



RLM EQUITIES



PLAZA PEACOCK

12221 PEACOCK CT., GARDEN GROVE CA 92841

Plaza Peacock

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RLM EQUITIES



01 Executive Summary

Investment Summary

Unit Mix Summary

PLAZA PEACOCK



OFFERING SUMMARY

ADDRESS	12221 Peacock Ct. Garden Grove CA 92841
COUNTY	Orange
BUILDING SF	6,018 SF
LAND SF	11,292 SF
LAND ACRES	0.2592
NUMBER OF UNITS	10
YEAR BUILT	1961
APN	133-102-49

FINANCIAL SUMMARY

PRICE	\$2,960,000
PRICE PSF	\$491.86
PRICE PER UNIT	\$296,000
OCCUPANCY	97.00%
NOI (CURRENT)	\$156,822
NOI (Pro Forma)	\$195,269
CAP RATE (CURRENT)	5.30%
CAP RATE (Pro Forma)	6.60%
CASH ON CASH (CURRENT)	4.46%
CASH ON CASH (Pro Forma)	7.71%
GRM (CURRENT)	12.93
GRM (Pro Forma)	11.02

PROPOSED FINANCING

Interest Only	
LOAN TYPE	Interest Only
DOWN PAYMENT	\$1,184,000
LOAN AMOUNT	\$1,776,000
INTEREST RATE	5.80%
LOAN TERMS	5 Year Fixed
ANNUAL DEBT SERVICE	\$103,008
LOAN TO VALUE	60%

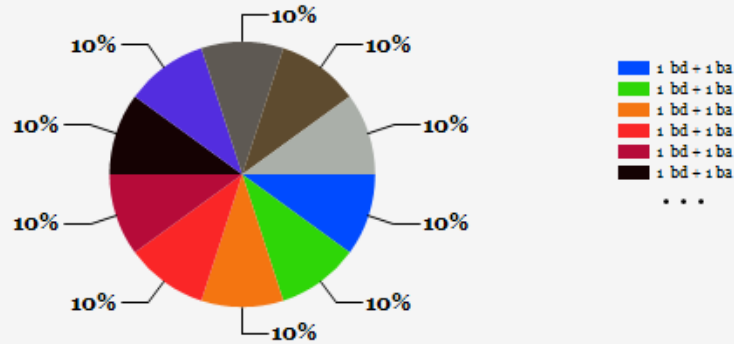
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	32,300	288,873	743,655
2026 Median HH Income	\$90,781	\$84,709	\$91,810
2026 Average HH Income	\$116,197	\$110,012	\$117,125

