

PLACENTIA | FOURPLEX



325 CAMARILLO STREET
PLACENTIA, CA 92870

BUILT IN 1977 | PRIDE OF OWNERSHIP



PLACENTIA / FOURPLEX

CONFIDENTIAL OFFERING MEMORANDUM

325 Camarillo Street
Placentia, CA 92870

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

EXCLUSIVE LISTING BROKER

Ignacio Diaz Jr.
President / Broker
id@investmentcapitalre.com
(949) 201-8817

INVESTMENT OVERVIEW

Investment Highlights and Property Description	4
------------------------------------------------	---

THE PROPERTY

Property Details	5
Aerial Map	6
Parcel Map	7
Exterior Images	8
Location Map	9

FINANCIALS & PRICING

Sales Comparables	10
Rent Roll	11

Investment Highlights & Description

INVESTMENT HIGHLIGHTS

- Rare Fourplex in Placentia, Bordering the City of Yorba Linda
- 1 Mile from California State University, Fullerton and Hope International
- Desirable Construction; Built in 1977 with Pitched Tile Roofs
- Large 3 Bedroom 2 Bath with Fireplace; Covington Style Fourplex
- 21% ± Upside Potential in Rental Income
- High Demand Rental Market with Limited Supply of Rentals in the City
- Well Maintained and Professionally Managed Property

PROPERTY DESCRIPTION

325 Camarillo Street is a rare fourplex, located in one of Orange County's desirable suburbs. The city of Placentia has a small-town feel with convenient access to local amenities, particularly due to its central location and excellent schools within the Placentia-Yorba Linda Unified School District. This excellent location is 1 mile from California State University, Fullerton, Hope International University, and walking distance to Old Town Placentia.

Built in 1977 with tile pitched roofs, the property features a covington style layout, with one large 3 Bedroom unit in the front and three additional rental units in the back, all with well-designed floor plans. Amenities include garage parking, block patios, central A/C and Heat, and an on-site laundry room.

There is roughly a 21% ± upside potential in rents for an investor to enhance their return, as current rents are substantially below market. A limited supply of apartments in the city of Placentia, low vacancy rates and the affordability gap between buying and renting should continue to ensure a consistent demand for these rental units. This fourplex is an excellent long-term investment or 1031 Exchange replacement opportunity.

