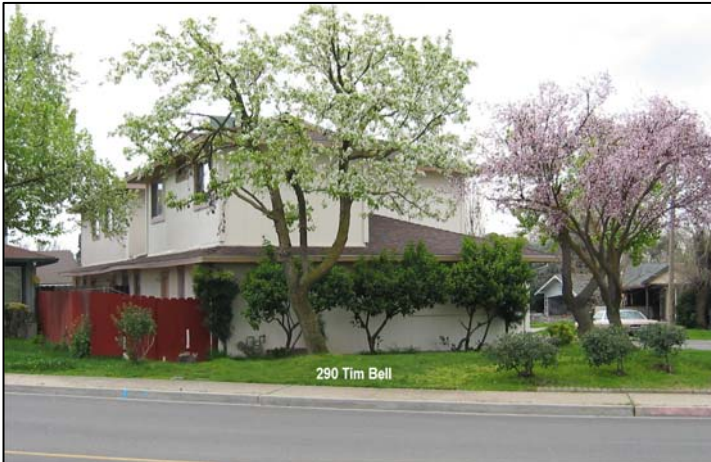


For Sale Triplex 290 Tim Bell Road, Waterford



- Location – SE corner of Tim Bell Road and Welch Street, Waterford, CA. Diagonally across intersection from community center and park. Two blocks north of Yosemite Blvd. (SR 132).
- Property size – 5,405+/- sq. ft., (.12 acres)
- Building size – 2,511+/- sq. ft. Three units – 3bdrm/1½bath, 2bdrm/1½bath, 2bdrm/1½bath. One-car garage with each unit. The 2 bedroom units are occupied at \$650 per month each. The three bedroom unit is vacant – projected rent is \$700 per month.
- Amenities – Corner lot with nice landscaping. Well maintained property. Very clean condition.
- General comment – owner has moved out of area and does not want to manage property long distance.
- Price – \$475,000.



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The source of this information is deemed reliable but not verified. All measurements, figures and information are approximate. Package is subject to sale, price change or withdrawal. 9/8/05