

# WAKEFIELD APARTMENTS

200 E Wakefield Ave, Anaheim, CA 92802

5 MINUTES FROM DISNEYLAND | FULLY RENOVATED (2022) | \$354 PER SF



## PAUL MATUSIK

President  
714.875.2400  
pmatusik@primenetlease.com

## MICHAEL MATUSIK

Vice President  
714.874.4004  
mmatusik@primenetlease.com

# TABLE OF CONTENTS

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Prime Net Lease its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Prime Net Lease its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Prime Net Lease will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Prime Net Lease makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Prime Net Lease does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Prime Net Lease in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY DESCRIPTION	4
INVESTMENT HIGHLIGHTS	5
RENT ROLL	6
INCOME & EXPENSES	7
FINANCIAL SUMMARY	8
ADDITIONAL PHOTOS	9
REGIONAL MAP	10
LOCATION MAP	11
AERIAL MAP	12
SALE COMPS	13
MARKET OVERVIEW	15
DEMOGRAPHICS	16
CONFIDENTIALITY AGREEMENT & DISCLAIMER	17

PRICE	CAP	GRM
<b>\$3,295,000</b>	<b>5.35%</b>	<b>14.00</b>

## PROPERTY INFORMATION

Number of Units	6
Year Build	1964
Year Renovated	2022
Net Rentable Area	9,298 SF
Lot Size	0.204 Acres
Price Per Unit	\$549,167
Price Per Square Foot	\$354.38
GRM:	14.00
Ownership	Fee Simple



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Prime Net Lease Inc. is pleased to offer 200 E. Wakefield Ave. in the desirable community of Anaheim. The subject property was completely renovated in 2021-2022 and is in excellent condition. 200 E. Wakefield Ave. offers very large units (1,550 SF Average), thus very low cost per SF. The new owner will enjoy a turnkey, low-maintenance asset with immediate cash flow. The property features a unique unit mix with units 3, 4, and 5 Bedroom units. There are individual enclosed single car garages for each unit at the rear of the building. Over 10% upside in rents exists through annual increases. The apartment building is conveniently located in Anaheim, California, offering easy access to a variety of amenities and attractions. Residents can enjoy proximity to shopping centers, restaurants, entertainment venues, and recreational facilities, ensuring a vibrant and fulfilling lifestyle. Disneyland Resort and the Anaheim Convention Center are both less than 5 minutes away. In 2022, the park had approximately 16.9 million visits, making it the second most visited amusement park in the world that year. The Convention Center hosts approximately 300 events each year, consisting of trade shows, conventions, corporate events, consumer shows, meetings, social functions and banquets.

## EXTERIOR DESCRIPTION

6-unit apartment building, 2 floors with 3 units upstairs and 3 downstairs. 2021-2022 remodel included new exterior paint, new windows and a new roof.

## INTERIOR DESCRIPTION

Very large units! Three units feature 4 bedrooms, 2 bathrooms. One unit features 3 bedrooms, 2 bathrooms. One unit features 5 bedrooms, 2 bathrooms. One unit features 5 bedrooms, 3 bathrooms. 2021-2022 remodel included: new flooring in every unit, new interior paint, new copper plumbing, new water heaters, new AC units and new stainless steel appliances in all units. New WASHER & DRYER.

## PARKING DESCRIPTION

Covered garage spaces at rear of building.

## UTILITIES DESCRIPTION

Utilities paid by tenant: Gas & Electric.

