

**Clarence Oliveira, REALTOR**  
**DRE: #01225017**  
**Phone: 209-988-5254**



*171-185 W Alameda St, Manteca, CA*  
*Asking \$749,900*

Manteca Investment. 4 Units for Commercial and 4 Residential Units. Close to Downtown with a Current Cap Rate of 6 percent. Nearby Amenities such as Shopping Centers, Shopping Strips, and Freeway Access. Great opportunity to own this Unique Commercial and Residential property, all currently occupied. Residential Units are all 2bd/1ba with private balconies and designated covered parking space. Each Retail space and Residential Unit has its own Entrance. Sufficient Parking. A Must See!!

- **4 Residential 2bd/1bth Units**
- **4 Commercial Units**



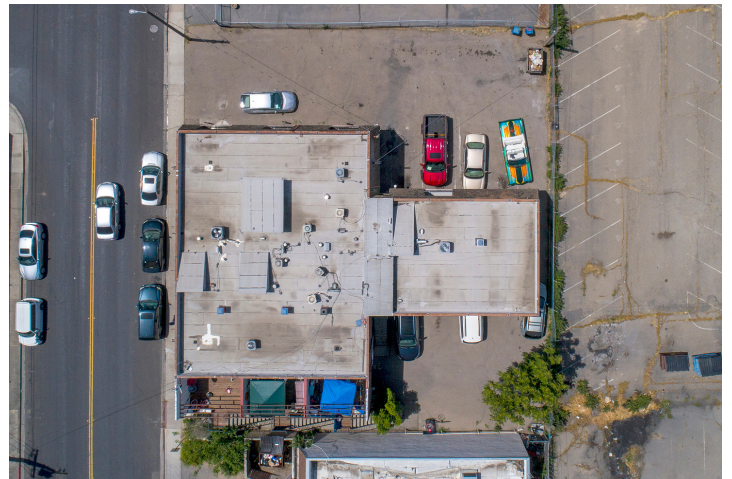
**Century 21 MM**  
**1351 Geer Rd**  
**Turlock, CA 95380**  
**[www.clarenceoliveira.com](http://www.clarenceoliveira.com)**



# *171-185 W Alameda St, Manteca, CA*

## *Asking \$749,900*

### Exterior Views



### *Sale Notes:*

Commercial/residential investment opportunity in Manteca, CA. Excellent live/work opportunity. All tenants are presently month to month and have been occupying the property for years. The property has been professionally managed, is well maintained, and represents a unique opportunity as an owner/user/investment.

### *Property Description:*

Central Manteca location, easy access to Hwys 120 & 99.  
Excellent opportunity for owner/user



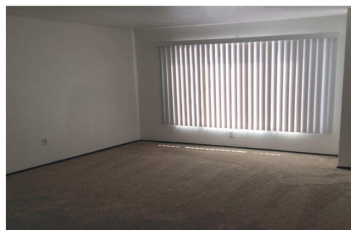
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### Interior Photos



## Residential

### Features

- Air Conditioning
- Balcony
- Kitchen
- Central Heating



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# 171-185 W Alameda St, Manteca, CA

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### Income and Expense Sheets

171, 173, 175, 177 W Alameda Street (18578)

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#### Statement (12 months)

Period = Jan 2020-Dec 2020

Book = Cash ; Tree = owner\_is

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
<b>INCOME</b>													
<b>RENT INCOME</b>													
Rent	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	3,878.33	3,365.00	3,615.00	4,975.00	4,115.00	4,765.00	4,555.00	45,468.33
NET RENT INCOME	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	3,878.33	3,365.00	3,615.00	4,975.00	4,115.00	4,765.00	4,555.00	45,468.33
<b>OTHER INCOME</b>													
Late Fee	0.00	0.00	0.00	51.00	129.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
TOTAL OTHER INCOME	0.00	0.00	0.00	51.00	129.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
TOTAL INCOME	3,240.00	3,240.00	3,240.00	3,291.00	3,369.00	3,878.33	3,365.00	3,615.00	4,975.00	4,115.00	4,765.00	4,555.00	45,648.33
<b>EXPENSES</b>													
<b>DIRECT EXPENSES</b>													
Floor Coverings/Repairs	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00
General Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	130.00	499.15	0.00	0.00	0.00	65.00	694.15
HVAC Repair/Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	287.50	0.00	0.00	60.00	0.00	200.00	547.50
Plumbing	0.00	0.00	0.00	1,250.00	0.00	0.00	0.00	0.00	133.00	150.00	0.00	0.00	1,533.00
Late Fees	0.00	0.00	0.00	51.00	129.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Management Fees	162.00	162.00	162.00	161.20	119.50	163.92	155.75	165.75	155.75	155.75	193.25	180.75	1,937.62
Annual Inspection	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
Hauling	150.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	175.00	575.00
Property Tax	0.00	0.00	990.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,003.65	0.00	1,994.32
Cleaning	200.00	0.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00
Glass Repair	0.00	0.00	0.00	0.00	0.00	440.55	0.00	0.00	0.00	0.00	0.00	0.00	440.55
Tumbler/Rekey	0.00	0.00	0.00	0.00	90.63	175.44	0.00	0.00	0.00	0.00	0.00	0.00	266.07
3-Day Notice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	110.00
Coordination Fees	72.50	0.00	0.00	150.50	9.06	61.60	66.75	49.92	13.30	21.00	0.00	44.00	488.63
TOTAL DIRECT EXPENSES	959.50	162.00	1,152.67	1,867.70	348.19	841.51	890.00	714.82	302.05	386.75	1,196.90	774.75	9,596.84
TOTAL EXPENSES	959.50	162.00	1,152.67	1,867.70	348.19	841.51	890.00	714.82	302.05	386.75	1,196.90	774.75	9,596.84
NET INCOME	2,280.50	3,078.00	2,087.33	1,423.30	3,020.81	3,036.82	2,475.00	2,900.18	4,672.95	3,728.25	3,568.10	3,780.25	36,051.49

