

1300 WEST VALENCIA DRIVE

1300 W Valencia Dr, Fullerton, CA 92833-3369



VANGUARD
PROPERTY GROUP



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VANGUARD PROPERTY GROUP

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COMPLETE HIGHLIGHTS

1300 W Valencia Dr, Fullerton, CA 92833-3369



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PROPERTY HIGHLIGHTS

- Prime Fullerton Location
- Six well-maintained units
- Each Unit Separately metered for gas & electric & RUBS in place for low landlord expenses
- 6 Enclosed Garage Spaces, Common Laundry Room
- Near Vibrant Downtown Fullerton Restaurants & Transportation Corridor: Metrolink, Amtrack, Bus Depot
- Near Numerous Universities & Colleges (CSUF, Fullerton College, College of Optometry)
- Excellent access to 91, 5 & 57 freeway with close proximity for major employment centers
- Excellent investment opportunity with upside

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ADDITIONAL PHOTOS

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,775,000
Building Size:	3,652 SF
Lot Size:	7,275 SF
Number of Units:	6
Price / SF:	\$486.04
Cap Rate:	4.59%
NOI:	\$81,441
Year Built:	1956

PROPERTY OVERVIEW

We are proud to present the Valencia Apartments - a prime investment opportunity in Fullerton, CA! This multifamily garden style complex offers a 3,652 SF building with 6 well-maintained units, each separately metered for gas and electric, and with RUBS in place, providing for low landlord operating expenses. The subject property also includes a common laundry room for additional landlord income and 6 enclosed garage spaces. The Valencia Apartments are ideally situated near major transportation hubs, freeways and within close proximity to universities and colleges, providing exceptional access to freeways and employment centers. The subject property presents an excellent, stable investment opportunity for the savvy multifamily investor.



RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
1	1	1	\$1,615	\$1,775	\$2.96
2	1	1	\$1,775	\$1,775	\$2.96
3	1	1	\$1,675	\$1,775	\$2.96
4	1	1	\$1,575	\$1,775	\$2.96
5	1	1	\$1,775	\$1,775	\$2.96
6	1	1	\$1,770	\$1,775	\$2.96
TOTALS			\$10,185	\$10,650	\$17.76
AVERAGES			\$1,698	\$1,775	\$2.96

FINANCIAL SUMMARY

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INVESTMENT OVERVIEW	ACTUAL	PRO FORMA
Price	\$1,775,000	\$1,775,000
Price per SF	\$486	\$486
Price per Unit	\$295,833	\$295,833
GRM	14.52	13.89
CAP Rate	4.59%	4.90%
Cash-on-Cash Return (yr 1)	4.59%	4.90%
Total Return (yr 1)	\$81,442	\$86,910

OPERATING DATA	ACTUAL	PRO FORMA
Gross Scheduled Income	\$122,220	\$127,800
Total Scheduled Income	\$123,412	\$128,992
Vacancy Cost	\$2,444	\$2,556
Gross Income	\$120,968	\$126,436
Operating Expenses	\$39,526	\$39,526
Net Operating Income	\$81,442	\$86,910
Pre-Tax Cash Flow	\$81,442	\$86,910

