

# 1300 WEST VALENCIA DRIVE

1300 W Valencia Dr, Fullerton, CA 92833-3369



VANGUARD  
PROPERTY GROUP



Presented By:

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# COMPLETE HIGHLIGHTS

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## PROPERTY HIGHLIGHTS

- Significant Price Improvement - \$266K/CPU, 4.95 In-place CAP/5.37 mrkt CAP
- Six Fullerton well-maintained units - see list of cap improvements on page 8
- Each Unit Separately metered for gas & electric & RUBS in place for low landlord expenses
- 6 Enclosed Garage Spaces, Common Laundry Room
- Near Vibrant Downtown Fullerton Restaurants & Transportation Corridor: Metrolink, Amtrack, Bus Depot
- Near Numerous Universities & Colleges (CSUF, Fullerton College, College of Optometry)
- Excellent access to 91, 5 & 57 freeway with close proximity for major employment centers
- Excellent investment opportunity with upside
- ADU Potential - over garage, groundup, check with City



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# ADDITIONAL PHOTOS

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# EXECUTIVE SUMMARY

1300 W Valencia Dr, Fullerton, CA 92833-3369



## OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,599,000 |
| Building Size:   | 3,652 SF    |
| Lot Size:        | 7,275 SF    |
| Number of Units: | 6           |
| Price / SF:      | \$437.84    |
| Cap Rate:        | 4.95%       |
| NOI:             | \$79,080    |
| Year Built:      | 1956        |

## PROPERTY OVERVIEW

Significant Price Improvement - 4.95 in place cap rate/ 5.37 market rent cap rate!!!! Real Investor Cash Flow 6 Units. We are proud to present the Valencia Apartments - a prime investment opportunity in Fullerton, CA! This multifamily garden style complex offers a 3,652 SF building with 6 well-maintained units (see complete list of capital improvements in expense section), each separately metered for gas and electric, and with RUBS in place, providing for low landlord operating expenses. There is also exceptional ADU possibilities with garage conversion, or new ADU over the garage, or ADU ground up - buyer to consult with the City for options. The subject property also includes a common laundry room for additional landlord income and 6 enclosed garage spaces. The Valencia Apartments are ideally situated near major transportation hubs, freeways and within close proximity to universities and colleges, providing exceptional access to freeways and employment centers. The subject property presents an excellent, stable investment opportunity for the savvy multifamily investor.



# RENT ROLL

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| SUITE           | BEDROOMS | BATHROOMS | RENT            | MARKET RENT     | MARKET RENT / SF |
|-----------------|----------|-----------|-----------------|-----------------|------------------|
| 1               | 1        | 1         | \$1,615         | \$1,795         | \$2.99           |
| 2               | 1        | 1         | \$1,775         | \$1,795         | \$2.99           |
| 3               | 1        | 1         | \$1,675         | \$1,795         | \$2.99           |
| 4               | 1        | 1         | \$1,575         | \$1,795         | \$2.99           |
| 5               | 1        | 1         | \$1,775         | \$1,795         | \$2.99           |
| 6               | 1        | 1         | \$1,770         | \$1,795         | \$2.99           |
| <b>TOTALS</b>   |          |           | <b>\$10,185</b> | <b>\$10,770</b> | <b>\$17.94</b>   |
| <b>AVERAGES</b> |          |           | <b>\$1,698</b>  | <b>\$1,795</b>  | <b>\$2.99</b>    |