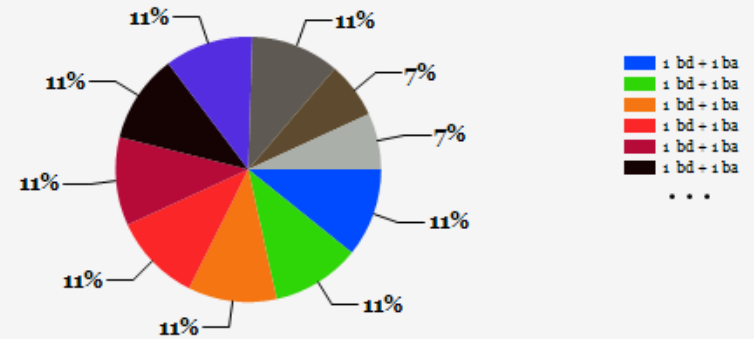


Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	1	650	\$1,800	\$2.77	\$1,800	\$2,195	\$3.38	\$2,195
1 bd + 1 ba	1	650	\$1,871	\$2.88	\$1,871	\$2,195	\$3.38	\$2,195
1 bd + 1 ba	1	650	\$1,703	\$2.62	\$1,703	\$2,195	\$3.38	\$2,195
1 bd + 1 ba	1	650	\$1,999	\$3.08	\$1,999	\$2,195	\$3.38	\$2,195
1 bd + 1 ba	1	650	\$1,680	\$2.58	\$1,680	\$2,195	\$3.38	\$2,195
1 bd + 1 ba	1	650	\$1,735	\$2.67	\$1,735	\$2,195	\$3.38	\$2,195
1 bd + 1 ba	1	650	\$1,925	\$2.96	\$1,925	\$2,195	\$3.38	\$2,195
1 bd + 1 ba	1	650	\$2,195	\$3.38	\$2,195	\$2,195	\$3.38	\$2,195
Studio + 1 ba	1	410	\$1,845	\$4.50	\$1,845	\$1,850	\$4.51	\$1,850
Studio + 1 ba	1	410	\$1,204	\$2.94	\$1,204	\$1,850	\$4.51	\$1,850
Totals/Averages	10	602	\$1,796	\$3.04	\$17,957	\$2,126	\$3.61	\$21,260

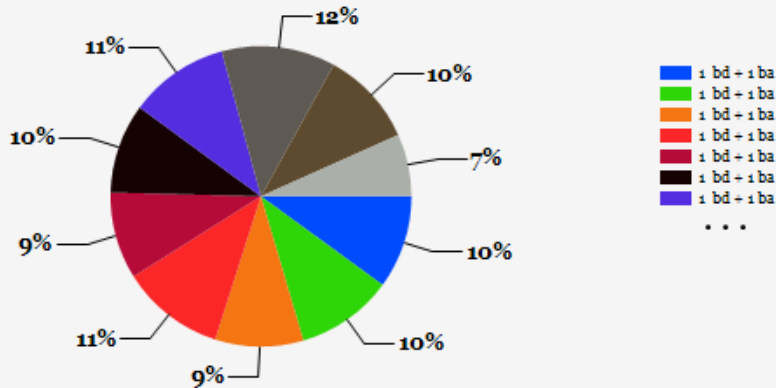
Unit Mix Summary



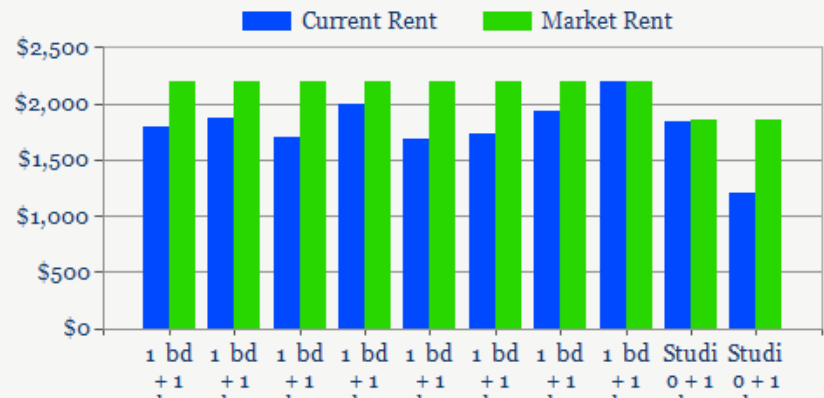
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02 Property Description

