Affects said portion as described in the document

©2025
Chicago Title Company
 50 Winham Street
 Salinas, CA 93901

Title Order No.: FWMN-5212500885, Preliminary Report Dated June 17, 2025

Drawing Date : 06/26/2025 - FNFI

Reference :

Assessor's Parcel No. : 125-171-020

Property : 17653 Vierra Canyon Road, Salinas, CA

Data :

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : A PORTION OF LAND IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MONTEREY, STATE OF CALIFORNIA

Sheet
1 of 1

Archive #