FINANCING DATA	ACTUAL	PRO FORMA
Down Payment	\$1,775,000	\$1,775,000

INCOME & EXPENSES

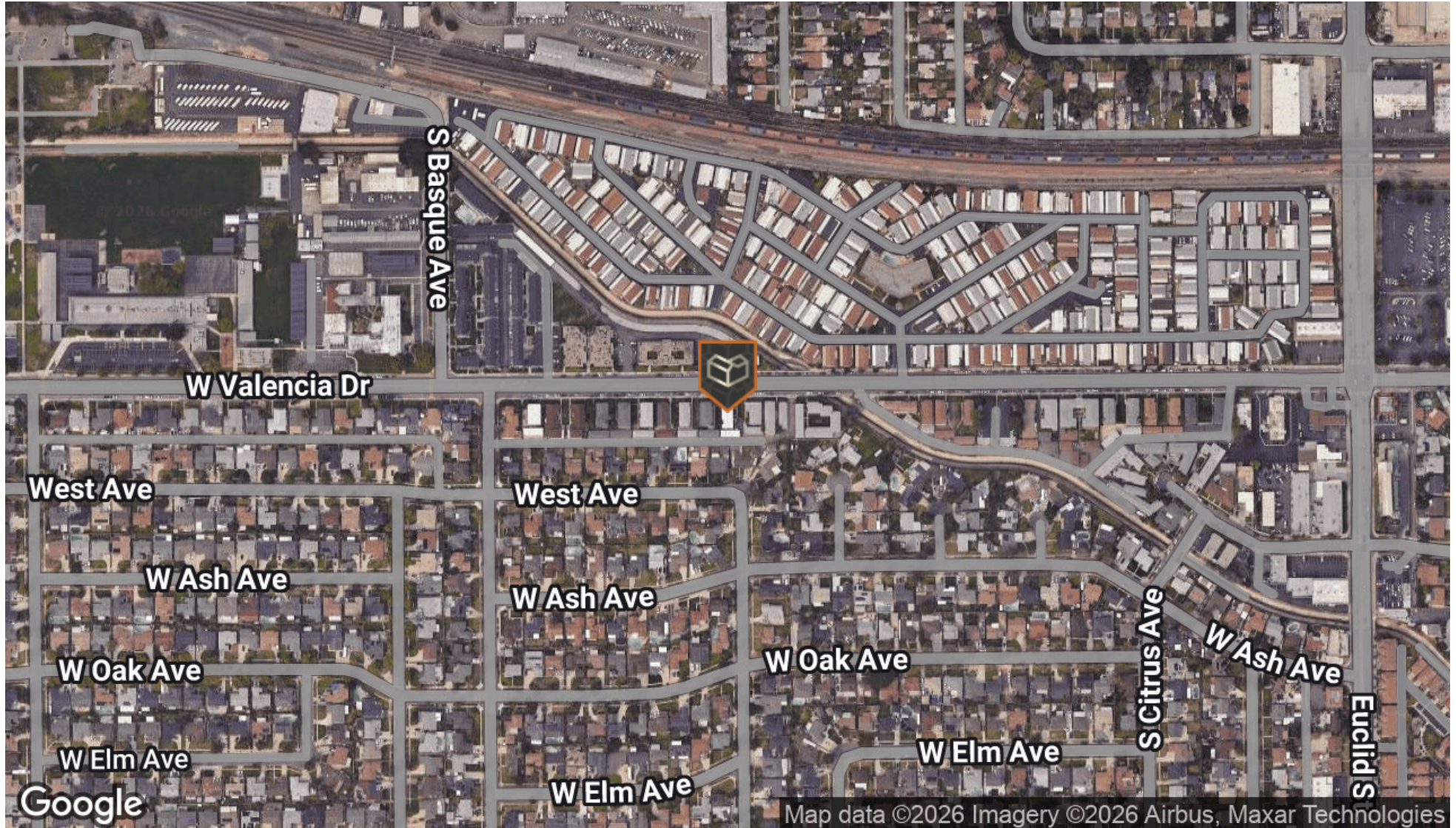
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INCOME SUMMARY	ACTUAL	PER SF	PRO FORMA	PER SF
Rent	\$122,220	\$33.47	\$127,800	\$34.99
RUBS	\$1,070	\$0.29	\$1,070	\$0.29
Laundry	\$122	\$0.03	\$122	\$0.03
Vacancy Cost	(\$2,444)	(\$0.67)	(\$2,556)	(\$0.70)
GROSS INCOME	\$120,968	\$33.12	\$126,436	\$34.62
EXPENSES SUMMARY	ACTUAL	PER SF	PRO FORMA	PER SF
33% for Operating Expenses	\$39,526	\$10.82	-	-
33% for Current Operating Expenses	-	-	\$39,526	\$10.82
OPERATING EXPENSES	\$39,526	\$10.82	\$39,526	\$10.82
NET OPERATING INCOME	\$81,442	\$22.30	\$86,910	\$23.80



