

RARE YORBA LINDA FOURPLEX



4846 LIVERPOOL STREET
YORBA LINDA, CA 92886

PRIDE OF OWNERSHIP | EXCELLENT LOCATION



Investment Capital Real Estate



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RARE YORBA LINDA FOURPLEX

CONFIDENTIAL OFFERING MEMORANDUM

**4846 Liverpool Street
Yorba Linda, CA 92886**

LIST PRICE | \$2,250,000

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

EXCLUSIVE LISTING BROKER

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INVESTMENT OVERVIEW

Investment Highlights and Property Description	4
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THE PROPERTY

Property Details	5
Aerial Map	6
Parcel Map	7
Exterior Images	8
Location Map	9
City Profile	10

CURRENT & MARKET RENTS

Rent Roll	11
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Investment Highlights & Description

INVESTMENT HIGHLIGHTS

- Rare Fourplex in the Desirable Affluent Community of Yorba Linda
- Excellent Location Near Yorba Linda City Hall & the Veterans Sports Park
- Two Units with Townhome Style Floor Plans
- Built in 1971 with Large Patios For Tenants
- 18%± Upside Potential in Income; Value-Add Investment Opportunity
- High Rental Demand Market with Limited Supply of Rentals in the City
- Pride of Ownership; Several Interior & Exterior Renovations Completed

PROPERTY DESCRIPTION

4846 Liverpool Street is a rare fourplex, located in one of Orange County's most desirable affluent suburbs. The city of Yorba Linda has been ranked among the best and safest places to live, providing tenants a quiet, higher quality living environment. This excellent location gives tenants convenient access to the new Yorba Linda Town Center, Main Street Historic District, Yorba Linda High School, the Black Gold Golf Club, the famous Richard Nixon Library & Museum, and the popular Brea Mall and Downtown Brea.

Built in 1971 with well-designed floor plans, two being townhome style. The property consists of one 3 Bedroom, two 2 bedrooms, and one 1 bedroom unit with large patios. Community amenities include spacious living interiors, fenced patios, wall A/C, assigned carports and open car spaces, and an on-site laundry room.

There is roughly a 18% ± upside potential in rents for an investor to enhance their return through strategic value-add interior improvements and renovations. A limited supply of apartments in the city of Yorba Linda, low vacancy rates and the affordability gap between buying a home and renting should continue to ensure a consistent demand for these rental units.