Property Features

Property Images

PLAZA PEACOCK

PROPERTY FEATURES

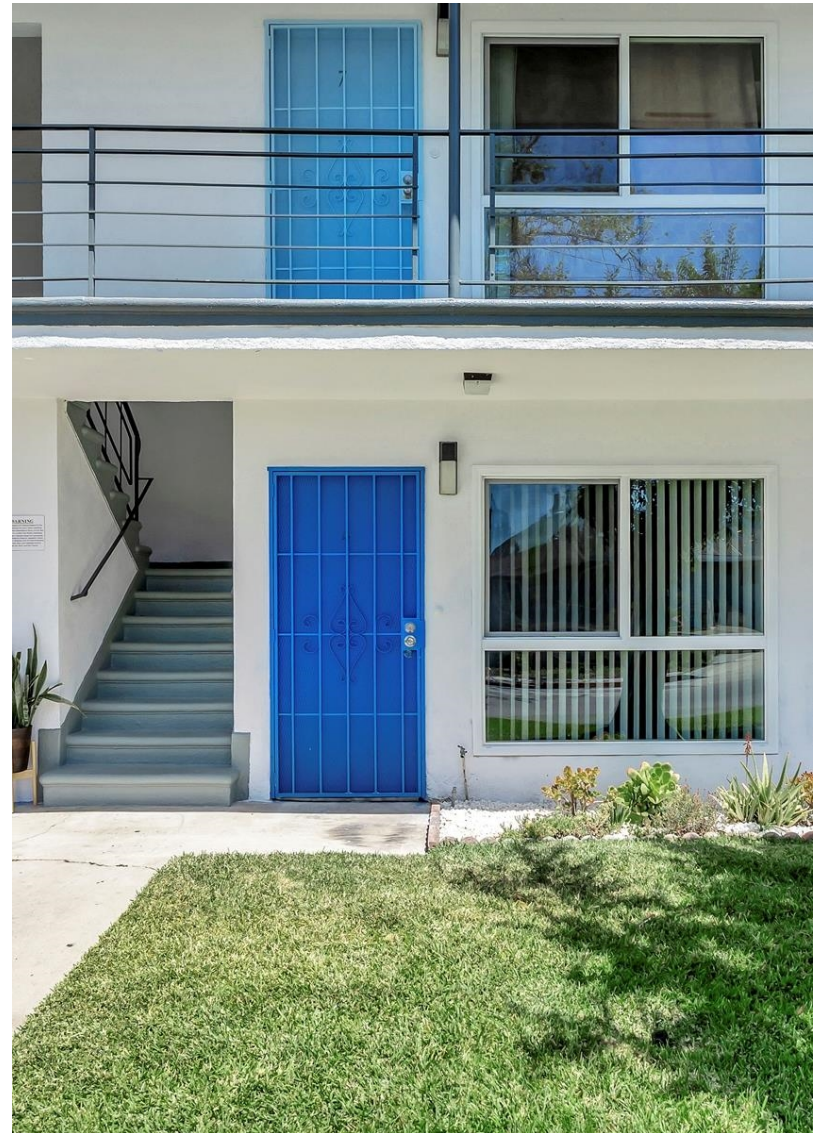
NUMBER OF UNITS	10
BUILDING SF	6,018
LAND SF	11,292
LAND ACRES	0.2592
YEAR BUILT	1961
# OF PARCELS	1
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	10
WASHER/DRYER	Common

UTILITIES

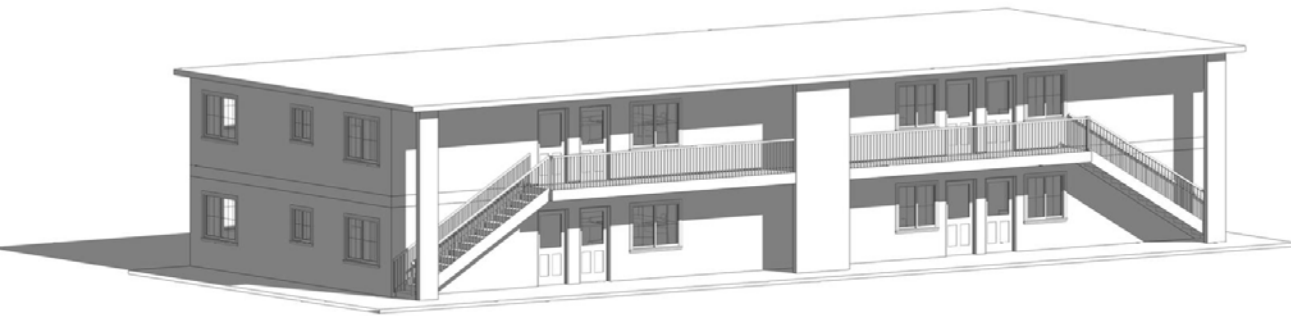
WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant
RUBS	Yes

