

ALL 2 BEDROOMS | BUILT IN 1985



***5882 WESTERN AVENUE
BUENA PARK, CA 90621***

BUENA PARK APARTMENT HOMES



I C R E
Investment Capital Real Estate

BUENA PARK APARTMENT HOMES

CONFIDENTIAL OFFERING MEMORANDUM

5882 Western Avenue
Buena Park, CA 90621

*** Drive By Only, Do Not Disturb Residents ***

EXCLUSIVE LISTING BROKER

Ignacio Diaz Jr.
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Investment Highlights & Description

INVESTMENT HIGHLIGHTS

- Rare All 2 Bedroom 2 Bath Floor Plans
- Spacious Living Interiors; Roughly 1,000 Square Feet Each Unit
- Newer Construction; Built in 1985
- Excellent Parking Ratio; (9) Garage Spaces and (9) Marked Spaces
- Oversized Parcel of Land; 18,956 Square Feet
- High Demand Rental Market
- Storage Spaces for Additional Income or ADU Conversion

PROPERTY DESCRIPTION

5882 Western Avenue is a desirable investment property with a collection of nine 2-bedroom 2-bathroom apartment homes and spacious living interiors averaging roughly 1,000 square feet each. The size of the floor plans with the additional second bathroom, attract tenants, produce solid rents and encourages longer-term occupancy. Built in 1985 on an oversized, 18,956 square foot parcel of land, the property consists of two buildings set back from the street. The large lot and design layout provide a low-density, quiet residential living environment with excellent parking, (9) garages and (9) open spaces (2 to 1 Parking Ratio). There are 8 storage rooms on-site for additional rental income or for a potential ADU conversion.

Well located in northwest Orange County, near the cross streets of Beach Blvd and Artesia Blvd, the property is roughly 21 miles southeast of Los Angeles, with easy access to both the 91 and 5 freeways. The strong local economy includes the Entertainment Corridor, which contains a variety of well-known attractions, including Knott's Berry Farm, Medieval Times Dinner, several hotels, and other secured development plans for several more exciting entertainment and lodging venues.

9 Units ▪ \$3,300,000

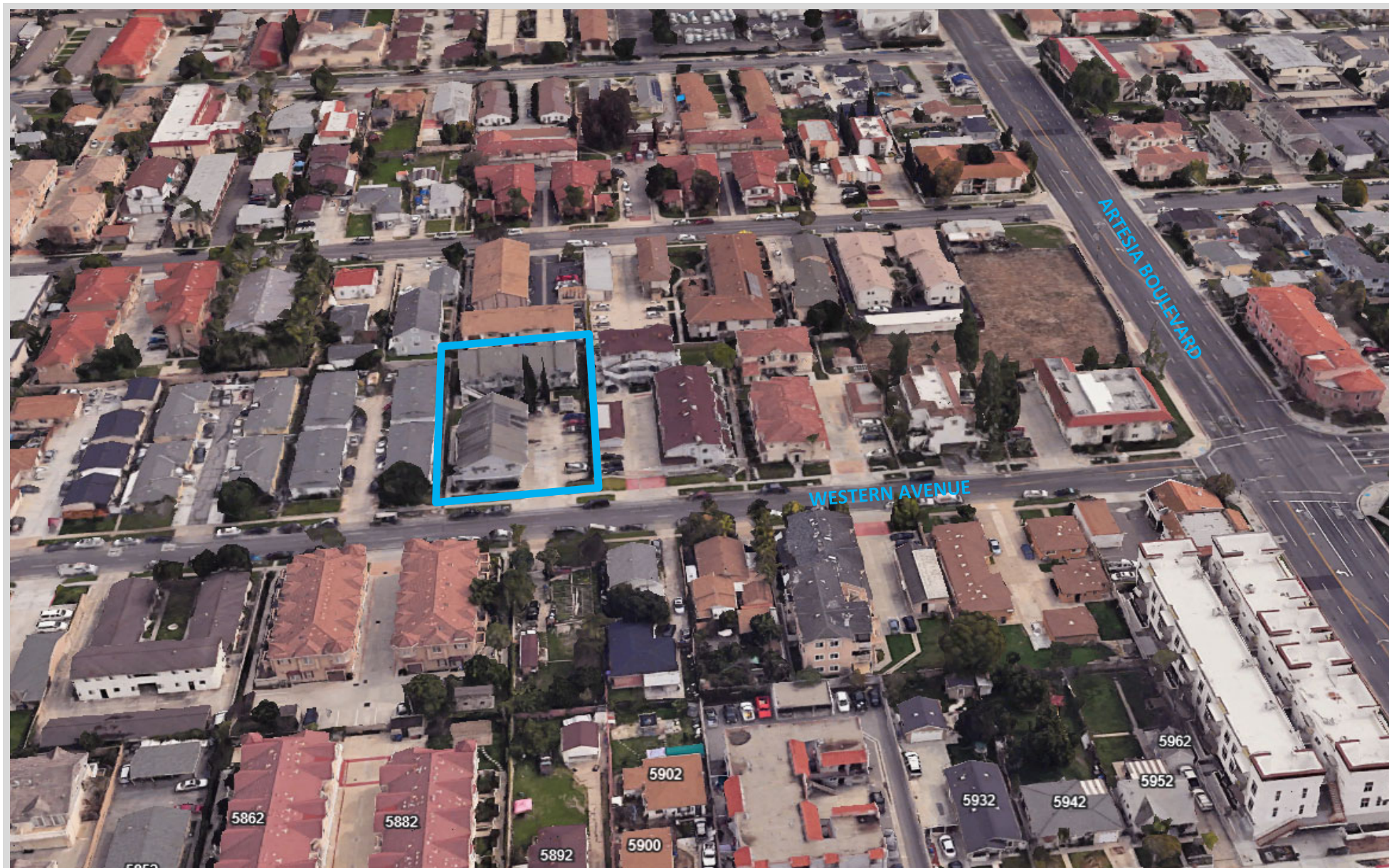
5882 Western Avenue, Buena Park, CA 90621