# FINANCIAL SUMMARY

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| INVESTMENT OVERVIEW        | ACTUAL      | PRO FORMA   |
|----------------------------|-------------|-------------|
| Price                      | \$1,599,000 | \$1,599,000 |
| Price per SF               | \$438       | \$438       |
| Price per Unit             | \$266,500   | \$266,500   |
| GRM                        | 13.08       | 12.19       |
| CAP Rate                   | 4.95%       | 5.37%       |
| Cash-on-Cash Return (yr 1) | 4.95%       | 5.37%       |
| Total Return (yr 1)        | \$79,081    | \$85,923    |

| OPERATING DATA         | ACTUAL    | PRO FORMA |
|------------------------|-----------|-----------|
| Gross Scheduled Income | \$122,220 | \$131,120 |
| Total Scheduled Income | \$124,100 | \$131,120 |
| Vacancy Cost           | \$2,444   | \$2,622   |
| Gross Income           | \$121,656 | \$128,498 |
| Operating Expenses     | \$42,576  | \$42,576  |
| Net Operating Income   | \$79,081  | \$85,923  |
| Pre-Tax Cash Flow      | \$79,081  | \$85,923  |

| FINANCING DATA | ACTUAL      | PRO FORMA   |
|----------------|-------------|-------------|
| Down Payment   | \$1,599,000 | \$1,599,000 |

# INCOME & EXPENSES

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| INCOME SUMMARY                              | ACTUAL           | PRO FORMA        |
|---|------------------|------------------|
| Rent  | \$122,220        | \$129,240        |
| RUBS  | \$1,601          | \$1,601          |
| Laundry                                     | \$280            | \$280            |
| Vacancy Cost                                | (\$2,444)        | (\$2,622)        |
| <b>GROSS INCOME</b>                         | <b>\$121,656</b> | <b>\$128,498</b> |
| EXPENSES SUMMARY                            | ACTUAL           | PRO FORMA        |
| Property Taxes (1.15%)                      | \$18,389         | \$18,389         |
| Insurance - Property                        | \$6,056          | \$6,056          |
| Insurance - Workers Comp                    | \$460            | \$460            |
| Management Fees (est 5% of collected rents) | \$6,083          | \$6,083          |
| Gas   | \$146            | \$146            |
| Electric                                    | \$10             | \$10             |
| Water                                       | \$2,108          | \$2,108          |
| Sewer                                       | \$508            | \$508            |
| Trash                                       | \$2,987          | \$2,987          |
| Landscape                                   | \$2,335          | \$2,335          |
| Pest Control                                | \$275            | \$275            |
| Repairs                                     | \$3,219          | \$3,219          |
| <b>OPERATING EXPENSES</b>                   | <b>\$42,576</b>  | <b>\$42,576</b>  |
| <b>NET OPERATING INCOME</b>                 | <b>\$79,081</b>  | <b>\$85,923</b>  |

