



SITE HIGHLIGHTS

PROPERTY FEATURES:

4 UNITS- EACH 2 BED/1 BATH | 6,801 SQFT LOT

PROPERTY OVERVIEW

- ASKING PRICE: \$1,388,000
- APPRAISED VALUE (WITH WATER METERS AND SOLAR): \$1,500,000
- COMPLETED WORK: ELECTRICAL, FOUNDATION, ROOFING, FLOORING, KITCHEN, CONCRETE
- CONFIGURATION: 4 UNITS- EACH 2 BED/1 BATH
 - DUPLEX + 2 ADDED ADUS

RENTAL INCOME

- PROJECTED RENTS ONCE FULLY LEASED:
\$10,000/MONTH
- CURRENT RENT: 1 UNIT LEASED
MONTH-TO-MONTH AT \$2,500/MONTH

AERIAL VIEW



AERIAL MAP



DEMOGRAPHICS


Population	1 Mile	3 Miles	5 Miles
Population	36,700	172,600	416,800
Median Age	36	38	39
Employment	29,400	141,400	340,100
Median Household Income	\$89,600	\$92,300	\$95,400

CONTACT US



Lèo Gutierrez

DRE #02107407

 714.875.8737



Stephanie Bello

DRE #02205996

 714.760.7729

THIS MEMORANDUM OFFERS A SUMMARY OF INFORMATION ABOUT THE PROPERTY AND SHOULD BE VIEWED AS A PRELIMINARY RESOURCE FOR PROSPECTIVE INVESTORS. WHILE THE INFORMATION PROVIDED IS SOURCED FROM WHAT IS BELIEVED TO BE RELIABLE, IT IS PRESENTED WITHOUT ANY GUARANTEE OF ACCURACY OR COMPLETENESS. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO PERFORM THEIR DUE DILIGENCE AND CONSULT WITH LEGAL AND FINANCIAL ADVISORS. ALL NEGOTIATIONS AND COMMUNICATIONS ARE NON-BINDING UNTIL A DEFINITIVE PURCHASE AND SALE AGREEMENT ARE EXECUTED. THE SELLER AND ITS REPRESENTATIVES RESERVE THE RIGHT TO MODIFY OR WITHDRAW ANY OFFER OR DISCUSSIONS AT ANY TIME. PRICING AND VALUE PROJECTIONS ARE SUBJECT TO CHANGE AND SHOULD NOT BE SOLELY RELIED UPON. RESPONSIBILITY FOR THE USE OF ANY CONTENT IN THIS MEMORANDUM RESTS WITH THE RECIPIENT.