



122, 126 A & B, 130 Martella Street, Salinas, CA 93901

\$1,175,000



3-Bedroom / 2-Bathroom Home, Duplex and 2-Bedroom / 1-Bathroom Home
Four Units | Three Structures | One Parcel



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COMPLEX NOTES:

- This property consists of 3 residential structures located on a 17,569 square foot lot.
- The properties are in Central Salinas.
- 122 Martella Street: This property is a three-bedroom / one-bathroom home with an attached garage and a large, fenced backyard. The residents are responsible for PG&E, water, and trash services.
- The 122 Martella Street building square footage is 960 square feet.
- 126 Martella Street is a duplex with two-bedroom / one-bathroom units. Both units have fenced backyards. The residents are responsible for PG&E and trash services.
- The 126 Martella Street, Unit A square footage is 633 square feet and Unit B square footage is 547 square feet.
- 130 Martella Street is a two-bedroom / one-bathroom home with a detached garage and a fenced front yard. This residence has washer and dryer hookups. The resident is responsible for PG&E, water, and trash services.
- The 130 Martella Street building square footage is 1,065.
- The property owner pays the sewer expense for all of the residents.
- The zoning is Mixed Arterial Frontage (MAF).

SALINAS & MONTEREY COUNTY FACTS:

- The 2021 estimated population of Salinas is 162,791.
- The estimated population of Monterey County is 437,907.
- According to the Monterey County Farm Bureau, in addition to crops produced, agriculture contributes over \$3.9 billion per year to Monterey County's economic output, with a total estimated impact of over \$11.7 billion on the local economy.
- Significant employers include Monterey County, Salinas Valley Memorial Hospital, Natividad Medical Center, Taylor Farms, Dole Vegetables, the hospitality industry, and the construction industry.
- Salinas is a commuter community for the Monterey Peninsula, Watsonville, Santa Cruz, Gilroy, Morgan Hill, and Silicon Valley.

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Financials

Listing Price:	\$1,175,000	Building Sq. Ft:	3,205	Units:	4
Down Payment:	\$400,000	Lot Square Ft:	17,569	Price/Unit:	\$293,750
Loan Amount:	\$775,000	APN:	003-141-018	Age:	Unknown
Gross Rent Multiplier:	12.07	Market GRM:	9.48	Roof:	Pitched Comp
Cap Rate:	5.89%	Market Cap:	8.16%		

Rent Roll:	Unit Type:	Current:	Market:
122 Martella Street	3 bed / 1 bath	\$1,850	\$3,200
126 Martella Street # A.	2 bed / 1 bath	\$2,100	\$2,100
126 Martella Street # B.	2 bed / 1 bath	\$1,415	\$2,150
130 Martella Street	2 bed / 1 bath	\$3,000	\$3,200
Monthly Scheduled Rents:		\$8,365	\$10,650
Scheduled Gross Annual Income		\$100,380	\$127,800
Less: Vacancy Factor	3%	\$3,011	\$3,834
Other Income:			
Effective Gross Income:		\$97,369	\$123,966
Less: Expenses			
Property Taxes	1.24%	\$14,582	14.98% \$14,582 11.76%
Direct Assessments		\$122	0.13% \$122 0.10%
Repairs & Maintenance	\$1,100	\$4,400	4.52% \$4,400 3.55%
Property Insurance		\$3,305	3.39% \$3,305 2.67%
Garbage:		\$0	0.00% \$0 0.00%
Sewer	\$296	\$3,550	3.6% \$3,550 2.86%
Water		\$650	0.7% \$650 0.52%
PG&E:		\$0	0.00% \$0 0.00%
Landscaping:		\$500	0.51% \$500 0.40%
Miscellaneous		\$1,000	1.03% \$1,000 0.81%
Total Expenses:	\$7,027	\$28,108	28.87% \$28,108 22.67%
Net Operating Income		\$69,260	\$95,858

Notes:

