



Prime Santa Ana Dual-Zoning Portfolio: Income & Development Upside

2014 S. Main St & adjacent rear parcel on Sycamore St, Santa Ana, CA

Rare investment opportunity to acquire two contiguous parcels featuring separate zoning and immediate cash flow in Santa Ana. The commercial asset at 2014 S. Main St (\$2,400,000) features a 5,000 SF two-story building on a 5,900 SF lot, occupied by a long-term tenant. It delivers an immediate 4.00% CAP rate, scaling to 4.50% pro forma upon the next lease term.

Included in the portfolio is the adjacent rear parcel facing Sycamore St (\$950,000), offering a 5,000 SF lot with R2 zoning. This vacant land provides exceptional development potential for a duplex or a single-family home with an ADU. Purchase together to secure a unique blend of stable commercial yield and high-upside residential development.

PORTFOLIO PRICE

\$3,350,000

2014 S. MAIN ST

\$2,400,000 • 4.00% CAP

REAR PARCEL (SYCAMORE)

\$950,000 • R2 Zoning

BUILDING SIZE

5,000 SF / Two-Story

COMBINED LOT SIZE

10,900 SF

PRO FORMA CAP

4.50%



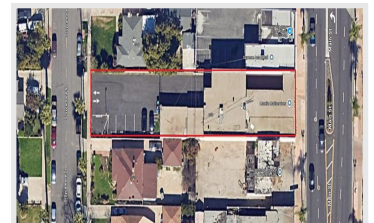
FRONT DETAIL



INTERIOR



REAR / DRIVEWAY



SITE / PARCEL MAP

INVESTMENT HIGHLIGHTS

- **Diversified Income Streams:** Mitigate risk by combining commercial cash flow with new residential construction.
- **Built-In Upside:** Immediate yield growth via an upcoming contractual lease increase.
- **Flexible Development:** Capitalize on California's favorable ADU laws to build multiple residential units on the rear lot.

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