# CAPITAL IMPROVEMENTS

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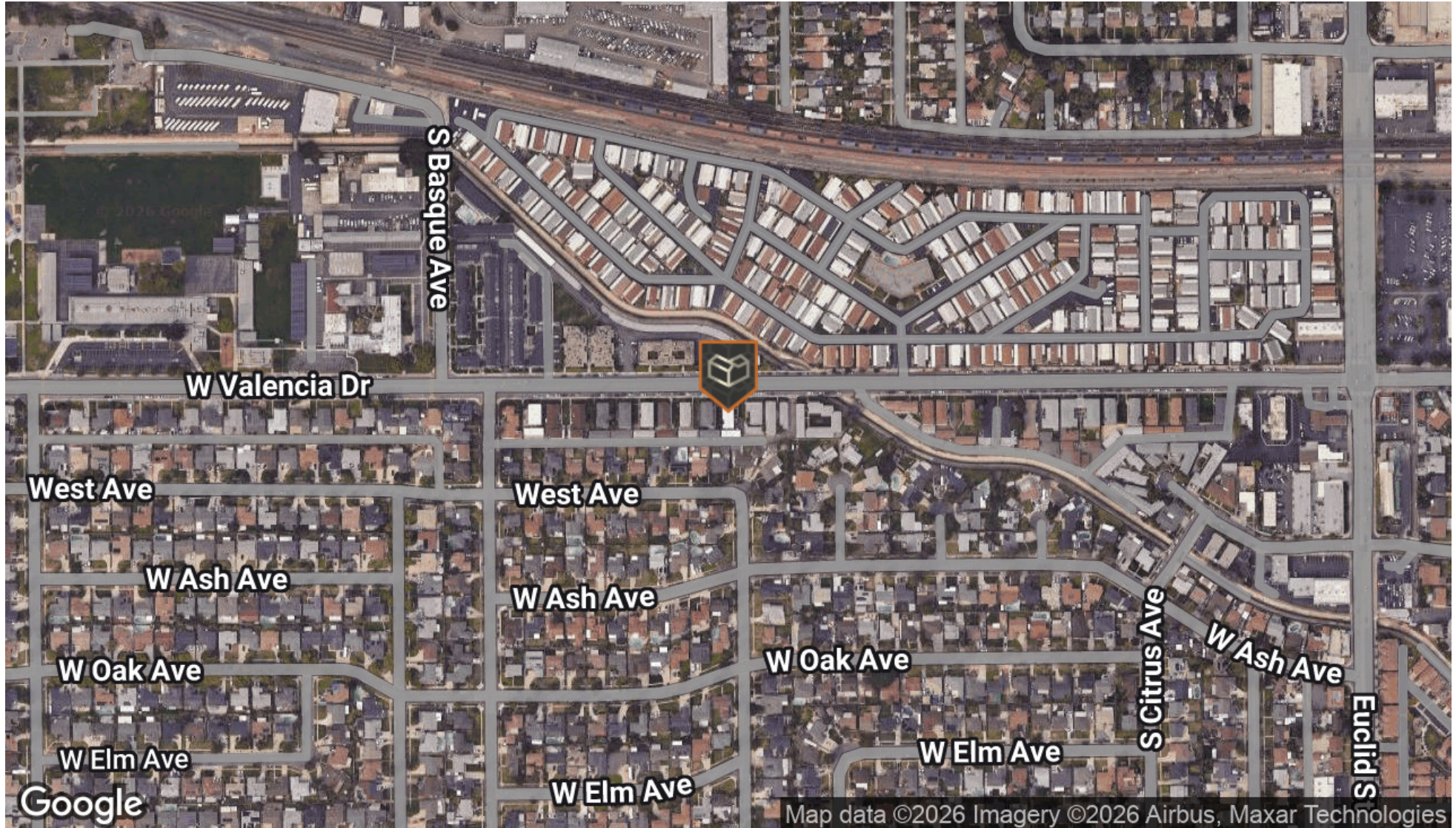
## CAPITAL IMPROVEMENTS

| DESCRIPTION                           | YEAR COMPLETED | COST                |
|---------------------------------------|----------------|---------------------|
| Wall Heater Unit #5 & #6              | 2018           | \$3,275             |
| Building and Garage Roof              | 2018           | \$16,400            |
| Water Heater Unit #4                  | 2021           | \$1,350             |
| Wall Heater Unit #6                   | 2021           | \$1,895             |
| SB 721 Deck Improvements with permits | 2021           | \$28,000            |
| Water Heater Unit #1                  | 2023           | \$1,629.75          |
| Sub Panel and Fan #2                  | 2023           | \$4,015             |
| Tub #2                                | 2023           | \$5,790             |
| Tub #5                                | 2024           | \$5,035             |
| Tub #1                                | 2024           | \$5,620             |
| Wall Heater #2                        | 2024           | \$1,995             |
| Kitchen Cabinets #2                   | 2024           | \$9,500             |
| Flooring #5                           | 2024           | \$3,910             |
| Stove #5                              | 2024           | \$898               |
| Sub Panel #5                          | 2024           | \$1,150             |
| Tub #6                                | 2024           | \$5,015             |
| Sub Panel #6                          | 2024           | \$1,200             |
| Wall Heater #1 & #4                   | 2025           | \$5,974             |
| Stove #2                              | 2025           | \$728.60            |
| Wall Heater #3                        | 2025           | \$3,370             |
| Exterior Paint Fascia                 | 2025           | \$2,800             |
| <b>TOTAL</b>                          |                | <b>\$109,550.35</b> |



