

# FOR SALE

NEW PRICE

## \$7,760,000



**MARC A. THURSTON**  
APARTMENT REAL ESTATE  
BAKERSFIELD'S APARTMENT INVESTMENT EXPERT

## THE SABLEWOOD DUPLEXES

13020 - 13101 MIRA SOL DRIVE, BAKERSFIELD CA, 93314

**20 DUPLEXES / 40 UNITS**  
**RENT RANGE: \$1,350 - \$1,550**

- Northwest Bakersfield
- Pride of Ownership
- Duplex Buildings
- Attached 2-Car Garages
- Granite Countertops
- Stainless Steel Appliances

**20 2-BED / 2-BATH UNITS**  
**20 3-BED / 2-BATH UNITS**

- Laundry Hookups
- Open Floorplan
- Near Schools, Shops and Highway Access
- High Demand Submarket
- Built in 2015



[WWW.MARCATHURSTON.COM](http://WWW.MARCATHURSTON.COM)



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### PROPERTY FINANCIALS

GROSS SCHEDULED INCOME	\$ 674,400.00
LESS VACANCY	\$ 20,232.00
GROSS OPERATING INCOME	\$ 664,848.00
TOTAL EXPENSES	\$ 237,827.41
NET OPERATING INCOME	\$ 427,020.59

CAP RATE@ SALES PRICE	5.50%
GROSS RENT MULTIPLIER (GRM)	11.51