

Triplex Investment Opportunity – Fully Restored Modern Units

West Bakersfield, CA 93309

Property Overview

Fully rebuilt, modernized triplex with open floor plans, indoor laundry hookups, private backyards, and a durable acrylic exterior. Systems replaced to current code: structural, electrical, plumbing, insulation, and drywall. Gas and electric utilities are on separate meters. All units include brand new dual-pane windows, new sliding glass doors, and a brand new roof. Seller has no prior rent history. All units will be delivered vacant so the new owner can set rents and select tenants.

Unit Breakdown

Unit	Bed / Bath	Monthly Rent (Pro Forma)	Notes / Features
Unit A	2 Bed / 1 Bath	\$1,700	Adjacent to Unit B; new electrical wiring; new dual-pane windows, new sliding door, brand new roof; full interior upgrades; private backyard.
Unit B (Middle Unit)	2 Bed / 1 Bath	\$1,700	Rebuilt from studs: new truss system, plumbing, insulation, electrical, drywall, dual-pane windows, sliding door, modern finishes; private backyard; brand new roof.
Unit C	3 Bed / 2 Bath	\$1,900	Spacious plan; shared wall replaced; new finishes, dual-pane windows, sliding door, brand new roof; private backyard.

Total Pro Forma Income

Monthly Gross Income (Estimated): \$5,300 | Annual Gross Income (Estimated): \$63,600

Figures represent projected pro forma rents; actual rents to be determined by the new owner.

Highlights

- Essentially a new triplex build with updated systems throughout
- Acrylic exterior for longevity and modern curb appeal
- All new dual-pane windows, sliding doors, and brand new roof
- Separate gas & electric meters for all units
- Private backyards & indoor laundry hookups in all units
- Delivered vacant for flexible leasing or owner occupancy
- West Bakersfield (93309) close to schools, parks, shopping

Disclaimer

All information deemed reliable but not guaranteed. Buyer to verify property details, permits, and financial information to their satisfaction.