



Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

# 13020 Mira Sol Drive . Bakersfield , CA 93314

## The Sablewood Duplexes

### Listing Info

Posted: 03/01/2019 1:43 pm | On HOMEiZ: 1889 days | Updated: 5 years ago | Views: 3331 | Saved to favorites: 2

Listing ID: 1703  
**Sold**

**For Sale**

## Location Map

**\$7,760,000**



## Property Type

**Listing Presented by**

Property status	Sold
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## Property Price

Asking Price	\$7760000
Last Sold Price	\$
Total Lot Size	24,829.00 Sq. Ft.
Asking Price per Sq. Ft.	\$174
Total Building Size Sq. Ft.	44680
Commission Split %	1.5%
Cap Rate %	5.34%
Gross Annual Income	\$674000

Net Operating Income	\$414384
Gross Rent Multiplier	12.00
Annual Property Tax Rate for this property	1.120878%
Property tax total amount	\$86980

## Property Location & Description

Listing Headline	The Sablewood Duplexes
Rent control	Non Rent Control
Property Description	<p>The Sablewood Duplexes are a newer rental community located in northwest Bakersfield, California—one of the fastest-growing submarkets of the city. Situated on a manicured lot, all 40 two- and three-bedroom units are arranged as elegant duplexes on individual lots with attached 2-car garages. Curb appeal, including wide streets with clean walkways and beautiful landscaping, contributes to the sensation that this is a community committed to pride of ownership—by the owner, management and tenants alike. Built in 2015, the community is designed around resident convenience and comfort. Tenants appreciate access to public transportation, high-speed internet access, street and garage parking, along with the convenience of living next to Bakersfield’s premier shopping district on Rosedale Highway, complete with shops, restaurants, schools and more. Within the luxury duplexes, private balconies, patios, tile floors, walk-in closets, laundry hookups and more ensure tenant satisfaction and occupancy levels at 95%.</p>

Location Description	Located on the corner of Rosedale Highway and Allen Road, The Sablewood Duplexes are ideally situated in Northwest Bakersfield—the multifamily submarket that commands some of the highest rents and lowest vacancy rates in the entire city. Across the highway, Albertson’s grocery store commands a large presence in a bustling shopping center. Nearby, several of the city’s most recognized schools serve the growing neighborhood. This popular area also features the Northwest Promenade to the east of Sablewood, where Best Buy, Target and Walmart anchor a lifestyle power center over two city blocks long. To the north, small pockets of single-family homes meet the northern boundary of Bakersfield city limits.
No. of Units	40
Units Mix	
No.	
Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
2 BED / 2 BATH	
20	
2.	
3 BED / 2 BATH	
20	
3.	
4.	
5.	
APN / Parcel ID	46422101
Zoning	R2

Occupancy %	95%
Construction Type	Wood & Stucco
No. Stories	1
Year Built	2015
Highlights	Pride of Ownership
	Newer Construction
	High Demand Submarket
	95% Occupancy
	Great Unit Mix
	Near Schools, Shopping and Byways

## Property Information

### Sewer

### Parking

Parking type	Garage - Attached
# of Covered Parkings	40

## Investment Overview

### Energy Efficiency

How old is you cooling and heating system?	
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### Neighborhood lifestyle

### More information

MLS URL of this  
listing to link to  
your own site or  
brokerage site

<https://marcathurston.com/listings/the-sablewood-duplexes/>

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