# AERIAL MAP

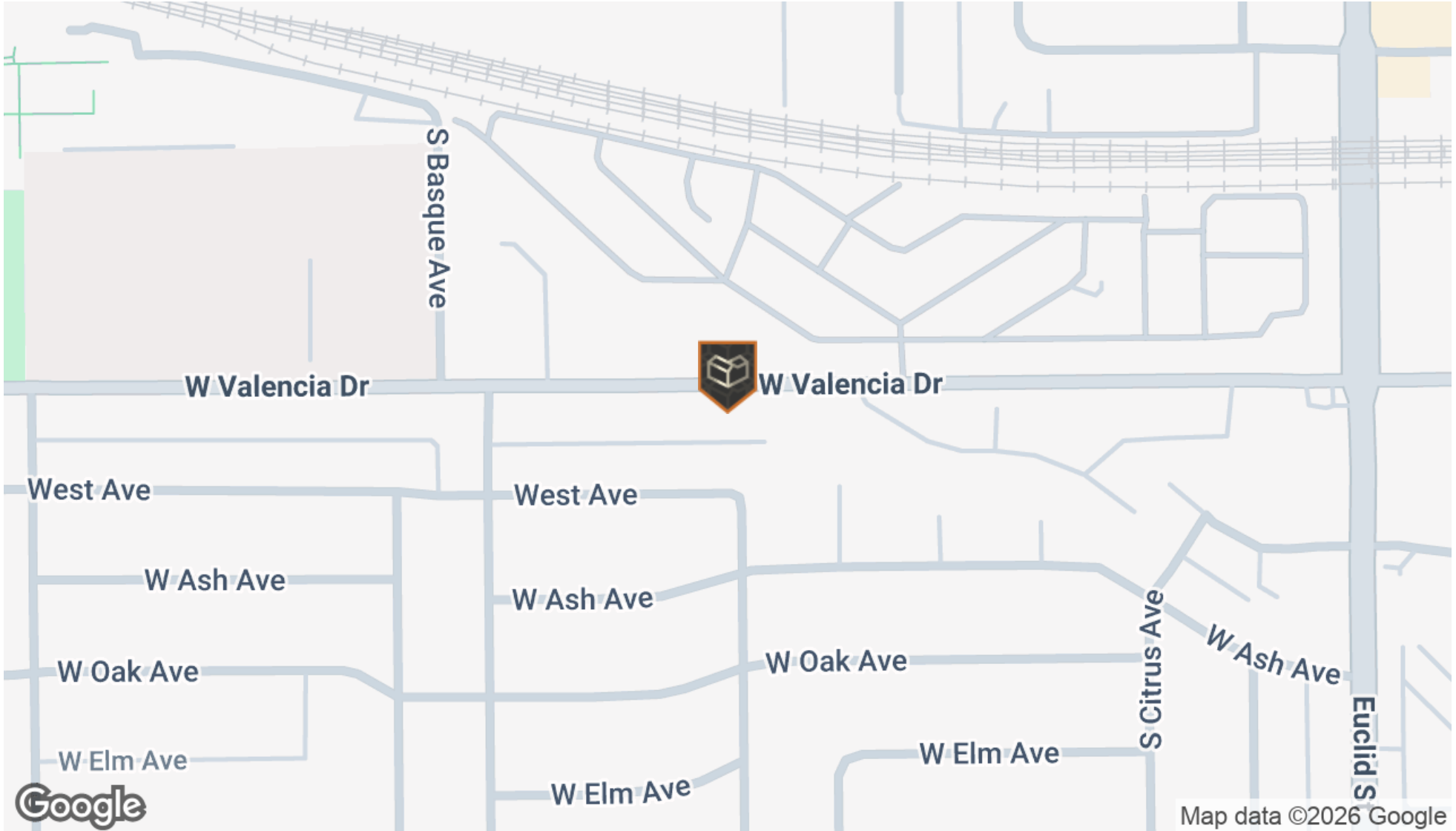
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# LOCATION MAP

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# REGIONAL MAP

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