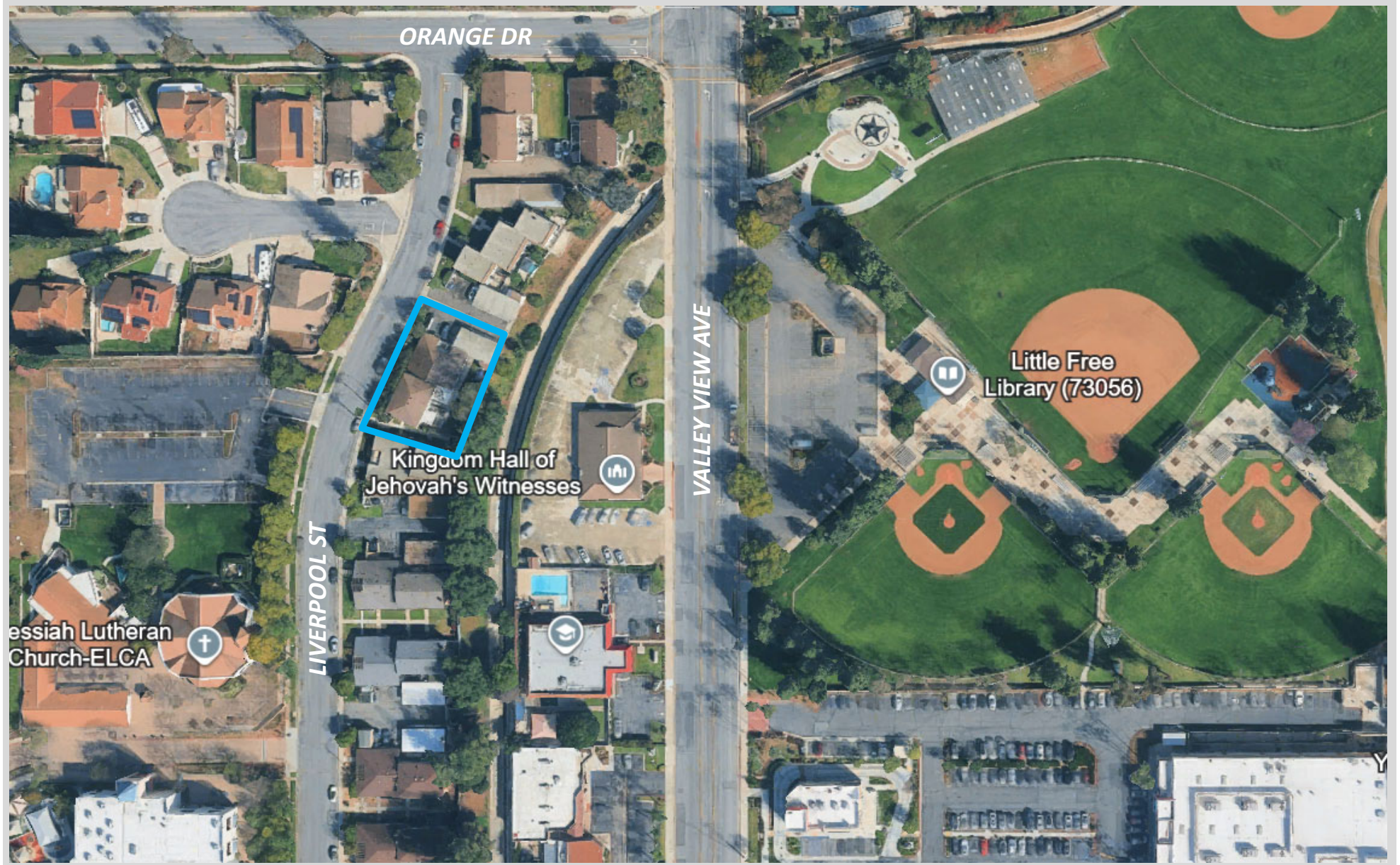
The Liverpool Street Fourplex is a true pride of ownership opportunity in an irreplaceable location and an outstanding long-term investment.