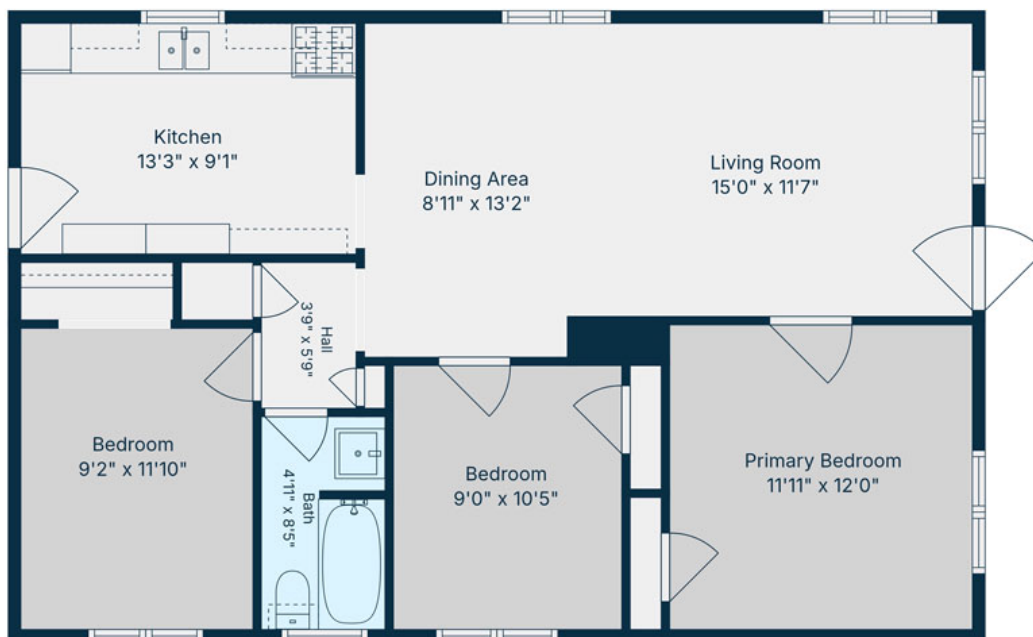
1. Property taxes are based on the 2026/2027 property tax bill and reflect new Proposition 13 rates.
2. Repairs and Maintenance is based on \$1,100 per unit per year.
3. Property Insurance is estimated.
4. Building square footage is based on Reallist data.
5. The landlord pays sewer for all units. The landlord pays water for 126 Martella.
6. 122 Martella pays for PG&E, water, & garbage.
7. 126 Martella A & B pays for PG&E and garbage.
8. 130 Martella pays for water, PG&E, and garbage.

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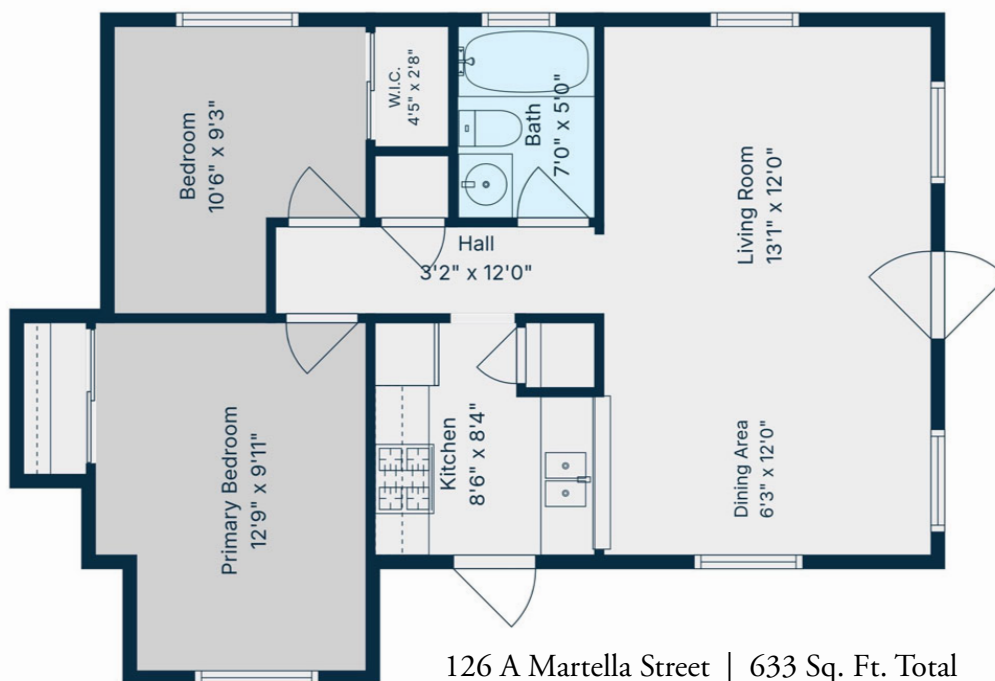
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122 Martella Street | 960 Sq. Ft. Total



