



Dutra Land & Consulting Services, Inc.

43360 Mission Boulevard, Suite 230

Fremont, CA 94539

Residential Land for Sale

AVAILABLE IMMEDIATELY

READY-TO-BUILD LAND FOR MULTI-FAMILY APARTMENT BUILDING

258 - 274 W Clover Road, Tracy, CA

*Spacious lot in the heart of Tracy, CA
Excellent investment opportunity*

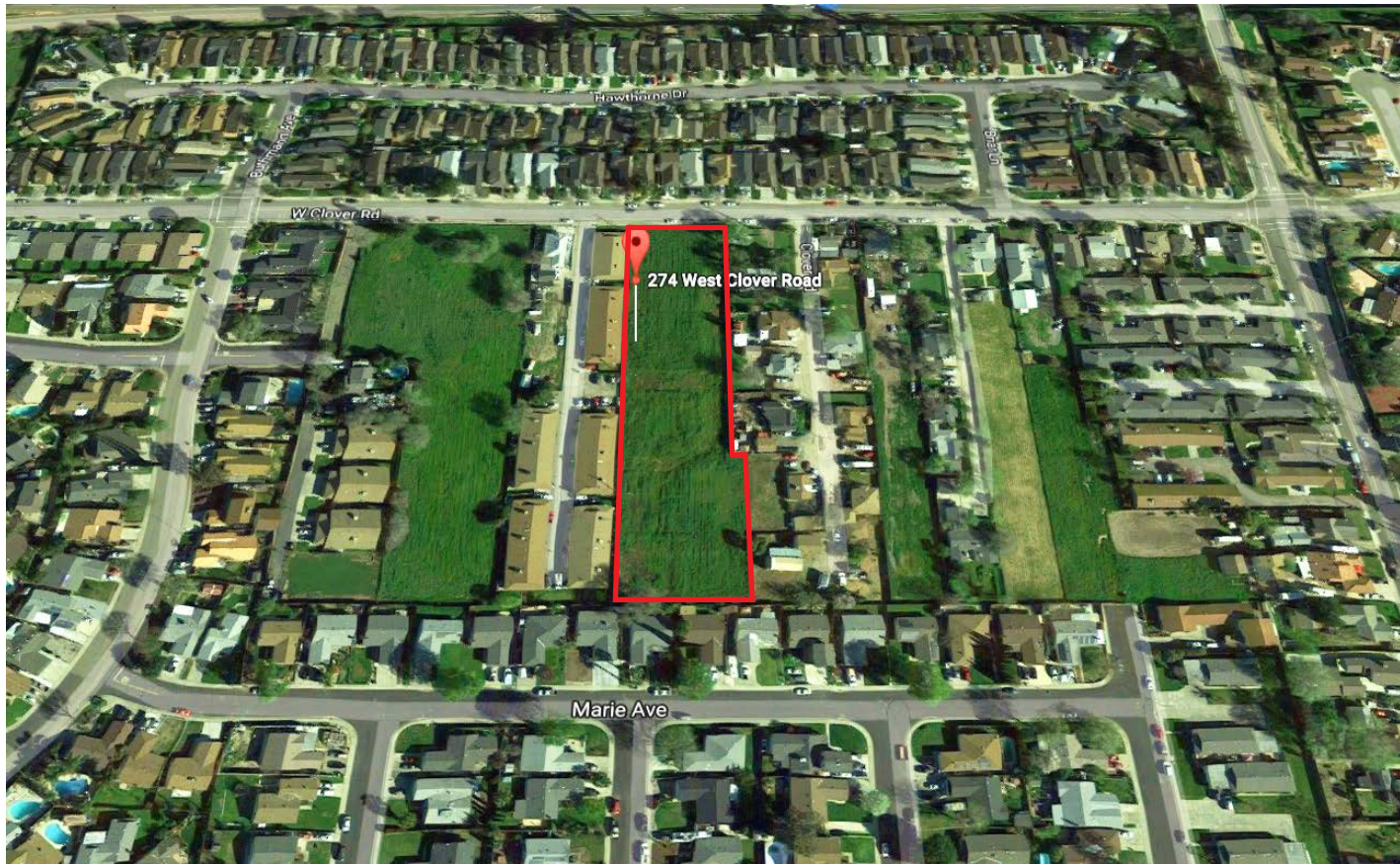
San Francisco - East Bay Metro Area



Dutra Land & Consulting Services, Inc.