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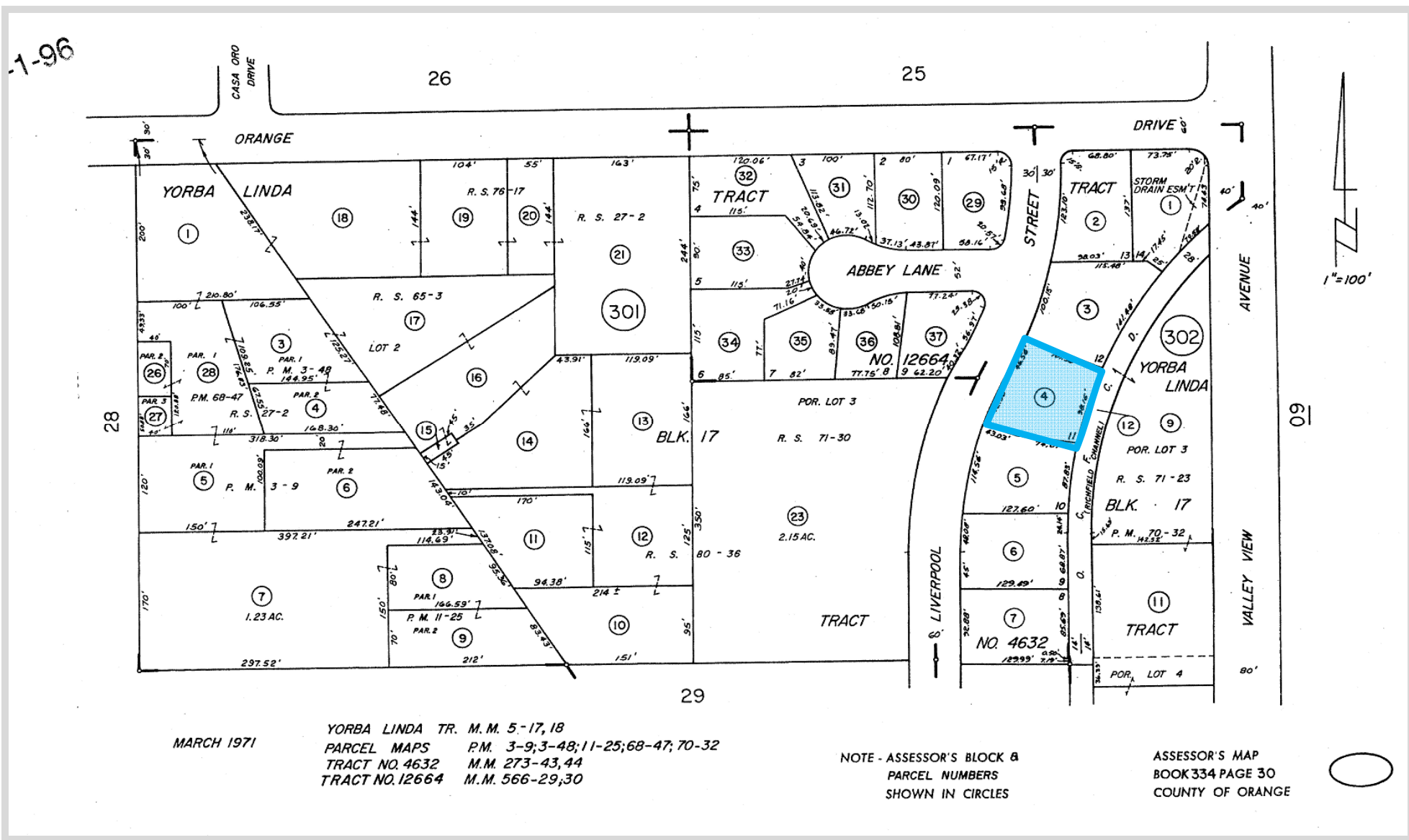


ADDRESS	4846 Liverpool Street Yorba Linda, CA 92886
LAND SQ. FT.	11,853
BUILDING SQ. FT.	4,055
YEAR BUILT	1971
# OF UNITS	4
UNIT MIX	(1) 3+2.5 TH, (1) 2+1.5 TH, (1) 2+2, (1) 1+1
PARCEL #	334-302-04
TAX AUTHORITY	Orange County
PARKING	Covered & Open Parking Spaces
ELECTRICITY	Individually Metered
GAS	Individually Metered
WATER	Master Metered
FEATURES	Wall A/C, Assigned Parkings, Wall Heaters, On-Site Laundry Room, Patios, Townhome Floor Plans, Dual Pane Windows