AERIAL MAP

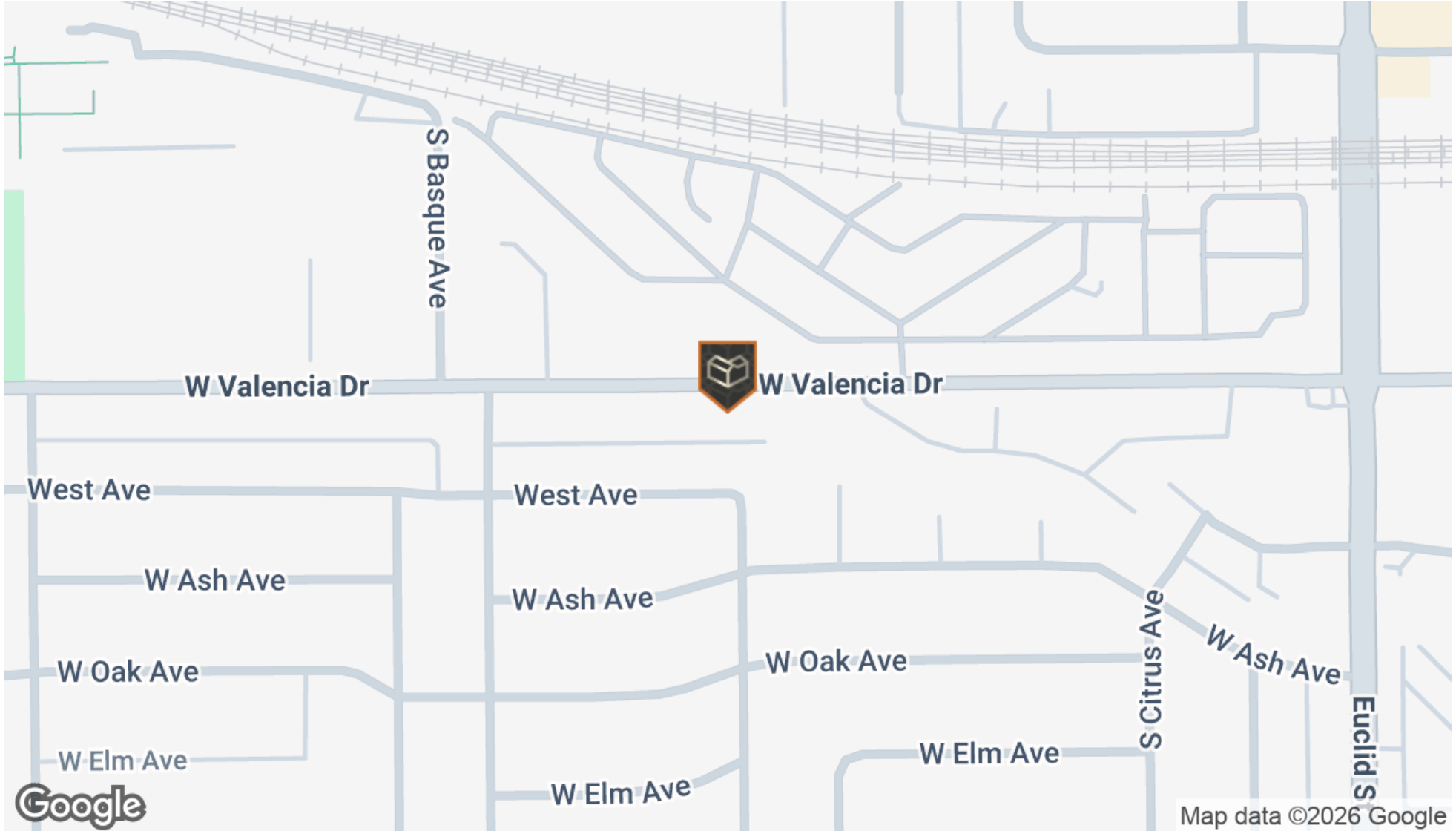
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LOCATION MAP

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REGIONAL MAP

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