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4301 W LILAC, AND 1223 S GATES ST, SANTA ANA

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 **HUNTINGTON
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KELLERWILLIAMS.
DRE #01932401


ELIZABETH DO
— TEAM —
DRE #01473012

INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

Discover a rare investment opportunity with two detached homes on a 16,010 sq. ft. corner lot in Riverview West. Each home has its own address, separate utilities, and strong rental income, making this property ideal for investors, owner-occupants, or multigenerational living. With potential for an SB 9 lot split (buyer to verify), this property also offers exciting future development possibilities.

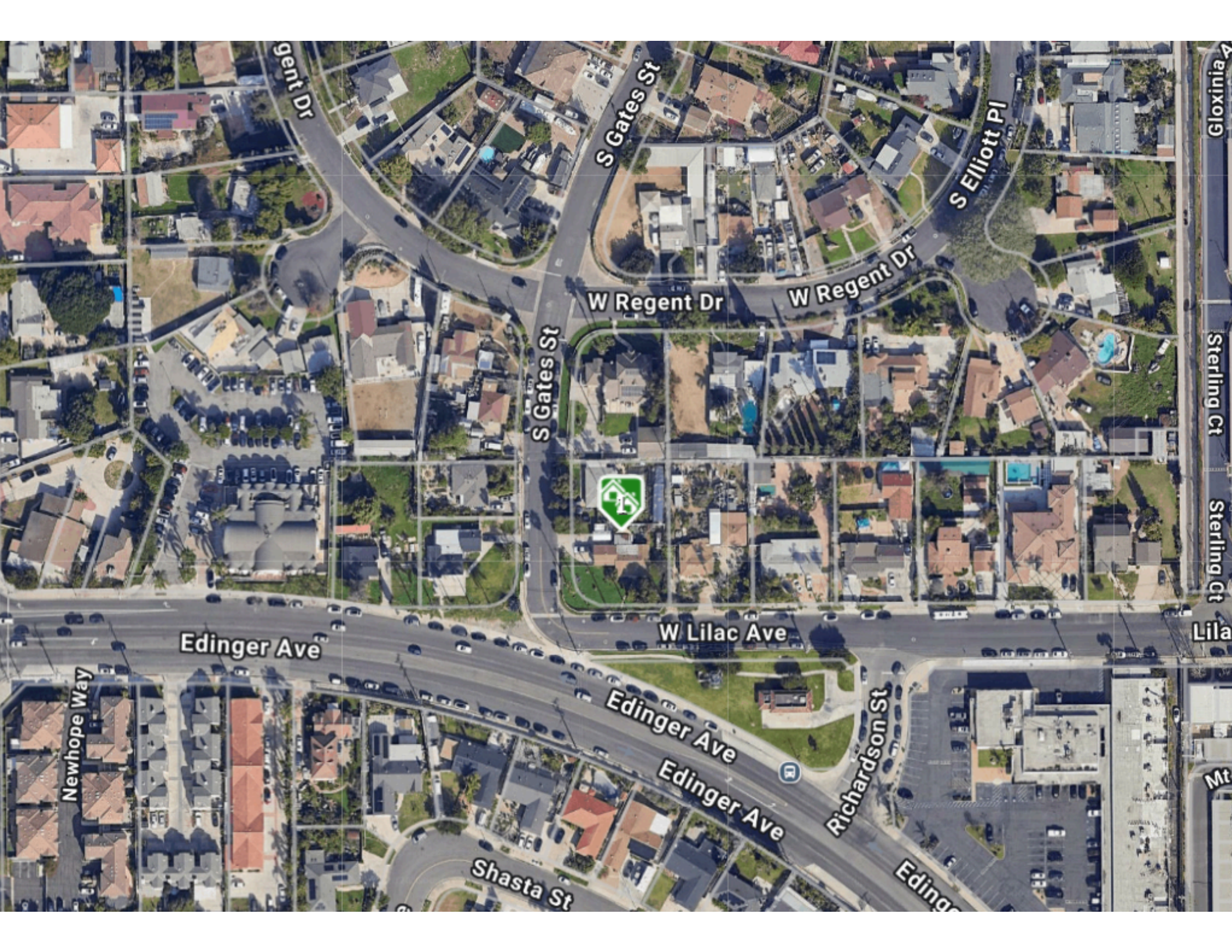


PROPERTY HIGHLIGHTS

- Two detached homes with separate addresses & utilities
- 16,010 sq. ft. R1 corner lot with potential SB 9 lot split (buyer to verify)
- Both homes are tenant-occupied and income-producing
- Potential to add ADUs/JADUs (buyer to verify)
- Minutes from Mile Square Regional Park, major freeways, shopping & attractions

- **4301 W. Lilac Ave.:** 3 bed + office | 1 bath | 1,008 sq. ft.
- Fully remodeled with new kitchen, flooring, paint, HVAC, roof, windows & turf landscaping
- 2-car garage with laundry hookups