CONSTRUCTION

FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Pitched
LANDSCAPING	Garden







EXTERIOR VIEW





03

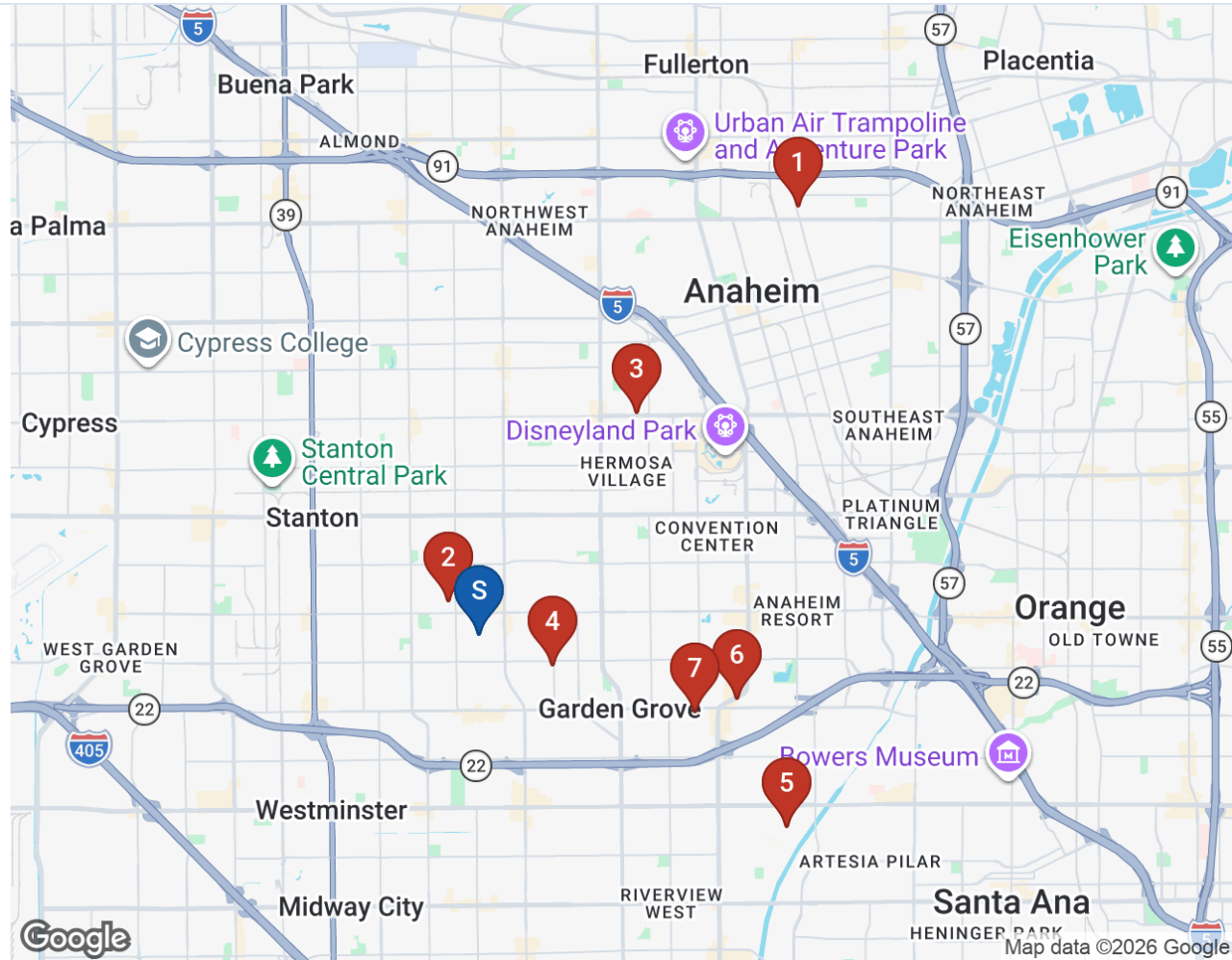
Sale Comps

Sales Comps

PLAZA PEACOCK

12221 Peacock St., Garden Grove

10 Units · Built 1961 · 6018 SF









S 12221 Peacock St., Garden Grove **SUBJECT**

- #2** 9361 Cellini Ave, Garden Grove
- #4** 12551 Nutwood St, Garden Grove
- #6** 12361 El Rey Pl #16, Garden Grove

