

4 Units in Westminster

10572 Torrington Circle, Westminster, CA 92683



STREAM®

THE SWANSON
APARTMENT TEAM



Thomas Paine
Elementary School

La Quinta High School

Westminster

Ward Street

Torrington Circle



Contacts

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**Anthony Elementary
School**



Property Information

Property Highlights

- Located in Westminster, CA (\$112,914 Avg. Household Income)
- 100% Complete Remodel (2026)
- Great Unit Mix of: (1) 3 Bedroom / 2 Bath and (3) 2 Bedroom / 1.5 Bath
- 5 Garages, 1 Carport, and 3 Open Spots
- Washer & Dryer in All Units
- Large Corner Lot (Potentially for ADU Construction)



4
UNITS



3,933 SF
BUILDING SIZE



12,254 SF
LOT SIZE



1978
YEAR BUILT









Financial Analysis

Offering Summary

| | LISTING PRICE |
|--------------------|--------------------|
| | \$2,288,888 |
| \$ / UNIT | \$572,222 |
| ACTUAL CAP RATE | 4.51% |
| PRO FORMA CAP RATE | 5.01% |
| ACTUAL GRM | 15.76 |
| PRO FORMA GRM | 14.16 |
| \$ / SQ. FT. | \$582 |



Financing Assumptions

| | | |
|----------------|-------------|------|
| DOWN PAYMENT | \$2,288,888 | 100% |
| LOAN AMOUNT | - | - |
| INTEREST RATE | TBD | |
| YEAR AMORITZED | TBD | |
| DEBT COVERAGE | TBD | |
| TERMS | TBD | |
| DATE OF QUOTE | TBD | |



Rent Roll

| UNIT # | UNIT TYPE | SF | CURRENT RENT | YEAR 1 | PRO FORMA |
|---|---------------------------------|-------|--------------|-----------|-----------|
| A | 3 Bedroom / 2 Bath | 1,200 | \$3,495 | \$3,545 | \$3,600 |
| B | 2 Bedroom / 1.5 Bath (Vacant) | 911 | \$2,995 | \$3,045 | \$3,200 |
| C | 2 Bedroom / 1.5 Bath | 911 | \$2,995 | \$3,045 | \$3,200 |
| D | 2 Bedroom / 1.5 Bath (Vacant) | 911 | \$2,995 | \$3,045 | \$3,200 |
| Totals | | 3,933 | \$12,480 | \$12,680 | \$13,200 |
| Plus RUBS | | | Optional | Optional | \$225 |
| Plus Pets (1/3 of Building at \$50/Pet) | | | Optional | \$50 | \$50 |
| Plus Garage Parking | | | Optional | Optional | Optional |
| Total Monthly Income | | | \$12,480 | \$12,730 | \$13,475 |
| Annualized | | | X 12 | X 12 | X 12 |
| Total Annual Income | | | \$149,760 | \$152,760 | \$161,700 |



Operating Statement

| PROPERTY INCOME | | CURRENT RENT | YEAR 1 | PRO FORMA |
|--------------------------------------|----|--------------|-----------|-----------|
| Gross Monthly Rental Income | | \$12,480 | \$12,680 | \$13,200 |
| Annualized | | X 12 | X 12 | X 12 |
| Gross Annual Rents | | \$149,760 | \$152,160 | \$158,400 |
| Less Vacancy | 3% | \$(4,493) | \$(4,565) | \$(4,752) |
| Actual Gross Operating Income | | \$145,267 | \$147,595 | \$153,648 |
| Plus RUBS | | Optional | Optional | \$2,700 |
| Plus Pets | | Optional | \$600 | \$600 |
| Plus Garage Parking | | Optional | Optional | Optional |
| Annual Gross Operating Income | | \$145,267 | \$148,195 | \$156,948 |

| PROPERTY EXPENSES | | EXPENSES | | |
|-----------------------------|---------------------|------------|------------|------------|
| Less Property Taxes | 1.09530% | \$(25,070) | \$(25,070) | \$(25,070) |
| Less Assessments | Actual | \$(1,537) | \$(1,537) | \$(1,537) |
| Less General Insurance | \$1.50/Sq. Ft. Est. | \$(5,900) | \$(5,900) | \$(5,900) |
| Less Water | \$650/Unit Est. | \$(2,600) | \$(2,600) | \$(2,600) |
| Less Trash | \$150/Mth Est. | \$(1,800) | \$(1,800) | \$(2,100) |
| Less Gas | Seperately Metered | - | - | - |
| Less Common Electric | \$25/Mth Est. | \$(300) | \$(300) | \$(300) |
| Less Repairs & Maintenance | \$500/Unit | \$(2,000) | \$(2,000) | \$(2,000) |
| Less Turnover | \$250/Unit | \$(1,000) | \$(1,000) | \$(1,000) |
| Less Landscape | \$100/Mth Est. | \$(1,200) | \$(1,200) | \$(1,200) |
| Less Pest/Licenses/Misc. | \$50/Mth | \$(600) | \$(600) | \$(600) |
| Total Expenses | | \$(42,007) | \$(42,007) | \$(42,307) |
| Net Operating Income | | \$103,260 | \$106,188 | \$114,641 |

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