43360 Mission Boulevard, Suite 230

Fremont, CA 94539



PROPERTY HIGHLIGHTS

City approved and ready to build!

Close to major highway I-205

Close to El Pescadero Park

Close to Valley Shopping Center

Newly developed neighborhood

PRINCIPAL CONTACT

ZAHEER SIDDIQUI, VP

DRE#: 01915638

Office: 510.403.7973

Mobile: 510.673.2369

zaheer@dutraenterprises.com



PROPERTY DETAILS

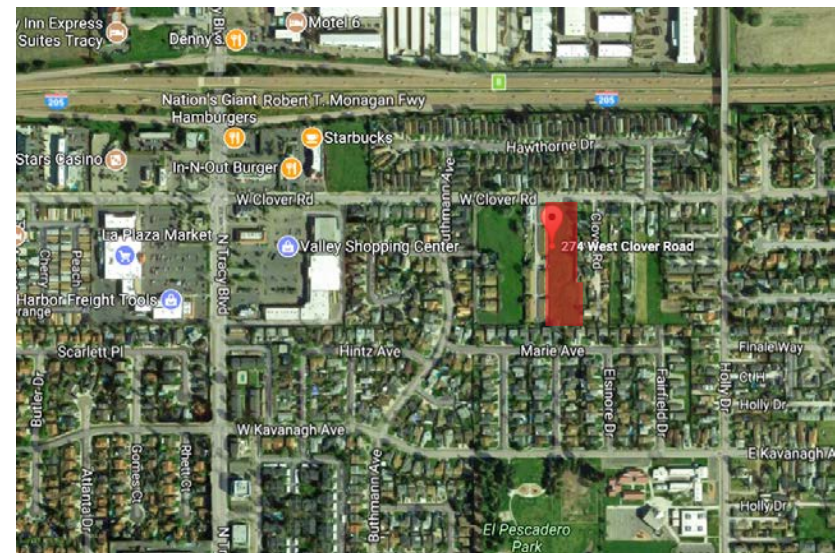
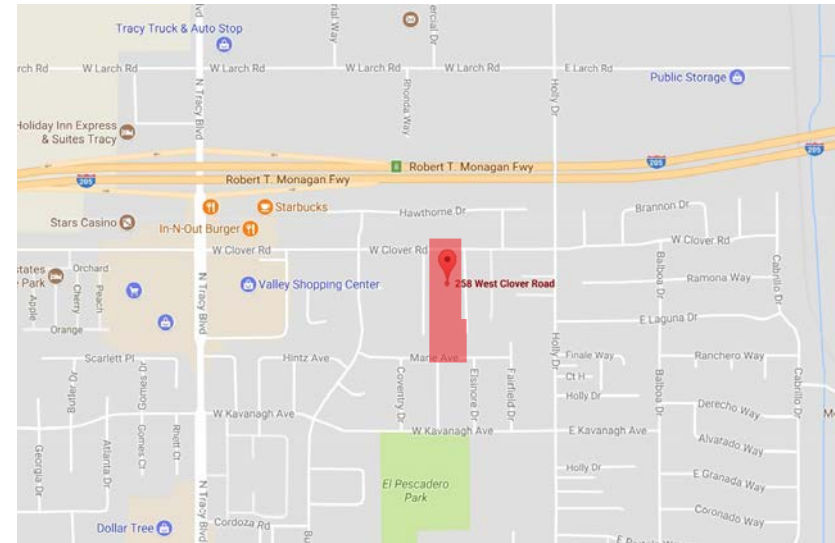
258 - 274 W Clover Road Tracy, CA 95376

Purchase Price:	\$1,395,000
No. of Units:	18 units
Building Size:	± 20,750 SF
Garage Size:	7,208 SF
Property Type:	Multi-Family
Property Sub-Type:	Duplex/Triplex
Property Use Type:	Investment
Status:	Ready for Construction
Cap Rate:	7.40%
Lot Size:	2.15 acre
APN/ Parcel ID:	214-430-46

Approved and ready to build! Building and Grading Permits have already been obtained. Almost \$300K in fees including School Fees have already been paid.

This 2.15 acre Lot has Final Map approved with plans to build 18 Apartment Units. All attached units have separate walls (no common walls). The project consists of 4 Triplexes and 3 Duplexes.