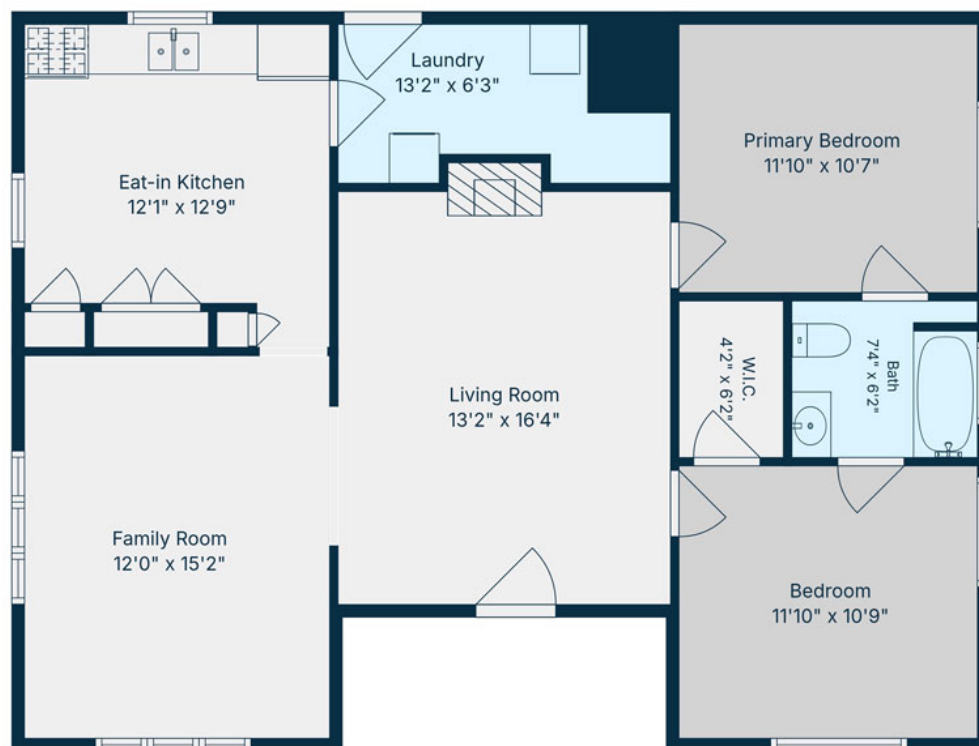
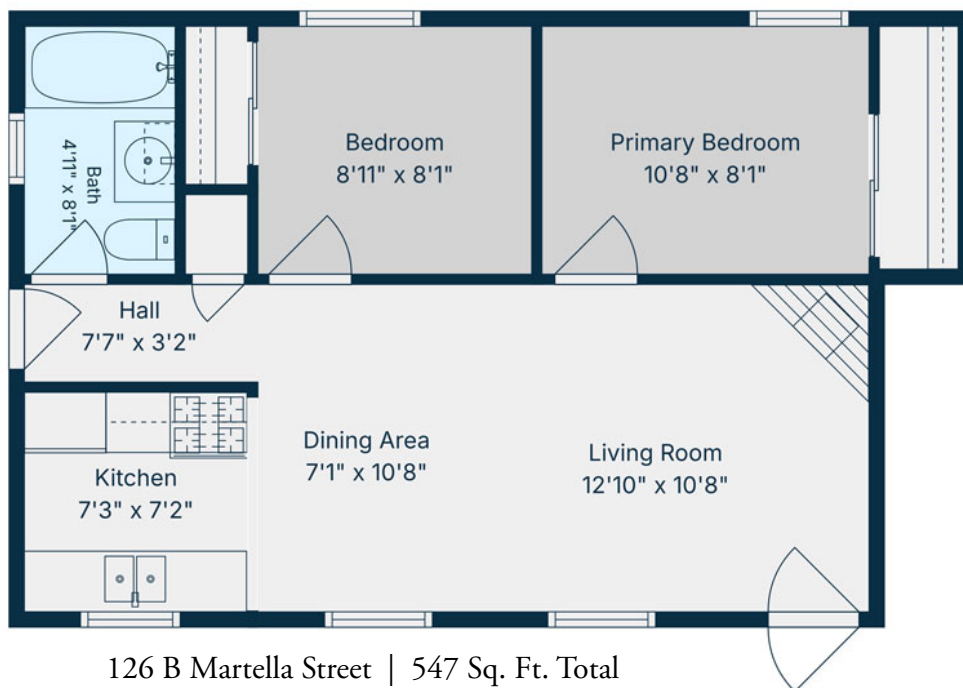
126 A Martella Street | 633 Sq. Ft. Total

