



132 OHIO DR

Bakersfield, California
Offering Memorandum



Investment Dashboard

\$749,000
ASKING PRICE

7.13%
CAP RATE

\$53,400
NOI

11.05
GRM

PROPERTY SNAPSHOT

132 Ohio Dr, Bakersfield, CA
4 Units
±3,950 SF Improvements
±0.57 Acre Lot
Built: 1929
APN: 16906206000

INVESTMENT HIGHLIGHTS

- ✓ Four Income-Producing Units
- ✓ Strong In-Place Cash Flow
- ✓ Oversized ±0.57 Acre Parcel
- ✓ Value-Add Opportunity
- ✓ Attractive 7.13% CAP Rate

Property Overview



Built: 1929

APN: 16906206000

Approx. 3,950 SF

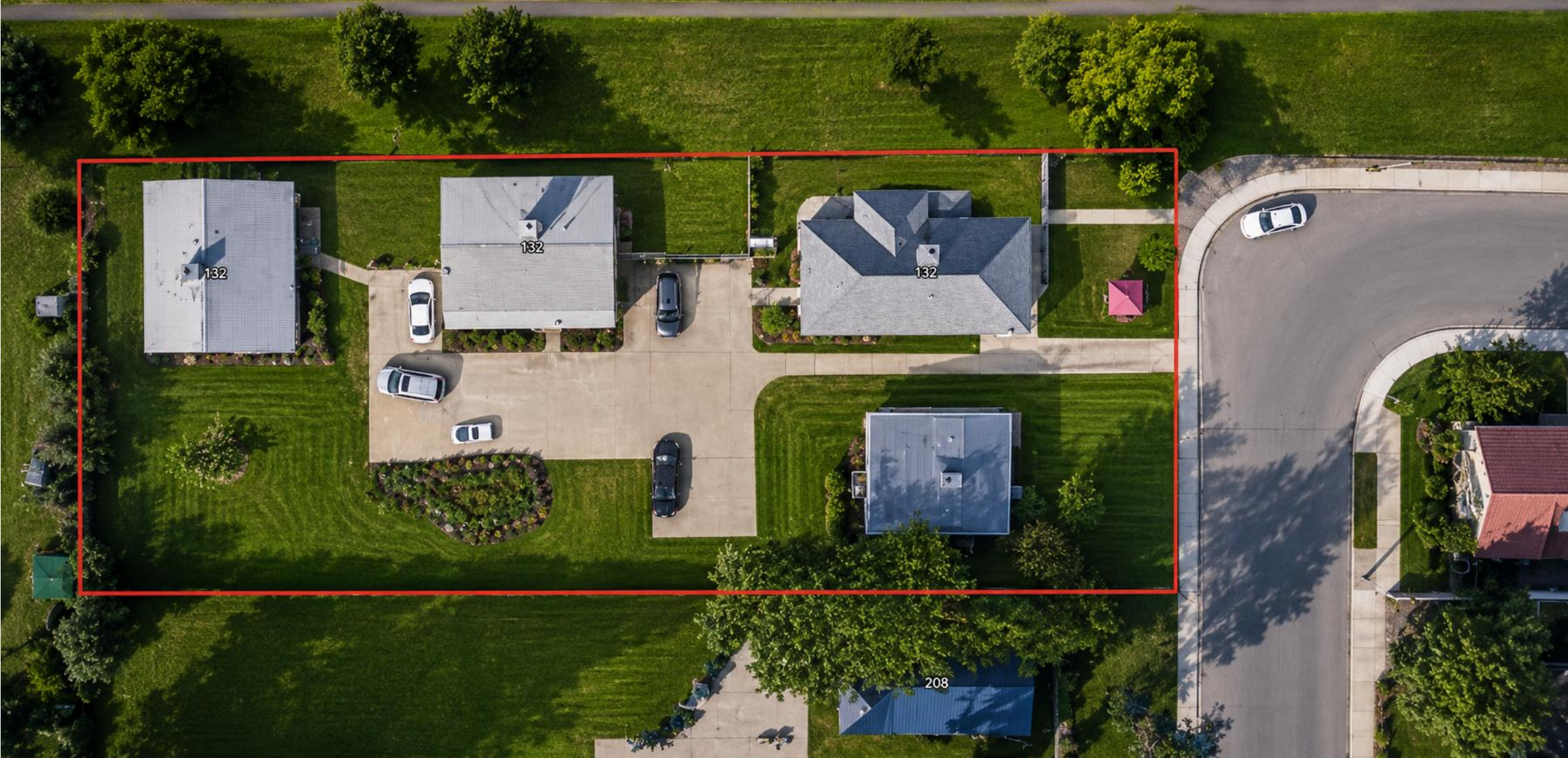
Lot Size: ±0.57 Acres

4 Income-Producing Units

Strong Cash Flow

Large Lot With Future Potential

Aerial Site Plan



Rent Roll & Financial Analysis

Unit 1 \$1,600

Unit 2 \$1,550

Unit 3 \$1,400

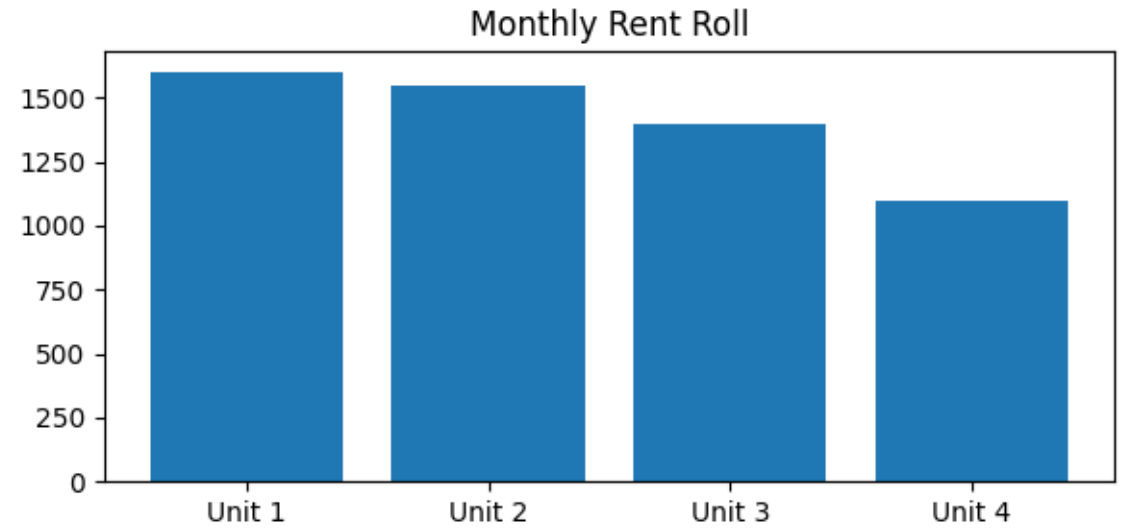
Unit 4 \$1,100

Gross Monthly Income: \$5,650

Annual Income: \$67,800

Annual Expenses: \$14,400

NOI: \$53,400



Investment Highlights



- ✓ 7.13% Cap Rate
- ✓ Four Income-Producing Units
- ✓ Oversized ±0.57 Acre Lot
- ✓ Stable In-Place Income
- ✓ Value-Add Potential
- ✓ Attractive Price Per Unit

Disclaimer

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