## PLUMBING DESCRIPTION

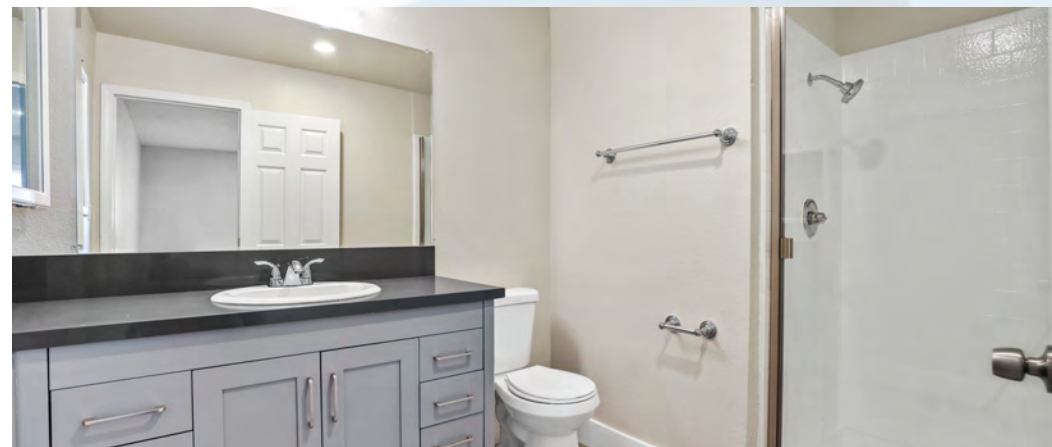
Brand new copper plumbing installed during remodel.



# INVESTMENT HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- **PRIME ANAHEIM LOCATION:** Ideally situated near top attractions like Disneyland Resort and Anaheim Convention Center, offering residents easy access to premier shopping, dining, and entertainment. The property benefits from Anaheim's tourism economy and proximity to major destinations.
- **EXTENSIVE RECENT RENOVATIONS:** Completed in 2021-2022, the property underwent a comprehensive remodel, including a new roof, double-pane windows, exterior paint, updated copper plumbing, and modern AC units, providing a fresh, low-maintenance appeal.
- **SPACIOUS, MODERN INTERIORS:** All six units boast large, thoughtfully designed floor plans, with configurations of 3 to 5 bedrooms, each updated with new flooring, interior paint, ceiling fans, and quality fixtures.
- **HIGH-QUALITY FINISHES:** Kitchens and bathrooms have been fully upgraded with granite countertops, new vanities, stainless steel appliances (refrigerator, range, microwave, dishwasher), new toilets, bathtubs, and even in-unit washers and dryers, enhancing appeal for tenants.
- **ON-SITE PARKING:** Each unit includes an enclosed garage space located at the rear of the building, providing added convenience and security for residents.
- **INVESTMENT POTENTIAL:** With a 5% cap rate, strong occupancy, and potential for rent increases, this turnkey property presents an excellent opportunity for consistent cash flow and long-term growth in a high-demand rental market.



# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
1	4	2	\$2,995	\$3,400	\$0.37
2	4	2	\$2,725	\$3,150	\$0.34
3	3	2	\$2,895	\$3,150	\$0.34
4	5	2	\$3,850	\$4,500	\$0.48
5	5	3	\$4,295	\$4,650	\$0.50
6	4	2	\$3,200	\$3,400	\$0.37
<b>TOTALS</b>			<b>\$19,960</b>	<b>\$22,250</b>	<b>\$2.40</b>
<b>AVERAGES</b>			<b>\$3,327</b>	<b>\$3,708</b>	<b>\$0.40</b>



# INCOME & EXPENSES

INCOME SUMMARY	WAKEFIELD APARTMENTS
Vacancy Cost	(\$4,706)
<b>GROSS INCOME</b>	<b>\$230,614</b>
EXPENSES SUMMARY	WAKEFIELD APARTMENTS
Taxes***	\$37,349
Insurance***	\$6,595
Water	\$4,401
Landscaping***	\$1,080
Miscellaneous/Reserves***	\$1,250
Maintenance/Repairs***	\$6,664
<b>OPERATING EXPENSES</b>	<b>\$54,349</b>
<b>NET OPERATING INCOME</b>	<b>\$176,265</b>



# FINANCIAL SUMMARY

INVESTMENT OVERVIEW	WAKEFIELD APARTMENTS
Price	\$3,295,000
Price per SF	\$354
Price per Unit	\$549,167
GRM	14.00
CAP Rate	5.35%