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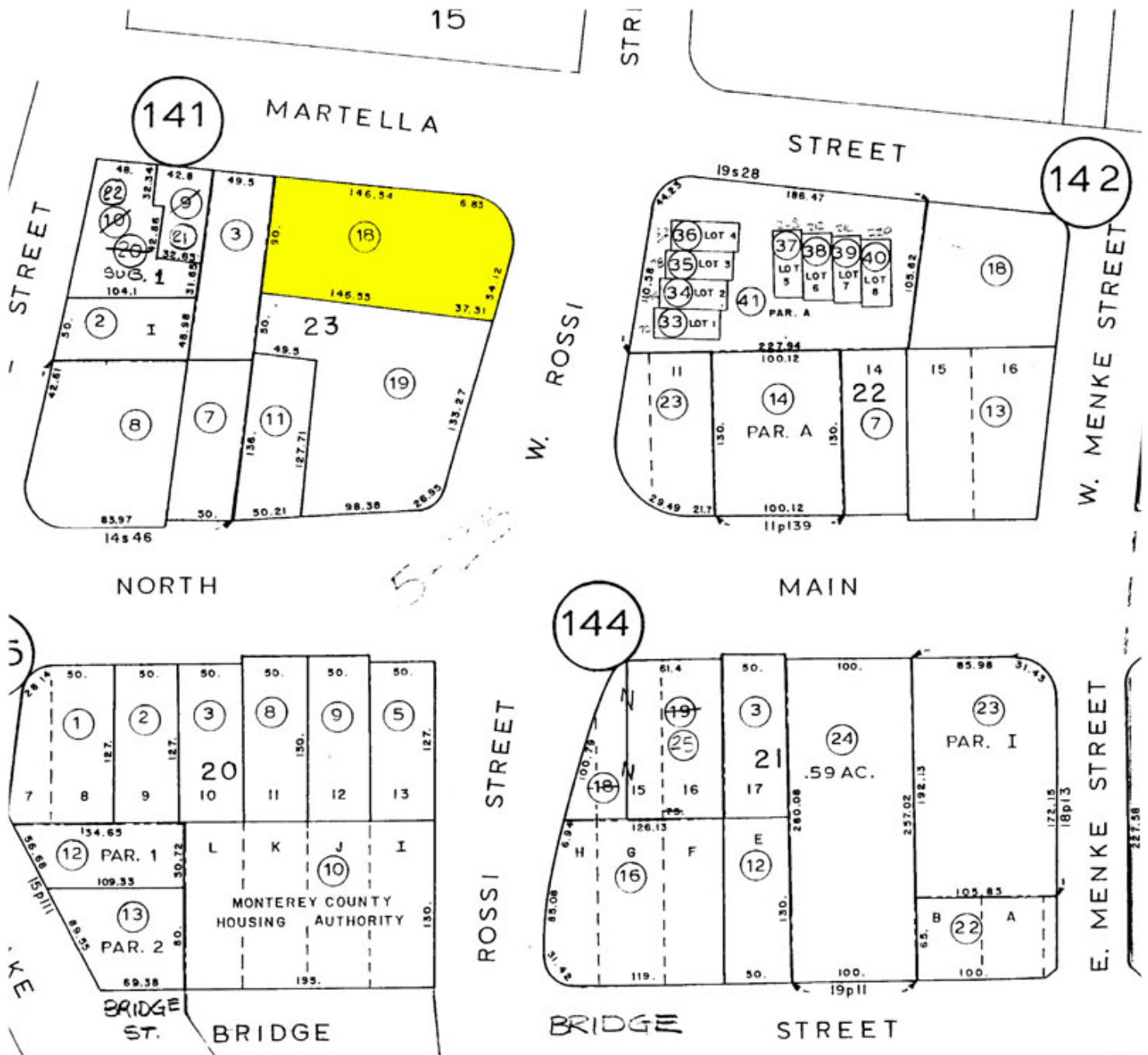
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Plot Map