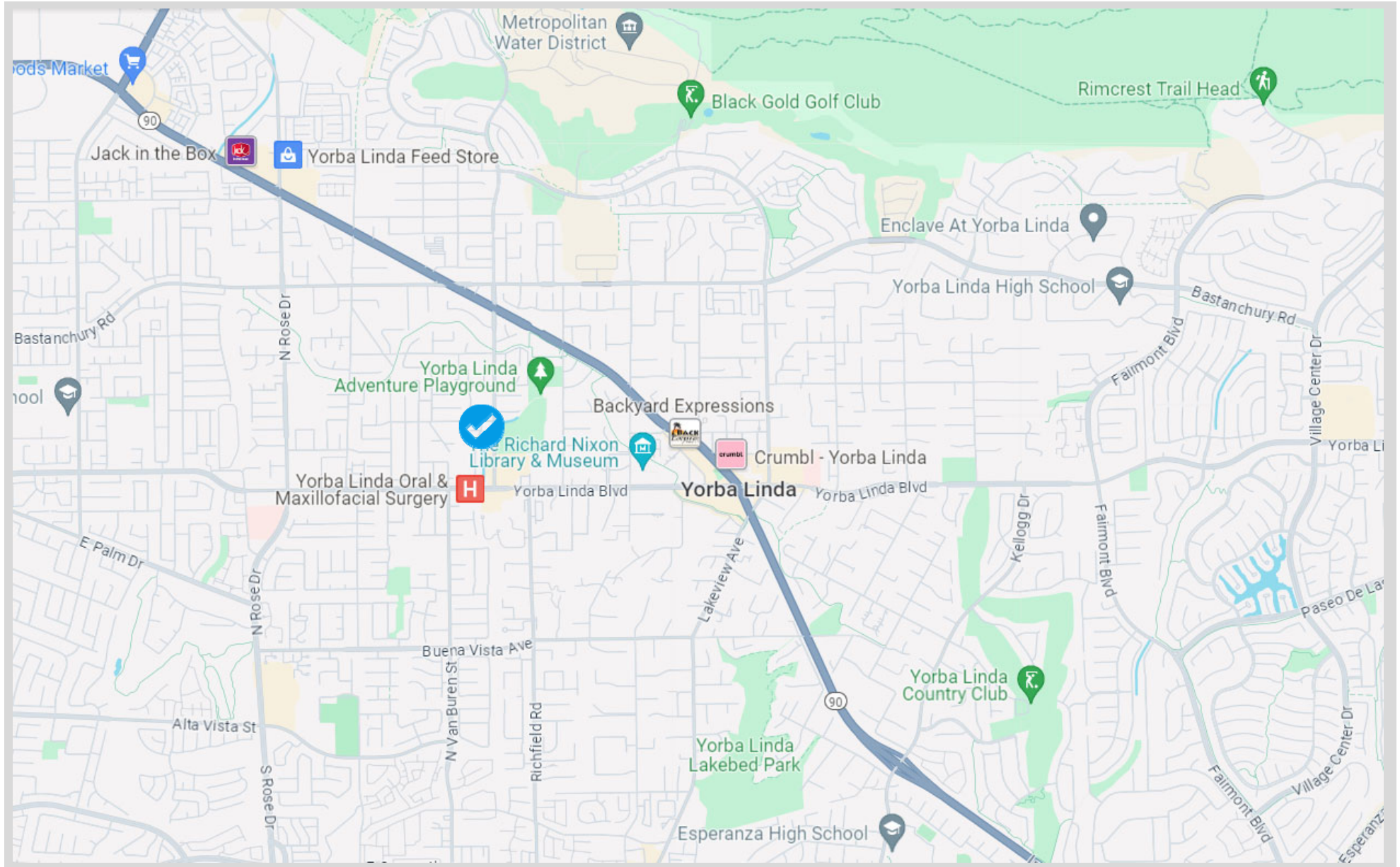




Parcel # : 334-302-04









Yorba Linda, known as the “Land of Gracious Living” is a city with a strong sense of community and small-town character. It is comprised of 20 square miles of mostly residential family neighborhoods, with key commercial centers, parklands and open space, multi-use trails, and important historic resources. Recognized as one of the “100 Best Places to Live” in the United States, Yorba Linda continues to uphold its values of responsible growth, preservation of existing neighborhood character, and conservation of natural resources.

With a population of over 68,000, the residents enjoy, Black Gold Golf Club, an Equestrian Center and Trails, a multi-purpose Community Center, a state-of-the-art Cultural Arts Center, multi-use recreational facilities, an award-winning Public Library, a new High School, and the Richard Nixon Library and Museum.

Safe neighborhoods, high property values, award-winning schools, investment in public infrastructure, strong leadership, visionary planning, public and private partnerships, an engaged community, and an exceptional quality of life all continue to lay the foundations for Yorba Linda’s success, which has characterize the community for decades.



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18% ± Upside Potential In Rental Income



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