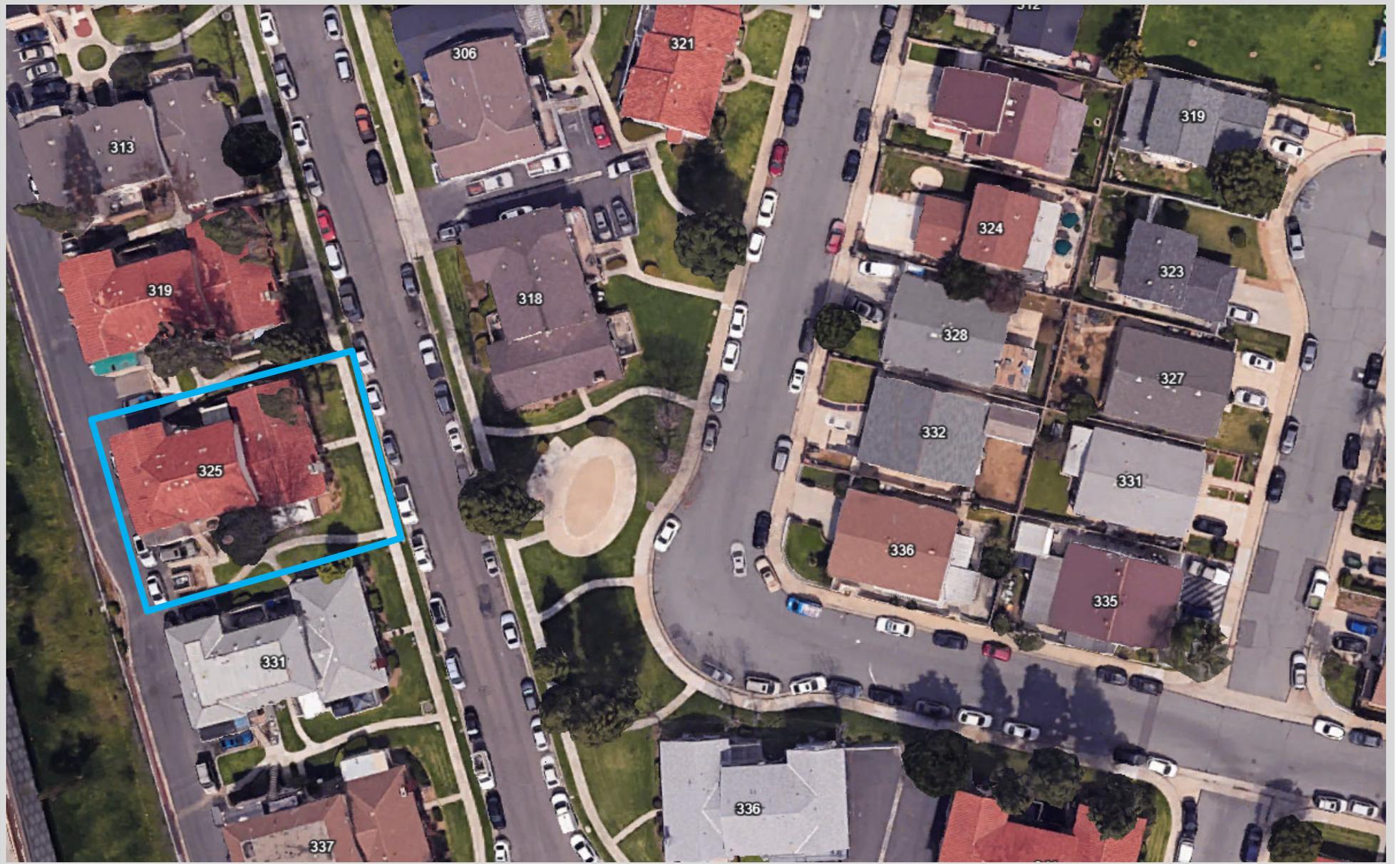
4 Units / \$1,795,000
325 Camarillo St, Placentia, CA 92870



Property Details

ADDRESS	325 Camarillo Street Placentia, CA 92870
LAND SQ. FT.	7,988
BUILDING SQ. FT.	4,303
YEAR BUILT	1977
# OF UNITS	4
UNIT MIX	(1) 3+2, (2) 2+2, (1) 2+1
PARCEL #	339-413-05
TAX AUTHORITY	Orange County
PARKING	Enclosed Garages
ELECTRICITY	Individually Metered
GAS	Individually Metered
WATER	Master Metered
FEATURES	Central A/C & Heat, Garages, Pitched Tile Roofs, On-Site Laundry, Patios, Fireplace in 3 Bedroom Unit