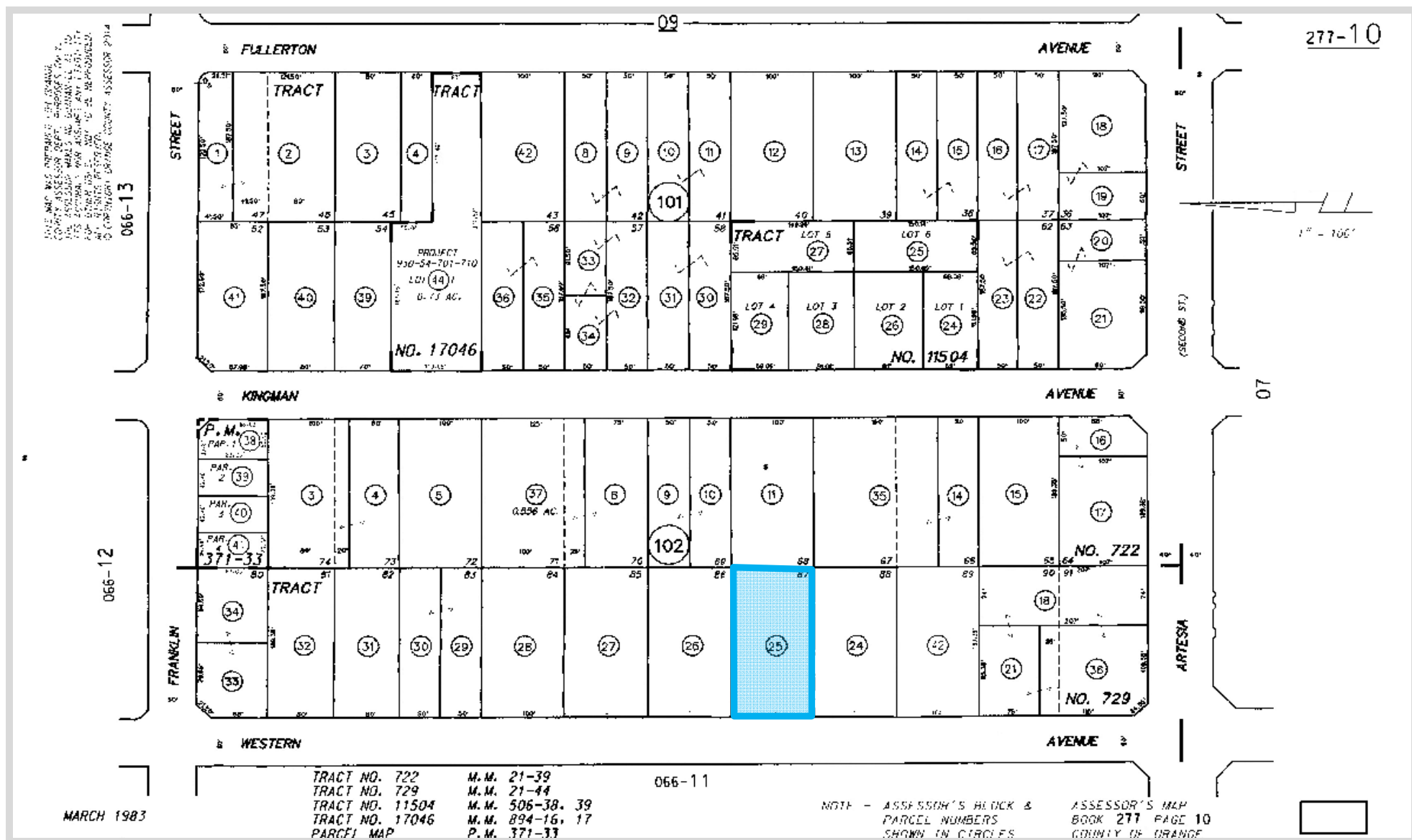
Property Details

ADDRESS	5882 Western Avenue Buena Park, CA 90621
LAND SQ. FT.	18,956
BUILDING SQ. FT.	9,196
YEAR BUILT	1985
# OF UNITS	9
UNIT MIX	(9) 2+2
PARCEL #	277-102-25
TAX AUTHORITY	Orange County
PARKING	Enclosed Garages & Open Spaces
ELECTRICITY	Individually Metered
GAS	Master Metered
WATER	Master Metered
FEATURES	Wall A/C, Central Forced Heat, Garages, On-Site Laundry Room, Balconies, Dishwashers, Storage Rooms, Pitched Roofs, Large Lot

