

1735 West Washington Avenue

Santa Ana, California 92706

Investment Highlights



4-unit multifamily asset ideally situated on a large ±13,068 SF lot, offering a new investor a rare value-add opportunity with the potential for future ADU development (Buyer to verify development potential with the City).



Rare investment opportunity featuring (2) detached single-family homes and (1) duplex on a single parcel, creating a unique unit mix with multiple value-add strategies and ample space to explore future ADU development opportunities.



Long-term tenants provide stable in-place income with significant rental upside through strategic asset management, renovation of the existing buildings, and the potential to add additional units to maximize the lot's development potential (Buyer to verify feasibility with the City).

Asset Snapshot

4

UNITS

\$1.5M

PRICE

\$375K

PRICE PER UNIT

1948

YEAR BUILT

Local Map



DEAL TEAM CONTACTS

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