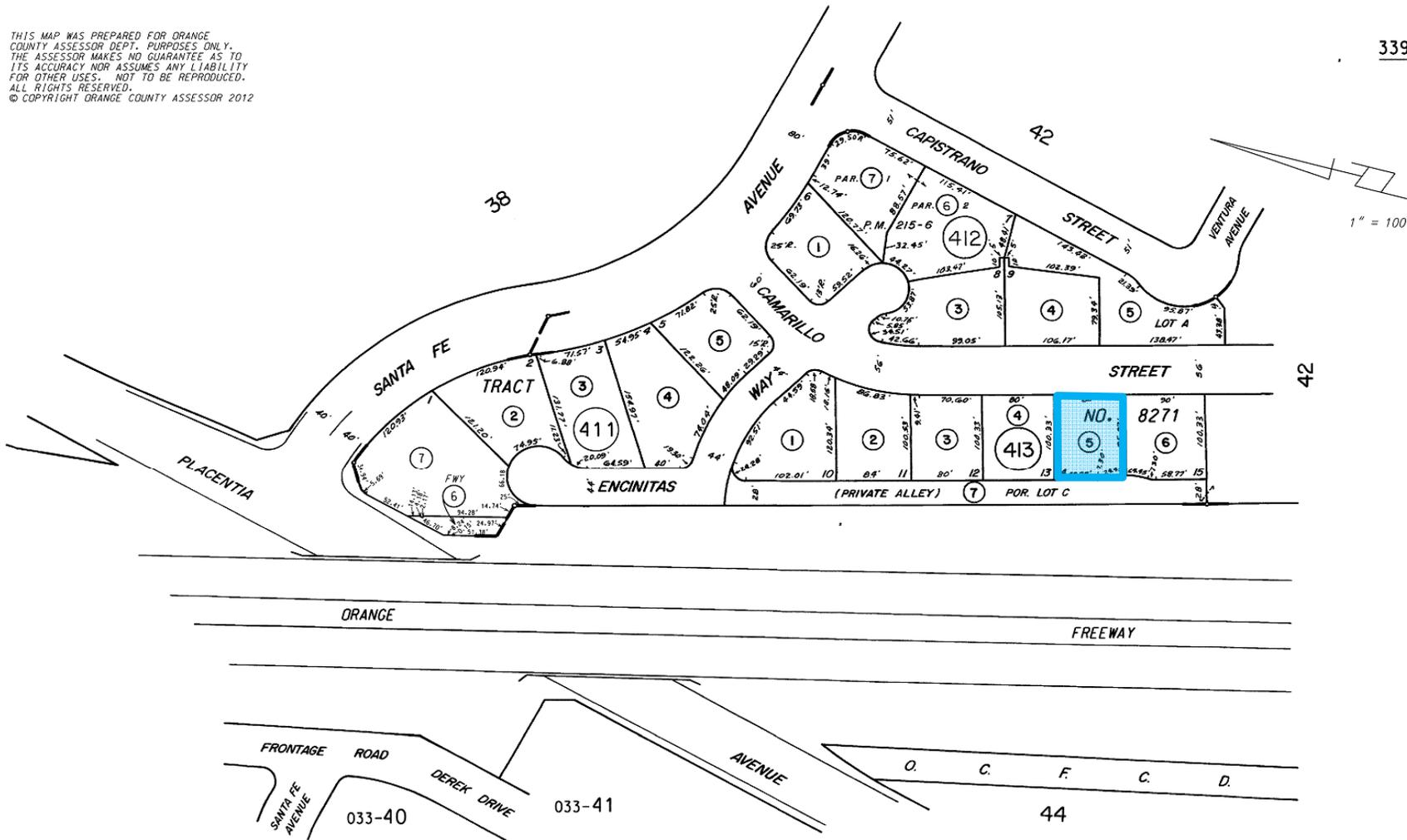




Parcel # : 339-413-05

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT ORANGE COUNTY ASSESSOR 2012

