



PUBLISHED RESERVE: \$89,500

LAST ASKING: \$125,000

SIZE: 1.3± acre site with four buildings

ZONING: R3 (High Density Residential)

PROPERTY INSPECTION: Please call Auction Information Office to arrange for inspection.

DESCRIPTION: This seven-unit multi-family residential property is situated on 1.3± acres at 1738 Linda Avenue in an unincorporated area of Marysville, within Yuba County, approximately 45 miles north of Sacramento County and one-quarter mile southeast of downtown Marysville. Development of the immediate neighborhood consists of a mixture of commercial and residential uses developed during the 1950s and 1960s.

The property has three duplex buildings, with a total of five, two-bedroom and one bathroom unit, and one, one-bedroom and one bathroom unit that is 580± square feet in size. The two bedroom units range in size from 598± to 630± square feet. Also on the property is a 1,329± square foot single family residence that has had the interior build-out demolished to bare stud/floor condition. There is a 204± square foot shed on the property as well. The duplex units are in fair condition and the property will be completely vacated by closing. Rents for the property have in the past ranged from \$500 to \$650 per unit with a gross monthly rent of approximately \$4,080.

The property has an asphalt driveway from Linda Avenue and eleven designated parking spaces. There are concrete walkways between duplexes and an expansive lawn area with mature trees.

All utilities are available to the property.

LOCATION: 1738 Linda Avenue, Marysville, California. APN: 021-080-032

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014