- #1** 1120 N East St, Anaheim
- #3** 1551 W Ball Rd, Anaheim
- #5** 12702 Morningside Ave, Garden Grove
- #7** 13052 Rockinghorse Rd, Garden Grove



12221 Peacock St., Garden Grove

10 Units · Built 1961 · 6018 SF · \$2,960,000

Photo	Property Address	Units	Sale Price	Sale Date	Price/Unit	Cap Rate	GRM	Price/SF	Year Built	Notes
	★ 12221 Peacock St. SUBJECT	10	\$2,960,000	—	\$296,000	5.24%	12.96x	\$492	1961	Subject Property
	#1 1120 N East St, Anaheim	8	\$1,753,000	2025-10-15	\$219,125 (-26.0%)	5.3% (+0.06%)	12.61x	\$450	1957	All 1BD/1BA units. Below market rents, value-add opportunity. No parking/garages.
	#2 9361 Cellini Ave, Garden Grove	15	\$4,420,000	2026-01-20	\$294,667 (-0.5%)	5.4% (+0.16%)	12.33x	\$464	1960	14 one-BR units, 1 two-BR unit. Renovated 2025. Rent control yes. RUBS income \$11,328. Laundry income \$996. 15 garage spaces. Cash buyer.
	#3 1551 W Ball Rd, Anaheim	8	\$2,475,000	2026-01-23	\$309,375 (+4.5%)	5.41% (+0.17%)	12.82x	\$469	1959	6 one-BR and 2 two-BR units. Rent control yes. 8 garage spaces. Garage rental income \$350. Laundry income \$121. Cash to Loan buyer.
	#4 12551 Nutwood St, Garden Grove	8	\$2,430,000	2025-10-27	\$303,750 (+2.6%)	6.17% (+0.93%)	12.23x	\$475	1960	All 1BD/1BA units, fully renovated. No rent control. Laundry income \$3,000 owned. No garages. Cash to New Loan buyer.
	#5 12702 Morningside Ave, Garden Grove	8	\$2,625,000	2025-05-01	\$328,125 (+10.9%)	5.28% (+0.04%)	13.03x	\$492	1961	4 two-BR/1BA and 4 one-BR/1BA units. No rent control. Renovated 2022-2023. 3 garages, 7 carports, 2 uncovered. Laundry income \$2,400 leased. Cash buyer.

12221 Peacock St., Garden Grove

10 Units · Built 1961 · 6018 SF · \$2,960,000

Photo	Property Address	Units	Sale Price	Sale Date	Price/Unit	Cap Rate	GRM	Price/SF	Year Built	Notes
	#6 12361 El Rey Pl #16, Garden Grove	16	\$4,800,000	2025-10-14	\$300,000 (+1.4%)	6.36% (+1.12%)	11.45x	\$493	1959	16 units, all same bed/bath count (data incomplete on beds/baths). No rent control. 26 uncovered spaces. Laundry in kitchen/individual room. Cash buyer.
	#7 13052 Rockinghorse Rd, Garden Grove	8	\$2,500,000	2026-02-27	\$312,500 (+5.6%)	5.55% (+0.31%)	12.99x	\$502	1959	All 1BD/1BA units, fully renovated. No rent control. 8 garages. Laundry income \$4,500 owned. RUBS program in place. Corner lot. Cash to Loan buyer.
COMP AVERAGES (7 sales)		—	\$3,000,429	—	\$295,363	5.64%	12.49x	\$478	—	—