- **1223 S. Gates St.:** 2 bed | 1 bath | 948 sq. ft.
- 1-car garage, laundry hookups & large fenced yard



gent Dr

S Gates St

S Elliott Pl

Gloxinia

W Regent Dr

W Regent Dr

Sterling Ct

S Gates St



Sterling Ct

Edinger Ave

W Lilac Ave

Lila

Newhope Way

Edinger Ave

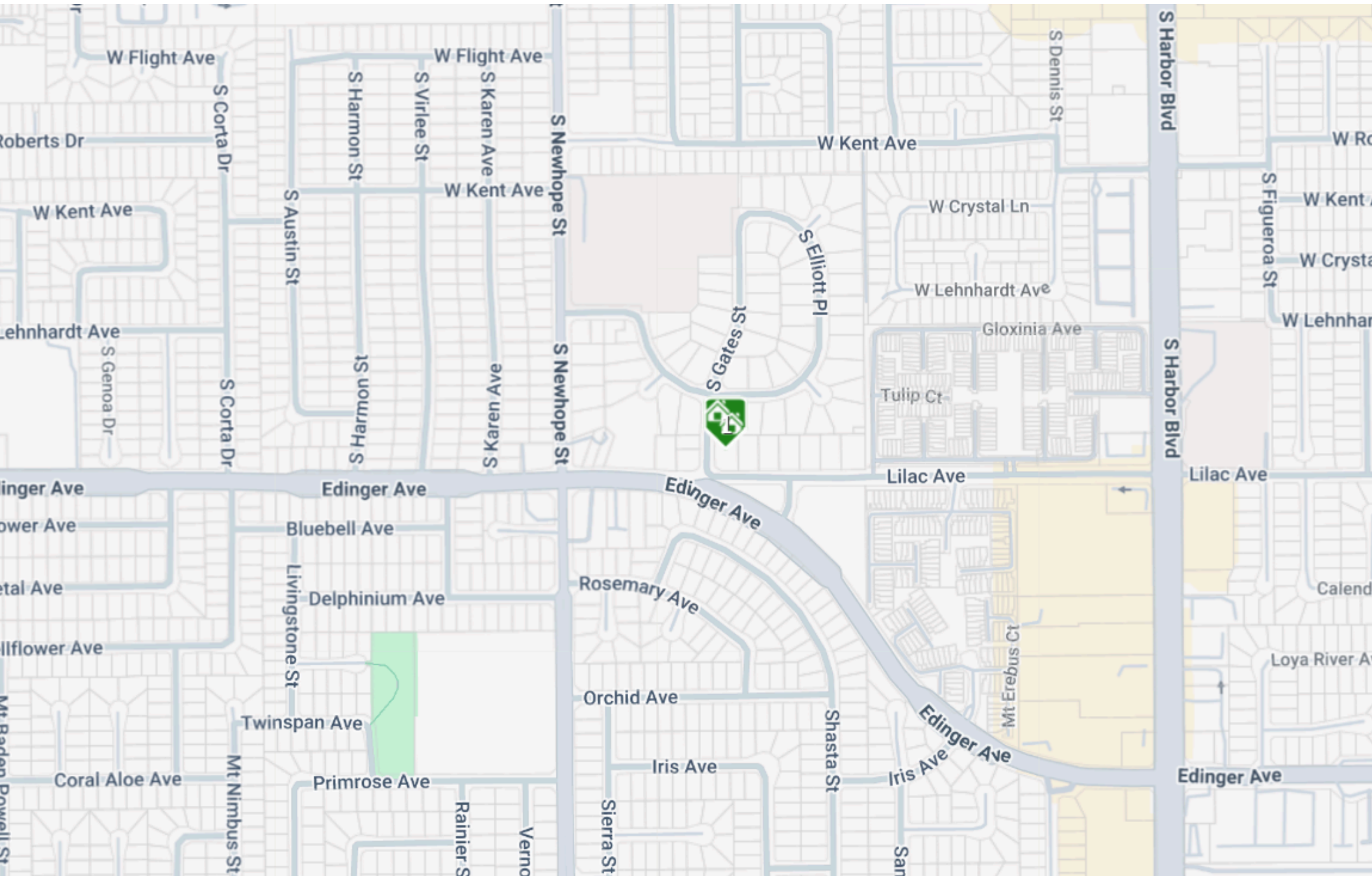
Edinger Ave

Richardson St

Mt

Shasta St

Edinger



W Flight Ave

W Flight Ave

W Kent Ave

W Kent Ave

W Kent Ave

W Crystal Ln

W Lehnhardt Ave

Gloxinia Ave

Lehnhardt Ave

Tulip Ct

S Gates St

S Elliott Pl

S Figueroa St

S Corta Dr

S Harmon St

S Virlee St

S Karen Ave

S Newhope St

S Dennis St

S Harbor Blvd

S Austin St

S Harmon St

S Karen Ave

S Newhope St

S Harbor Blvd

Edinger Ave

Edinger Ave

Edinger Ave

Lilac Ave

Power Ave

Bluebell Ave

Metal Ave

Delphinium Ave

Rosemary Ave

Lilac Ave

Illflower Ave

Twinspan Ave

Orchid Ave

Edinger Ave

Loya River A

Coral Aloe Ave

Primrose Ave

Iris Ave

Iris Ave

Edinger Ave

Mt Baden Powell St

Mt Nimbus St

Rainier S

Verno

Sierra St

Shasta St

San

Mt Erebus Ct

Rent Roll

Unit	Bed/Bath	Current Rents	Proforma
4301 W. Lilac Ave	3 beds 1 bath	\$3,999	\$3,999
1223 S. Gates St	2 beds 1 bath	\$2,386	\$3,250
Annual SGI		\$76,620	\$86,988