339-41



MARCH 1978

TRACT NO. 8271
PARCEL MAP

M.M. 404-11 to 13 incl.
P.M. 215-6

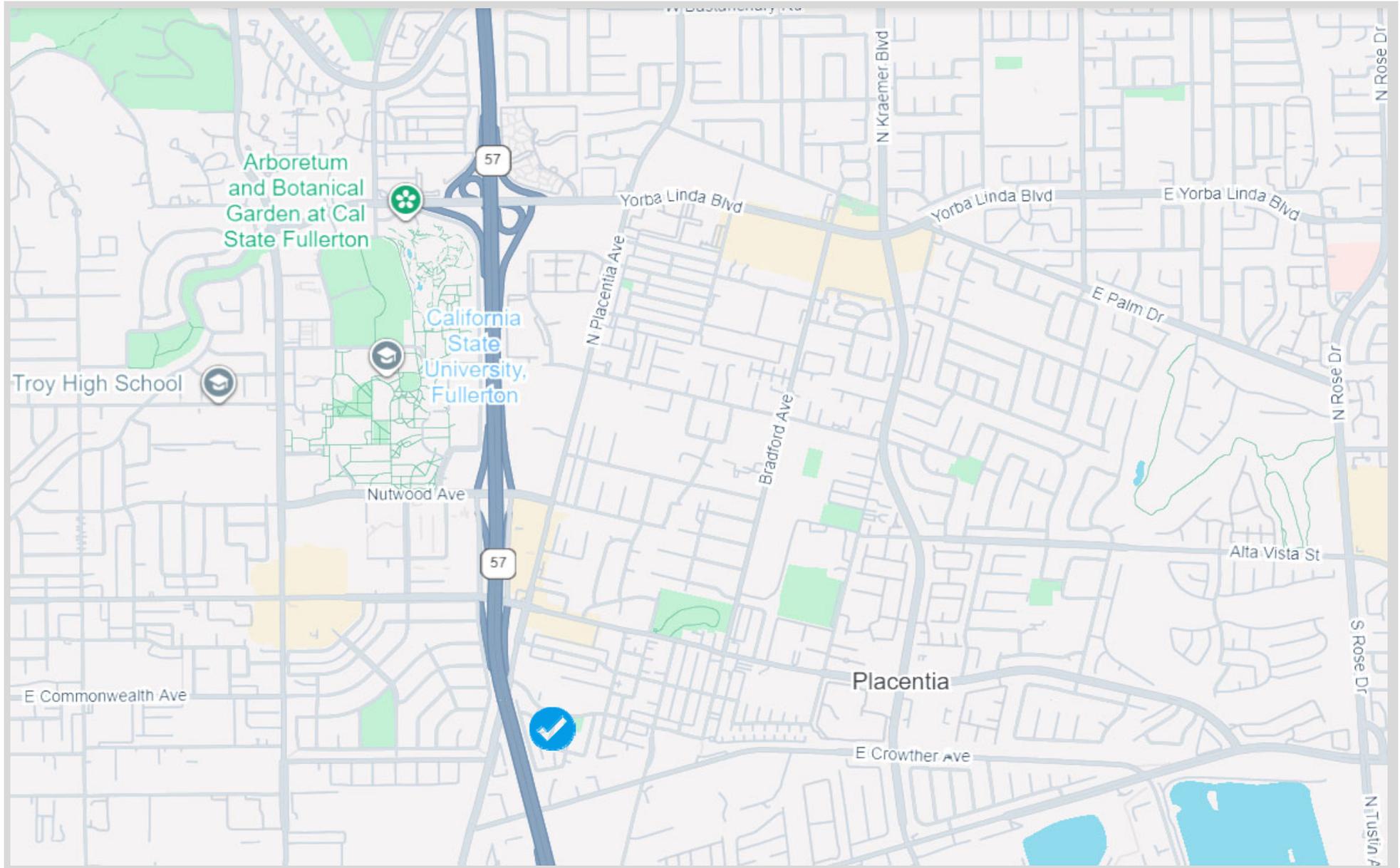
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 339 PAGE 41 COUNTY OF ORANGE



Exterior Images





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 2518 N Bourbon St Orange, CA 92865	4	(1) 3+2 (3) 2+1	1965	4,417	\$1,800,000	\$450,000	\$407.52	17.44	4.01%	10/10/2025
2 18181 Mandarin Ln Yorba Linda, CA 92886	4	(1) 3+2 (2) 2+1 (1) 1+1	1965	4,135	\$1,950,000	\$487,500	\$471.58	19.25	3.65%	10/6/2025
3 3212 W Cabot Dr Anaheim, CA 92804	4	(1) 3+2 (3) 2+2	1964	4,587	\$1,900,000	\$475,000	\$414.21	14.26	4.90%	6/20/2025
4 18172 Mandarin Ln Yorba Linda, CA 92886	4	(1) 3+2 (2) 2+1 (1) 1+1	1965	4,116	\$1,850,000	\$462,500	\$449.47	30.70	2.27%	4/2/2025
5 1708 Via Mirada Fullerton, CA 92833	4	(1) 3+2 (2) 2+2 (1) 1+1	1967	3,987	\$1,820,000	\$455,000	\$456.48	18.73	3.62%	2/5/2025
Property Averages	4		1965	4,248	\$1,864,000	\$466,000	\$439.85	20.08	3.69%	
Subject Property 325 Camarillo Street Placentia, CA 92870	4	(1) 3+2 (2) 2+2 (1) 2+1	1977	4,303	\$1,795,000	\$448,750	\$417.15	16.76 13.23	4.01% 5.06%	MARKET



Investment Capital Real Estate

investmentcapitalre.com