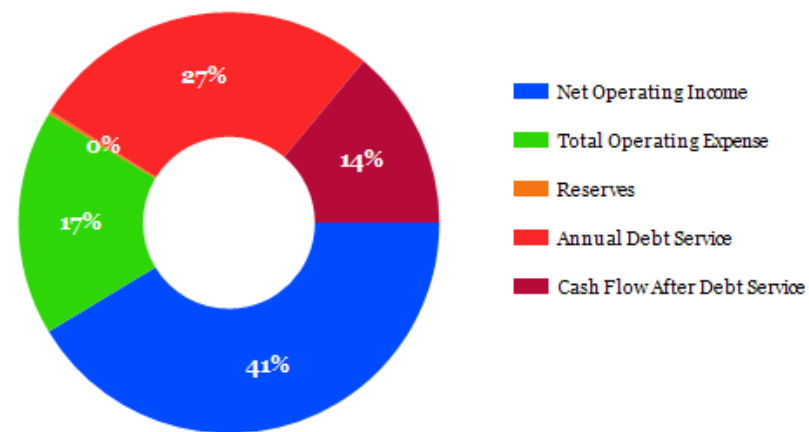
04 Financial Analysis
Income & Expense Analysis

PLAZA PEACOCK

REVENUE ALLOCATION

CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$215,484	94.1%	\$255,120	95.0%
Misc.	\$2,256	1.0%	\$2,256	0.8%
RUBS	\$9,924	4.3%	\$9,924	3.7%
Laundry	\$1,212	0.5%	\$1,212	0.5%
Gross Potential Income	\$228,876		\$268,512	
General Vacancy	-3.00%		-3.00%	
Effective Gross Income	\$222,411		\$260,858	
Less Expenses	\$65,589	29.48%	\$65,589	25.14%
Net Operating Income	\$156,822		\$195,269	
Annual Debt Service	\$103,008		\$103,008	
Cash flow	\$52,814		\$91,261	
Debt Coverage Ratio	1.52		1.90	

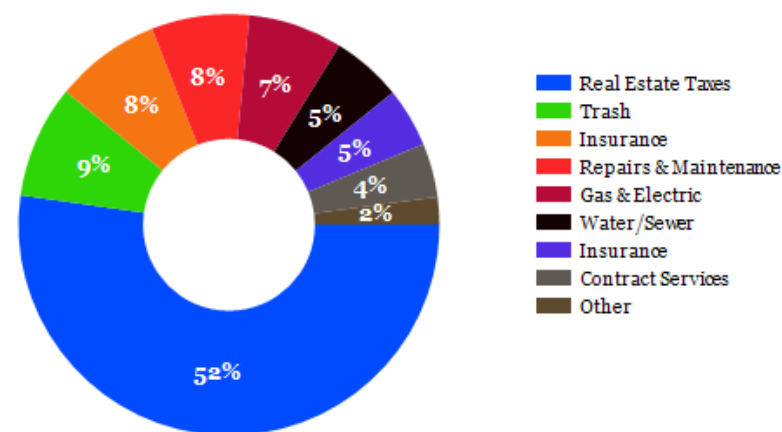


Income Notes: *Some Income and Expenses estimated*

EXPENSES	CURRENT		PRO FORMA	
		Per Unit		Per Unit
Real Estate Taxes	\$34,789	\$3,479	\$34,789	\$3,479
Assessments	\$3,033	\$303	\$3,033	\$303
Insurance	\$5,416	\$542	\$5,416	\$542
Repairs & Maintenance	\$5,000	\$500	\$5,000	\$500
Contract Services	\$2,754	\$275	\$2,754	\$275
Water/Sewer	\$3,599	\$360	\$3,599	\$360
Trash	\$5,772	\$577	\$5,772	\$577
Gas & Electric	\$4,814	\$481	\$4,814	\$481
RUBS	\$412	\$41	\$412	\$41
Total Operating Expense	\$65,589	\$6,559	\$65,589	\$6,559
Reserves	\$1,000	\$100	\$1,000	\$100
Annual Debt Service	\$103,008		\$103,008	
Expense / SF	\$10.90		\$10.90	
% of EGI	29.48%		25.14%	

DISTRIBUTION OF EXPENSES

CURRENT



Expense Notes: *Some expenses pro-forma*

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