Expenses

Actual Expenses	Monthly	Annual
Taxes	\$1,741.67	\$20,900
Insurance	\$250	\$3,000
Santa Ana RSO	\$8.33	\$100
Total Expenses	\$2,000	\$24,000

	Current	Proforma
Net Operating Income	\$52,620	\$64,371
Vacancy 0%	\$0	\$0


Financial Analysis


Price	\$1,899,000
Number of Units	2
Price Per Unit	\$949,500
SqFt	1,957
Price Per SqFt	\$970.36
Lot Size	16,117
Approx. Year Built	1950

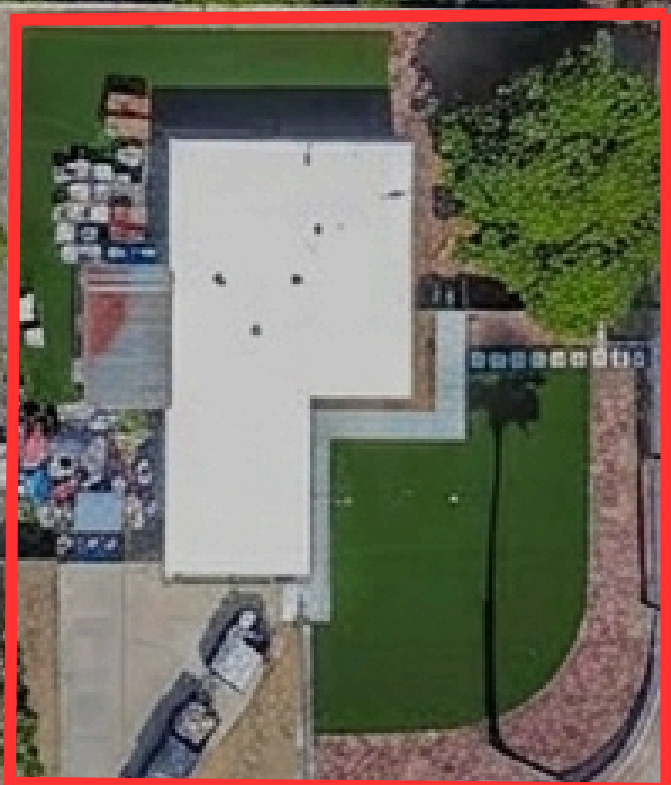
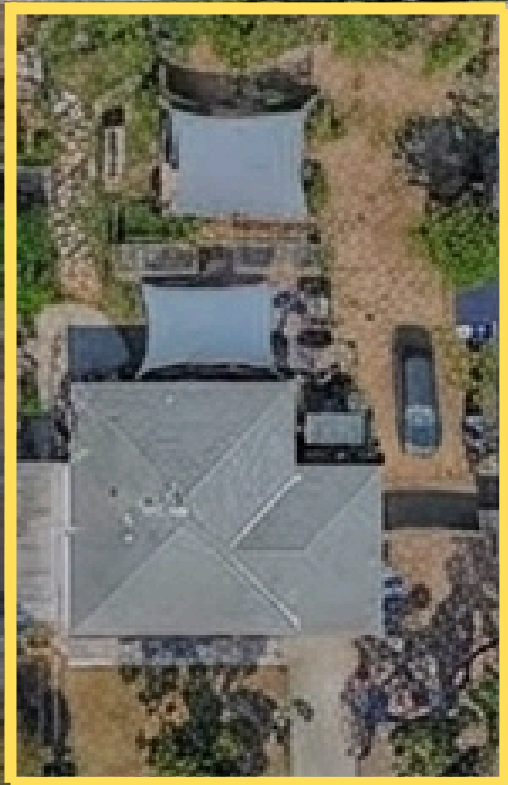
Net Operating Income	\$52,620	\$64,371
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	Unit	Bed/Bath	Current Rents	Proforma
1	4301 W. Lilac Ave	3 beds 1 bath	\$3,999	\$3,999
2	1223 S. Gates St	2 beds 1 bath	\$2,386	\$3,250
	Annual SGI		\$76,620	\$86,988

16,117 Sqft Corner Lot

 4301 W. Lilac Ave

 1223 S. Gates St



4301 W. Lilac Ave, Santa Ana



1223 S. Gates St, Santa Ana