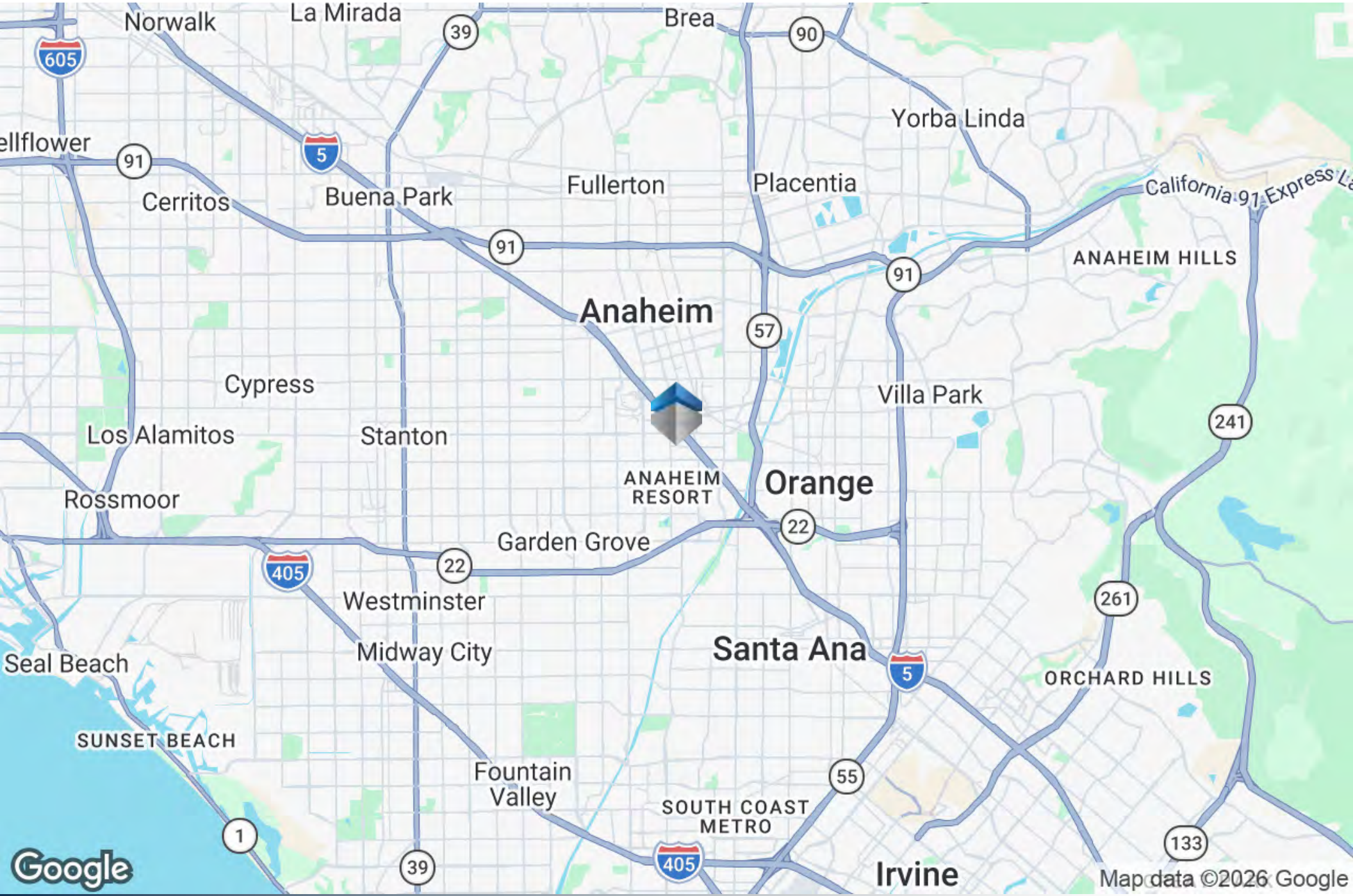
OPERATING DATA	WAKEFIELD APARTMENTS
Gross Scheduled Income	\$235,320
Total Scheduled Income	\$235,320
Vacancy Cost	\$4,706
Gross Income	\$230,614
Operating Expenses	\$54,349
Net Operating Income	\$176,265