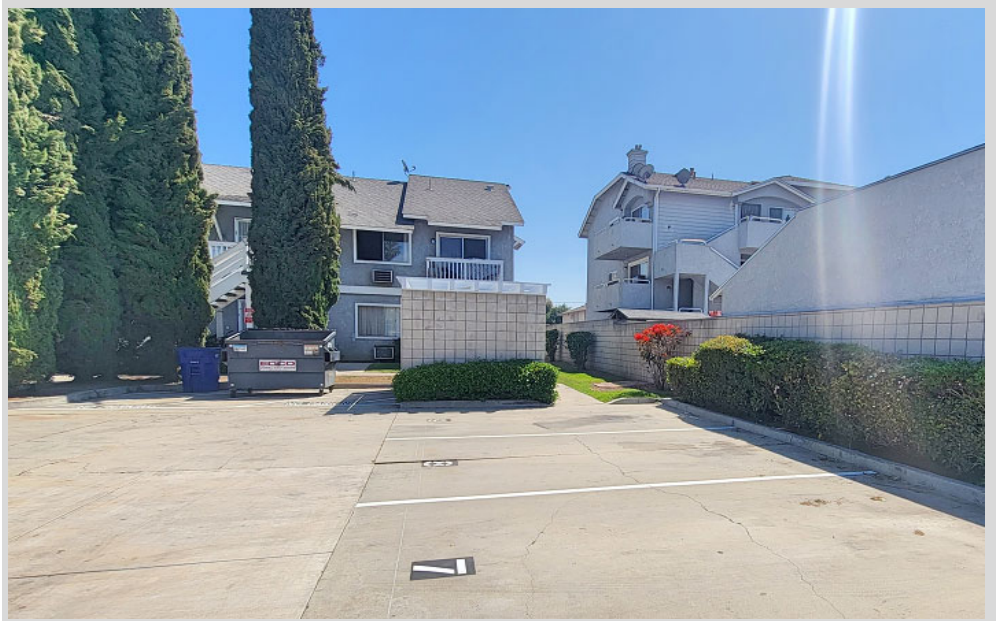




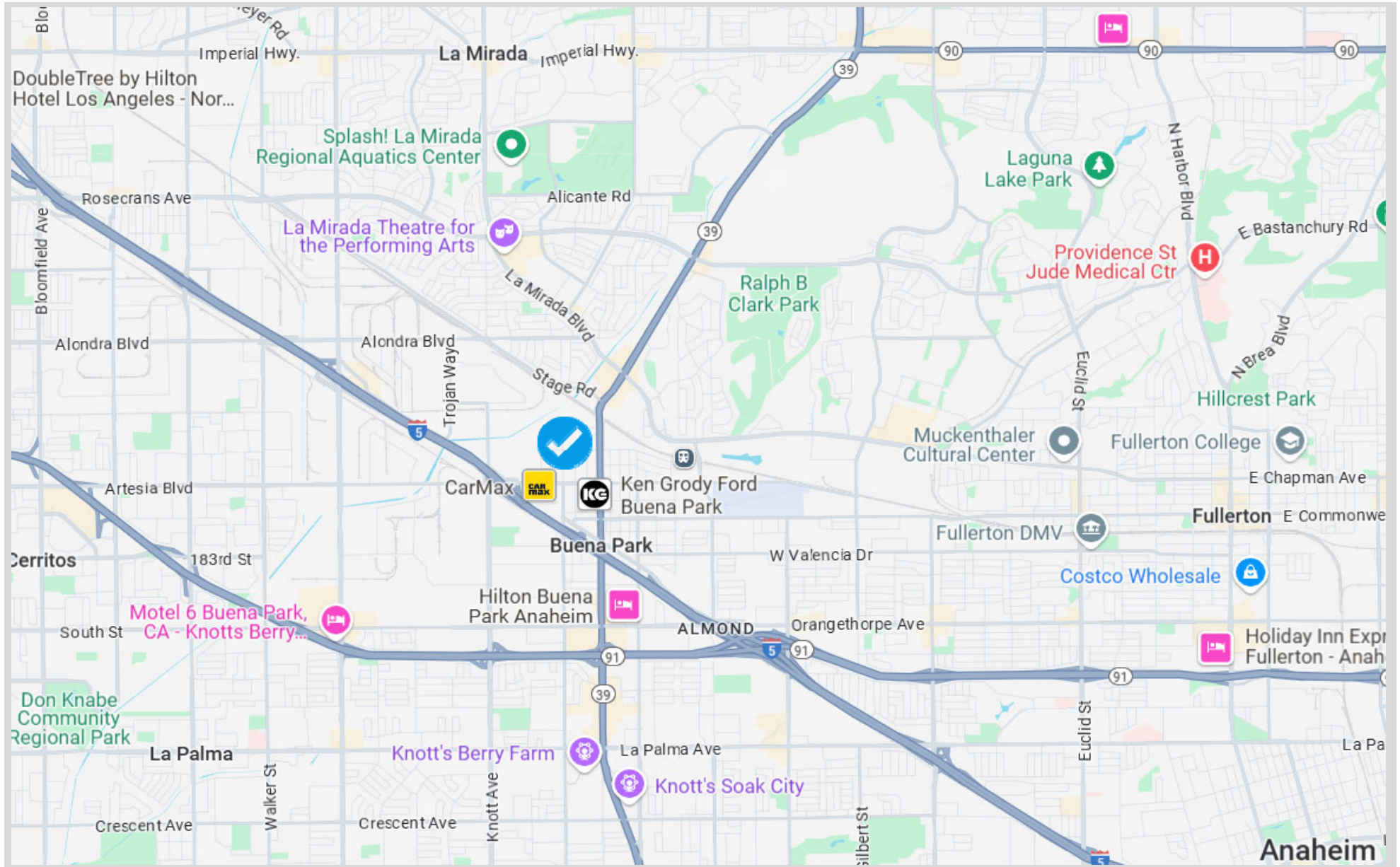
Parcel # : 277-102-25



Exterior Images



Local Map



About Buena Park



Known as the "Center of the Southland," Buena Park is a City with a distinct heritage undergoing an exciting revitalization in business, residential, and commercial projects.

Located in northwest Orange County, Buena Park is located 21 miles southeast of Los Angeles, and is referred to locally as the "Center of the Southland" due to its easy access to both the 91 and 5 freeways. With a diverse population of 83,000, Buena Park offers quality residential areas, excellent cultural and recreational facilities, and a stable economy within its 10.3 square miles.

The strong local economy includes the Entertainment Corridor, which contains a variety of well-known attractions, including Knott's Berry Farm, Pirate's Dinner Adventure, Medieval Times Dinner, several hotels, and secured development plans for several more exciting entertainment and lodging venues. In addition, the City has a thriving Auto Center and approximately 100 manufacturing and warehousing companies. Some of the larger employers in the City include Nutrilite, Georgia Pacific, Leach International, and Yamaha Music.