***ALL REQUIRED BUILDING PERMITS HAVE BEEN OBTAINED**





FLOOR PLANS

Each Triplex:

1,175 sq ft living area
440 sq ft attached garage
3 bedrooms/ 2 full baths

1,100 sq ft living area
350 sq ft attached garage
3 bedrooms/ 2 full baths

Center unit in triplex:

1,100 sq ft living area
332 sq ft attached garage
2 bedrooms/ 2 full baths

Each Duplex:

Two of the same units with
1,275 sq ft living area
460 sq ft attached garage
3 bedrooms/ 2 full baths

Each duplex has 2,550 living
area and 920 sq ft garages.

***Potential rental income after
construction of approximately
\$39,600 per month possible**



Trigo Multi-Family Development

-  **ARCH COMPOSITION SHINGLE ROOFING**
MANUFACTURER: GELDEX PRESIDENTIAL SHAKE
COLOR: WOOD TONE
-  **FASCIA/RAKE & TRIM**
MANUFACTURER: KELLY MOORE
FINISH: PAINT
COLOR: #40 LOAM
-  **CEMENT PLASTER EXTERIOR FINISH**
MANUFACTURER: DRYVIT-ELASTOMERIC FINISH
FINISH: SAND PEBBLE
COLOR: #12 SAND/EGG BEIGE
-  **ENTRY DOOR**
MANUFACTURER: KELLY MOORE
FINISH: PAINT
COLOR: #17 OXFORD BROWN
-  **GARAGE DOOR**
MANUFACTURER: KELLY MOORE
FINISH: PAINT
COLOR: #4 EBONY
-  **CULTURED STONE**
MANUFACTURER: CORONADO STONE PRODUCTS
FINISH: "COUNTRY CASTLE"
COLOR: GOLDEN BROWN



Trigo Multi-Family Development

-  **ARCH COMPOSITION SHINGLE ROOFING**
MANUFACTURER: GELDEX PRESIDENTIAL SHAKE
COLOR: WEATHERED WOOD
-  **FASCIA/RAKE & TRIM**
MANUFACTURER: KELLY MOORE
FINISH: PAINT
COLOR: #150-H FLORENTINO GREEN
-  **HORIZONTAL LAP SIDING**
MANUFACTURER: 8" HORIZONTAL LAP SIDING
FINISH: WOOD GRAIN
COLOR: #101-L BAYOU PINE
-  **ENTRY DOOR**
MANUFACTURER: KELLY MOORE
FINISH: PAINT
COLOR: #104-D SPRUCESTONE
-  **GARAGE DOOR**
MANUFACTURER: KELLY MOORE
FINISH: PAINT
COLOR: #150-L GALE BREEZE
-  **CULTURED STONE**
MANUFACTURER: CORONADO STONE PRODUCTS
FINISH: "COUNTRY CASTLE"
COLOR: BLACK HEART



Trigo Multi-Family Development

-  **ARCH COMPOSITION SHINGLE ROOFING**
MANUFACTURER: GELDEX PRESIDENTIAL SHAKE
COLOR: SHAPPELL CEDAR
-  **FASCIA/RAKE & TRIM**
MANUFACTURER: KELLY MOORE
FINISH: PAINT
COLOR: #103 GRAY'S RIVER
-  **CEMENT PLASTER EXTERIOR FINISH**
MANUFACTURER: DRYVIT-ELASTOMERIC FINISH
FINISH: SAND PEBBLE
COLOR: #24 DOVER SKY
-  **ENTRY DOOR**
MANUFACTURER: KELLY MOORE
FINISH: PAINT
COLOR: #14 CHARCOAL GRAY
-  **GARAGE DOOR**
MANUFACTURER: KELLY MOORE
FINISH: PAINT
COLOR: #2 SIERRA WHITE
-  **CULTURED STONE**
MANUFACTURER: CORONADO STONE PRODUCTS
FINISH: "RIVER ROCK"
COLOR: EBONY RUST



For more information please contact:

Zaheer Siddiqui

Vice President, Dutra Land & Consulting Services, Inc.

**43360 Mission Boulevard, Suite 230
Fremont, CA 94539**

**Office: 510.403.7973
Mobile: 510.673.2369
zaheer@dutraenterprises.com**

www.dutraland.com