FINANCING DATA	WAKEFIELD APARTMENTS
----------------	----------------------

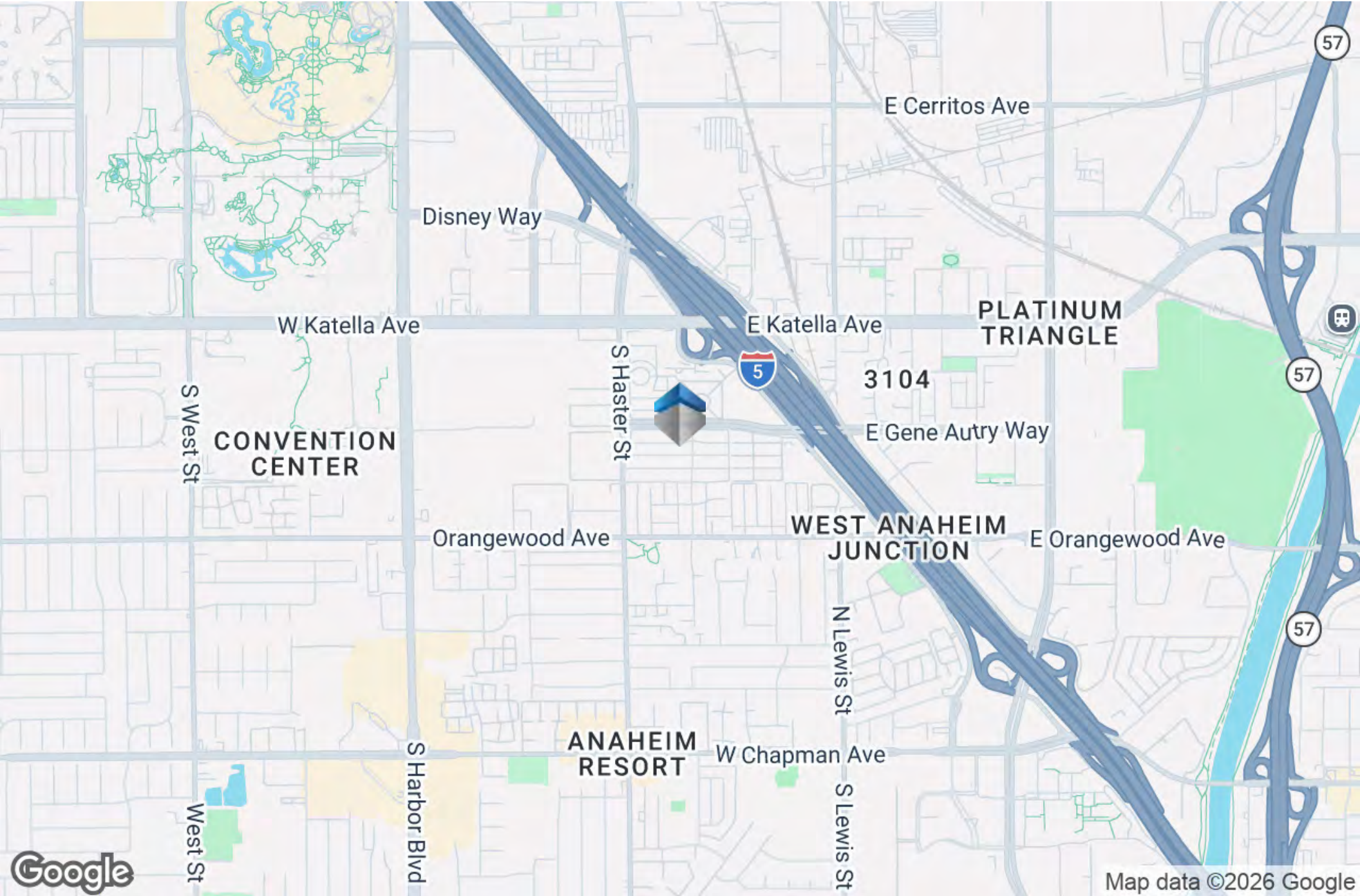
# ADDITIONAL PHOTOS



# REGIONAL MAP



# LOCATION MAP



Google

Map data ©2026 Google

# AERIAL MAP



Google

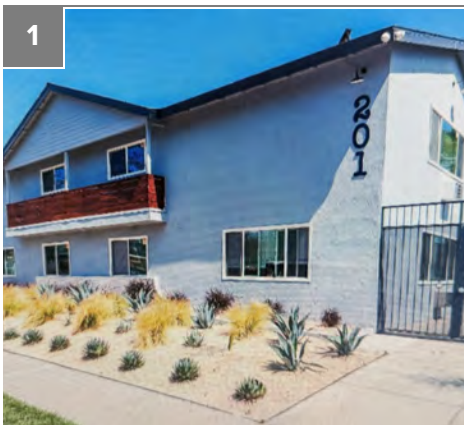
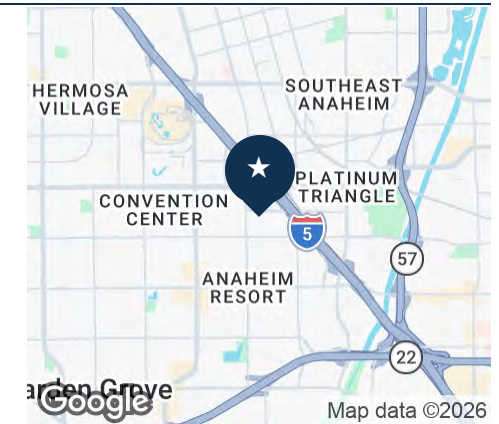
Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, County of San Bernardino, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



## WAKEFIELD APARTMENTS

200 E Wakefield Ave, Anaheim, CA 92802

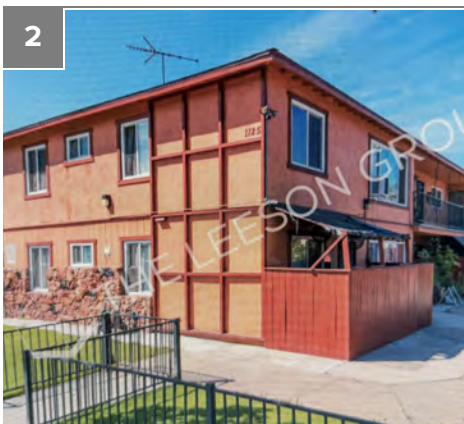
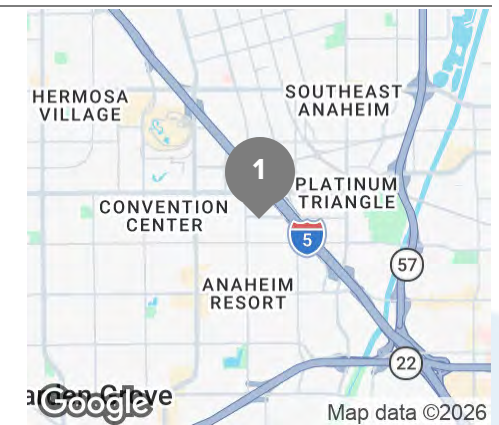
Price:	\$3,295,000	Bldg Size:	9,298 SF
Lot Size:	0.2 Acres	No. Units:	6
Cap Rate:	5.35%	Year Built:	1964
Price/SF:	\$354.38		



## 201 E WAKEFIELD AVE

Anaheim, CA 92802

Price:	\$3,200,000	Bldg Size:	9,436 SF
Lot Size:	0.22 Acres	No. Units:	7
Cap Rate:	5.73%	Year Built:	1964
Price/SF:	\$339.13		



## 1125 N MAYFAIR AVE

Anaheim, CA 92801

Price:	\$1,650,000	Bldg Size:	5,028 SF
Lot Size:	0.20 Acres	No. Units:	6
Cap Rate:	4.86%	Year Built:	1957
Price/SF:	\$328.16		



3



### 3555 W CERRITOS AVE

Anaheim, CA 92804

Price:	\$1,780,000	Bldg Size:	4,369 SF
Lot Size:	0.19 Acres	No. Units:	4
Year Built:	1973	Price/SF:	\$407.42



# MARKET OVERVIEW

Anaheim is a city in northern Orange County, California, United States, part of the Greater Los Angeles area. As of the 2020 census, the city had a population of 346,824, making it the most populous city in Orange County, the tenth-most populous city in California, and the 55th-most populous city in the United States. Anaheim is the 2nd most populous city in Orange County in terms of land area, and is known for being the home of the Disneyland Resort, the Anaheim Convention Center, and two major league sports teams: the Los Angeles Angels of Major League Baseball (MLB) and the Anaheim Ducks of the National Hockey League (NHL).