171, 173, 175, 177 W Alameda Street (18578)

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#### Statement (12 months)

Period = Jan 2021-Dec 2021

Book = Cash ; Tree = owner\_is

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
<b>INCOME</b>													
<b>RENT INCOME</b>													
Rent	4,715.00	4,390.40	4,390.40	4,390.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,886.20
NET RENT INCOME	4,715.00	4,390.40	4,390.40	4,390.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,886.20
<b>OTHER INCOME</b>													
Late Fee	0.00	0.30	184.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	184.44
TOTAL OTHER INCOME	0.00	0.30	184.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	184.44
TOTAL INCOME	4,715.00	4,390.70	4,574.54	4,390.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,070.64
<b>EXPENSES</b>													
<b>DIRECT EXPENSES</b>													
Landscaping	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Plumbing	180.00	163.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	343.00
Late Fees	0.00	0.30	184.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	184.44
Management Fees	282.75	219.52	219.52	219.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	941.31
Annual Inspection	80.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00
Hauling	0.00	250.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
Property Tax	0.00	0.00	1,003.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,003.65
Glass Repair	0.00	220.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00
Coordination Fees	26.00	63.30	20.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	142.30
TOTAL DIRECT EXPENSES	568.75	916.12	1,627.31	582.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,694.70
TOTAL EXPENSES	568.75	916.12	1,627.31	582.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,694.70
NET INCOME	4,146.25	3,474.58	2,947.23	3,807.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,375.94



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### Income and Expense Sheets

#### Lease Charges

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Property=326 AND mm/yy=04/2021

Tenant	Charge	From	To	Current Amount	Future Amount	Difference
<b>(mendes)</b>						
326 - 179 - Current	cam	10/01/2014		50.00	50.00	0.00
326 - 179 - Current	rent	03/01/2021		1,000.00	1,000.00	0.00
<b>Total (mendes)</b>				<b>1,050.00</b>	<b>1,050.00</b>	<b>0.00</b>
<b>(bragsa)</b>						
326 - 183 - Current	cam	08/01/2013		25.00	25.00	0.00
326 - 183 - Current	rent	01/01/2021		625.00	625.00	0.00
<b>Total (bragsa)</b>				<b>650.00</b>	<b>650.00</b>	<b>0.00</b>
<b>(tranmi)</b>						
326 - 185 - Current	cam	10/01/2013		50.00	50.00	0.00
326 - 185 - Current	rent	01/01/2021		800.00	800.00	0.00
<b>Total (tranmi)</b>				<b>850.00</b>	<b>850.00</b>	<b>0.00</b>
				<b>2,550.00</b>	<b>2,550.00</b>	<b>0.00</b>

#### Lease Charges

Property=18578 AND mm/yy=04/2021

Tenant	Charge	From	To	Current Amount	Future Amount	Difference
<b>(knolta)</b>						
18578 -171 to current	rent	05/24/19		\$ 1,150.00	\$ 1,150.00	\$0.00
<b>Total (knolta)</b>				<b>\$ 1,150.00</b>	<b>\$ 1,150.00</b>	<b>\$0.00</b>
<b>(knolst)</b>						
18578 -173 to current	rent	02/01/21		\$ 1,107.70	\$ 1,107.70	\$0.00
<b>Total (knolst)</b>				<b>\$ 1,107.70</b>	<b>\$ 1,107.70</b>	<b>\$0.00</b>
<b>(joneja05)</b>						
18578 -175 to current	rent	02/01/21		\$ 1,107.70	\$ 1,107.70	\$0.00
<b>Total (joneja05)</b>				<b>\$ 1,107.70</b>	<b>\$ 1,107.70</b>	<b>\$0.00</b>
<b>(willco)</b>						
18578 -177 to current	rent	06/05/20		\$ 1,025.00	\$ 1,025.00	\$0.00
<b>Total (willco)</b>				<b>\$ 1,025.00</b>	<b>\$ 1,025.00</b>	<b>\$0.00</b>
				<b>\$ 4,390.40</b>	<b>\$ 4,390.40</b>	<b>\$0.00</b>



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