

17659 Vierra Road, Salinas (Prunedale), CA 93907

ONE UNIT INCOME PRODUCING LAND OPPORTUNITY

Market Value: \$499,000

APN	125-171-032
Lot Size	32,670 Sq Ft
Property Type	Double Wide Mobile Home
Year Built	1966
Tenant Status	Occupied
Utilities	Tenant Pays All
Septic	Yes

INVESTMENT SNAPSHOT	
Price	\$499,000
Monthly Rent	\$2,295
Annual Income	\$27,540
Expenses	\$707
Net Operating Income	\$26,833
Cap Rate	5.38%

This 32,670 square foot parcel features a double wide HUD-registered mobile home. The property offers stable income with minimal management requirements. Tenant-paid utilities and septic system contribute to a low-expense 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

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17659 Vierra Road - Parcel Map

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