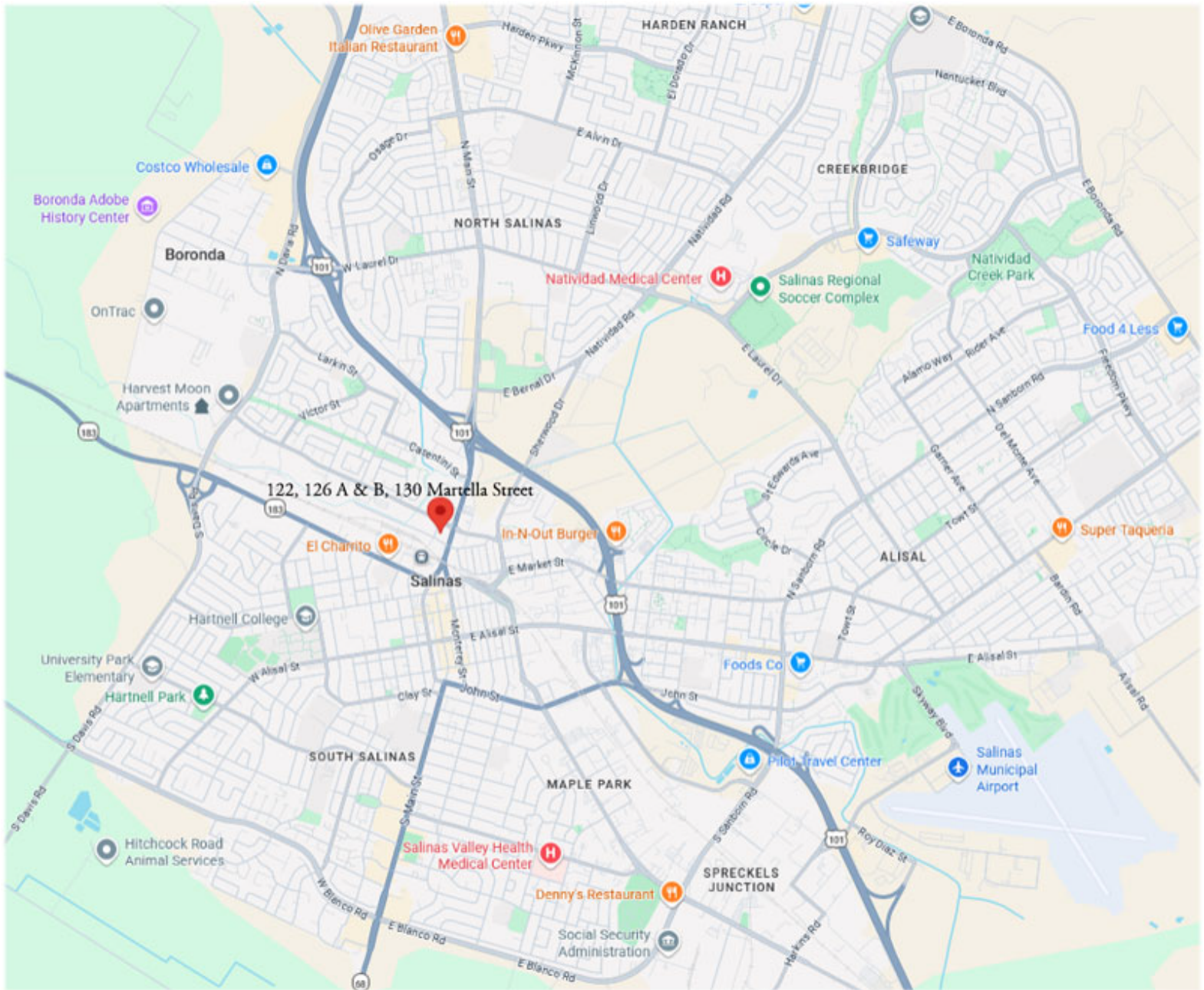
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Area Map



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130 Martella Street



122 Martella Street



126 A & B Martella Street

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