Anaheim is located approximately 25 miles (40 km) southeast of downtown Los Angeles. The city roughly follows the east-to-west route of the 91 Freeway from the Orange-Riverside county border to Buena Park. To the north, Anaheim is bounded by Yorba Linda, Placentia, Fullerton, and Buena Park (from east to west). The city shares its western border with Buena Park and Cypress. Anaheim is bordered on the south by Stanton, Garden Grove, and Orange (from west to east). Various unincorporated areas of Orange County also abut the city, including Anaheim Island.

Anaheim's income is based on a tourism economy. In addition to The Walt Disney Company being the city's largest employer, the Disneyland Resort itself contributes about \$4.7 billion annually to Southern California's economy. It also produces \$255 million in taxes every year. Another source of tourism is the Anaheim Convention Center, which is home to many important national conferences. Many hotels, especially in the city's Resort district, serve theme park tourists and convention attendees. Continuous development of commercial, entertainment, and cultural facilities stretches from the Disney area east to the Santa Ana River, south into the cities of Garden Grove, Orange and Santa Ana – collectively, this area has been labeled the Anaheim–Santa Ana edge city and is one of the three largest such clusters in Orange County, together with the South Coast Plaza–John Wayne Airport edge city and Irvine Spectrum. The Anaheim Canyon business park makes up 63% of Anaheim's industrial space and is the largest industrial district in Orange County. Anaheim Canyon is also home to the second-largest business park in Orange County.

Several notable companies have corporate offices and/or headquarters within Anaheim including Anaheim Memorial Medical Center, AT&T, CKE Restaurants, Extron Electronics, Fisker Automotive, Fujitsu, General Dynamics, Hewlett-Packard, Isuzu, Kaiser Foundation, Panasonic, Raytheon, Sunny Delight, Targus, Toyota Financial Services, Yogurtland, and Zyxel.


Larger retail centers include the Downtown Disney shopping area at the Disneyland Resort, the power centers Anaheim Plaza in western Anaheim (347,000 ft<sup>2</sup>), and Anaheim Town Square in East Anaheim (374,000 ft<sup>2</sup>), as well as the Anaheim GardenWalk lifestyle center (440,000 ft<sup>2</sup> of retail, dining and entertainment located in the Anaheim Resort).

As the home of Disneyland Resort, the city of Anaheim is a crowd-pleasing destination for visitors from around the globe. The appeal of this Orange County hub extends well beyond its theme parks, however, thanks to magnets such as Angel Stadium and the headliner acts at the Honda Center. Anaheim boasts a reinvigorated downtown and vibrant nightlife, too, making this a vacation haven for everyone from families to foodies.



# DEMOGRAPHICS

## 3-MILE KEY FACTS



**28,354**  
POPULATION



**31.8**  
AVERAGE AGE



**\$229,017**  
MEDIAN HOUSEHOLD VALUE

	1 MILE	3 MILES	5 MILES
Current Population	28,354	252,596	791,783
Employees	17,992	159,920	389,606
Total Businesses	1,492	16,740	40,551
Average Household Income	\$76,440	\$85,730	\$86,629
Median Household Income	\$69,122	\$77,416	\$74,925
Average Age	31.8	35.4	35.1
Households	9,417	74,226	221,101
Average Housing Unit Value	\$229,017	\$440,792	\$460,619

## BUSINESSES



**1,492**  
BUSINESSES



**17,992**  
EMPLOYEES

## INCOME



**\$69,122**  
MEDIAN HH INCOME



**\$76,440**  
AVERAGE HH INCOME



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Wakefield Apartments (“property”). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

# 200 E WAKEFIELD AVE

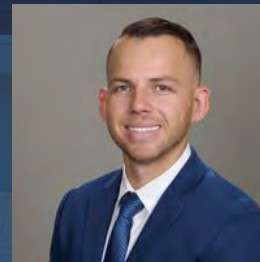
ANAHEIM, CA 92802

*EXCLUSIVELY PRESENTED BY*



**PAUL MATUSIK**  
*President*

*Direct | 714.875.2400  
Fax | 717.797.0004  
E-mail | [pmatusik@primenetlease.com](mailto:pmatusik@primenetlease.com)*



**MICHAEL MATUSIK**  
*Vice President*

*Direct | 714.874.4004  
Fax | 717.797.0004  
E-mail | [mmatusik@primenetlease.com](mailto:mmatusik@primenetlease.com)*