Sales Comparables

PROPERTY ADDRESS	# OF UNITS	UNIT MIX	YEAR BUILT	BUILDING SQ. FT.	SALES PRICE	PRICE PER UNIT	PRICE PER SQ. FT.	GRM	CAP RATE	SOLD DATE
1 124 W Truslow Ave Fullerton, CA 92832	5	(4) 2+2 (1) 1+1	1992	3,887	\$1,850,000	\$370,000	\$475.95	14.10	4.65%	4/26/2024
2 836 W Romneya Dr Anaheim, CA 92801	10	(4) 3+2 (6) 2+2	1990	9,152	\$3,950,000	\$395,000	\$431.60	13.57	5.08%	7/24/2024
3 5842 Western Ave Buena Park, CA 90621	8	(8) 2+1	1957	7,209	\$2,780,000	\$347,500	\$385.63	13.10	5.26%	8/16/2024
4 420 W Chapman Ave Placentia, CA 92870	5	(1) 2+2 (1) 2+1 (3) 1+1	1987	3,895	\$1,550,000	\$310,000	\$397.95	16.08	4.30%	1/23/2025
5 123 N East St Anaheim, CA 92805	5	(5) 2+1	1956	4,335	\$1,680,000	\$336,000	\$387.54	14.06	4.90%	4/10/2025
Property Averages	7		1976	5,696	\$2,362,000	\$351,700	\$415.73	14.18	4.84%	
Subject Property 5882 Western Avenue Buena Park, CA 90621	9	(9) 2+2	1985	9,196	\$3,300,000	\$366,667	\$358.85	13.59	5.21%	

