

# MULTIFAMILY PORTFOLIO

# FOR SALE

2 Properties - Northeast Bakersfield Buildings

List Price **\$2,775,000**

2521-2527 Bishop Drive



13-2Bed|1Bath ▪ 5-1Bed|1Bath  
Built 1963  
Rent Range \$600-\$775

## PROPERTY FINANCIALS

Total Operating Income	\$	261,668.48
Less Expenses	\$	84,832.94
Less Property Taxes	\$	38,189.14
Net Operating Income	\$	138,646.40
CAP Rate	\$	5.00%
Gross Rent Multiplier (GRM)	\$	10.52

2601 Bishop Drive



12-2Bed|1Bath  
Built 1960  
Rent Range \$650-\$800



11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311  
661.616.3585 ▪ [www.marcathurston.com](http://www.marcathurston.com) ▪ DRE#01099353

**MARC A. THURSTON**  
**APARTMENT REAL ESTATE**  
Bakersfield's Apartment Investment Expert