

# 17663 Vierra Road, Salinas (Prunedale), CA 93907

VALUE: \$653,000

CREATING LAND OPPORTUNITY

Market Value: \$699,000

<b>APN</b>	125-171-058
<b>Lot Size</b>	118,483 Sq Ft
<b>Property Type</b>	SFR + Office + Mobile
<b>Year Built</b>	2004 (Mobile)
<b>Tenant Status</b>	Partial Income
<b>Utilities</b>	Tenant Pays All
<b>Septic</b>	Yes

INVESTMENT SNAPSHOT	
<b>In-Place Income</b>	\$1,495
<b>Office (Projected)</b>	\$2,295
<b>SFR</b>	Not Rentable
<b>Stabilized Income</b>	\$3,790
<b>Strategy</b>	Value-Add / Rebuild

This parcel includes a single-family residence (17663 Vierra) that has suffered fire damage and is currently not habitable, along with an office unit (17663 #1) and an income-producing mobile home (17663 #2). The property provides existing income with additional upside through stabilization of the office and redevelopment or renovation of the primary residence.

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.

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