Rent Roll

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+2	\$2,500	\$2,500
2	2+2	\$2,290	\$2,500
3	2+2	\$2,145	\$2,500
4	2+2	\$2,070	\$2,500
5	2+2	\$2,500	\$2,500
6	2+2	\$2,070	\$2,500
7	2+2	\$2,015	\$2,500
8	2+2	\$2,500	\$2,500
9	2+2	\$2,145	\$2,500
Monthly Totals		\$20,235	\$22,500
Annualized Totals		\$242,820	\$270,000
Average Rents		\$2,248	\$2,500

* Unit # 1 and 8 are in the process of being rented

Investment Summary

LOCATION

BUENA PARK APARTMENT HOMES

5882 Western Avenue
Buena Park, CA 90621

PROPERTY SUMMARY

PRICE	\$3,300,000		
Number of Units	9		
Price Per Unit	\$366,667		
Price Per Sq. Ft.	\$358.85		
CAP Rate (Current / Market)	5.21%	/	6.05%
GRM (Current / Market)	13.59	/	12.22
Year Built	1985		
Building Sq. Ft.	9,196		
Land Sq. Ft.	18,956		
Parcel #	277-102-25		
Electricity	Individually Metered		
Gas	Master Metered		
Water	Master Metered		

AMENITIES & HIGHLIGHTS

- Rare All 2 Bedroom 2 Bath Floor Plans
- Spacious Living Interiors; Roughly 1,000 Sq. Ft. Each
- Newer Construction; Built in 1985
- Excellent Parking; (2 to 1 Ratio)
- Oversized Parcel of Land; 18,956 Square Feet
- High Demand Rental Market
- Storage Spaces for Additional Income or ADU
- Well Located Near Jobs, Shopping, & Entertainment

Please Do Not Disturb Residents Or Manager



UNIT MIX & RENT SCHEDULE

Scheduled Rents				Market Rents	
# Of Units	Type	Rent / Unit	Income / Month	Rent / Unit	Income / Month
3	2+2	\$2,500	\$7,500	\$2,500	\$7,500
1	2+2	\$2,290	\$2,290	\$2,500	\$2,500
2	2+2	\$2,145	\$4,290	\$2,500	\$5,000
2	2+2	\$2,070	\$4,140	\$2,500	\$5,000
1	2+2	\$2,015	\$2,015	\$2,500	\$2,500

Total Monthly Rental Income:	\$20,235	\$22,500
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Total Scheduled Annual Income:	\$242,820	\$270,000
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Income Analysis

PROPERTY INCOME	SCHEDULED	MARKET
Gross Annual Income	\$242,820	\$270,000
Gross Operating Income	\$242,820	\$270,000
Plus Laundry Income	\$1,150	\$1,150
Plus Other Income (Storage Rooms)	\$0	\$450
Total Annual Income	\$243,970	\$271,600
EXPENSES (ESTIMATED)		
New Property Taxes	\$38,054	
Insurance	\$4,050	
Electric	\$2,698	
Gas	\$8,366	Expenses
Water	\$5,275	Per Unit: \$9,014
Trash	\$6,436	
Prof. Management	Optional	Expenses \$9.68
On-Site Management	Optional	Per Sq. Ft.:
Landscaping	\$3,000	
Miscellaneous Maint. / Repair / Pest Control	\$4,230	
Total Annualized Operating Expenses	\$72,109	
NOI (NET OPERATING INCOME)		
Total Annual Income	\$243,970	\$271,600
Less Expenses	(\$72,109) 30%	(\$72,109) 27%
Net Operating Income	\$171,861	\$199,491
Annual Projected Cash Flow	\$171,861	\$199,491



GENERAL ASSUMPTIONS

- New Taxes calculated at a rate of 1.08084% plus special assessments of \$2,386.17.

PROPOSED LOAN

Down Payment
Percent Down PMT
Loan Amount
Loan to Value
Terms

Call Listing Broker
For Available
Financing Options:
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Investment Capital Real Estate

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