



16 Units | Anaheim, CA

931-935 S Trident St, Anaheim, CA 92804

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PROPERTY OVERVIEW

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PROPERTY INFORMATION

South Trident Apartments

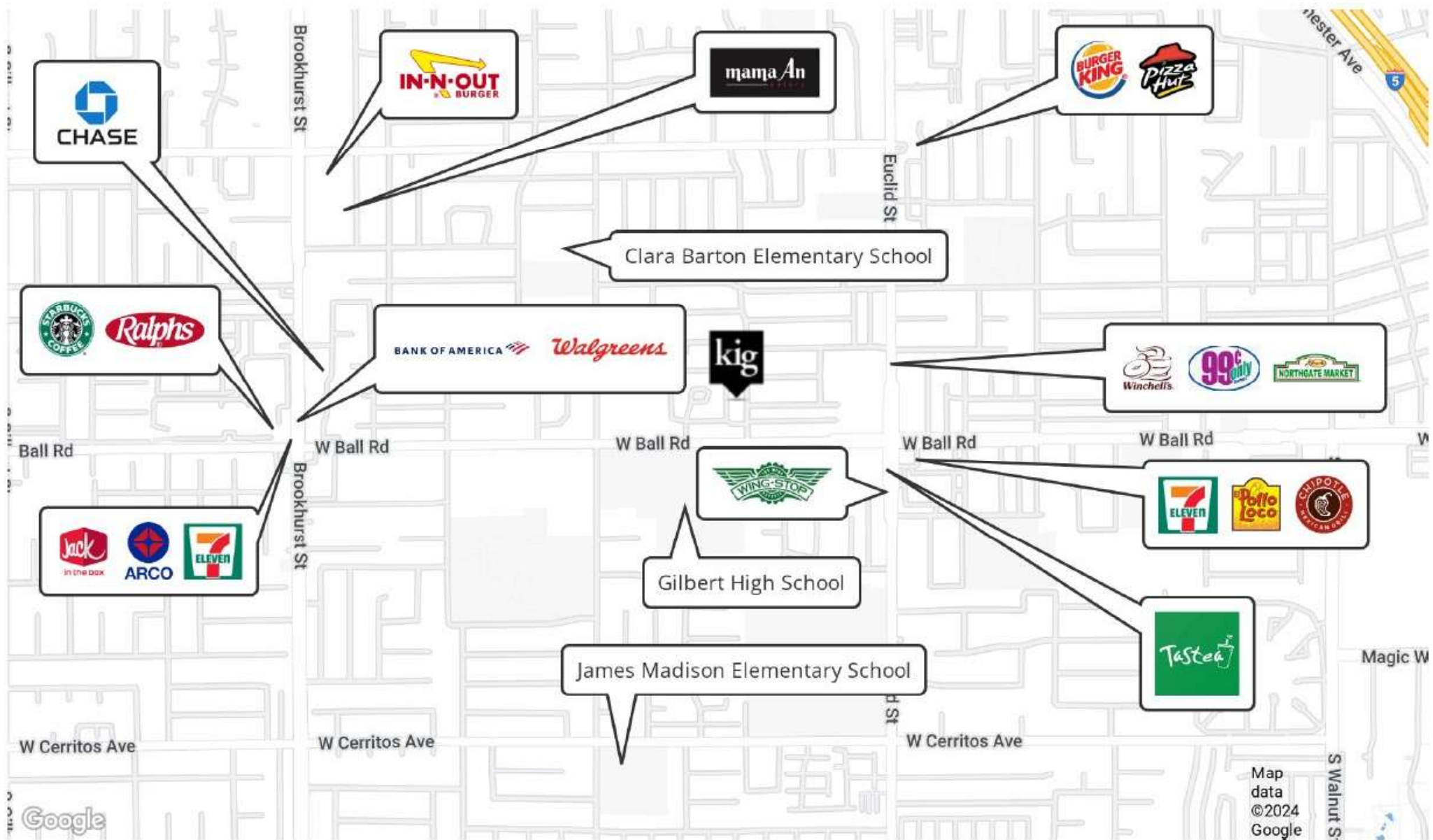
Address:	931-935 S Trident St, Anaheim, CA 92804
APN:	128-291-26 & -27
Number of Buildings:	2
Stories:	2
Ownership:	Fee Simple
Year Built:	1958
Unit Mix:	(12) 1 BD/1 BA & (4) 2 BD/1 BA
Number of Units:	16
Building SqFt:	10,678
Lot Size:	18,084
Parking Spaces:	16 Garage Spaces
Electrical Panel:	Blakeman Brothers



PROPERTY HIGHLIGHTS

- **Stabilized Asset:** Current Rent Levels are at or Near Market Rate, Strong Ancillary Income with RUBS and Parking Income
- **Desirable Amenities:** Tenants Enjoy On-Site Laundry Rooms, Garage Parking, Gated Entry and a Sparkling Swimming Pool
- **Prime Location:** Near Disneyland Park and Resort, 5 Freeway, Knott’s Berry Farm, Schools and Shopping Options
- **Strong Curb Appeal:** The Property Offers Mature and Well-Maintained Landscaping and a Shows a Clean Building
- **Low Utility Cost:** Separately Metered for Gas and Electric, and Tenants Pay Their Own Trash Bill

AREA MAP



PROPERTY PHOTOS



RENT ROLL

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RENT ROLL - 931 S Trident

Unit #	Unit Type	Notes	Current Rent	Year 1 (5%+CPI) Capped at Market	Pro Forma
A	2 BD/1 BA		\$2,225	\$2,403	\$2,650
B	1 BD/1 BA		\$1,800	\$1,944	\$2,275
C	1 BD/1 BA		\$2,047	\$2,211	\$2,275
D	1 BD/1 BA	Manager*	\$1,970	\$2,128	\$2,275
E	2 BD/1 BA		\$2,100	\$2,268	\$2,650
F	1 BD/1 BA		\$1,850	\$1,998	\$2,275
G	1 BD/1 BA		\$2,260	\$2,275	\$2,275
H	1 BD/1 BA		\$2,106	\$2,274	\$2,275

*Manager receives \$1,000 monthly credit reflected in on-site management expense

RENT ROLL - 935 S Trident

Unit #	Unit Type	Notes	Current Rent	Year 1 (5%+CPI) Capped at Market	Pro Forma
I	2 BD/1 BA		\$2,298	\$2,482	\$2,650
J	1 BD/1 BA		\$2,269	\$2,275	\$2,275
K	1 BD/1 BA		\$1,825	\$1,971	\$2,275
L	1 BD/1 BA		\$1,830	\$1,976	\$2,275
M	2 BD/1 BA		\$2,250	\$2,430	\$2,650
N	1 BD/1 BA		\$2,147	\$2,275	\$2,275
O	1 BD/1 BA		\$1,841	\$1,988	\$2,275
P	1 BD/1 BA		\$1,933	\$2,088	\$2,275

	Total	\$32,751	\$34,986	\$37,900
	Plus Laundry	\$293	\$293	\$293
	Plus Pet Rent	\$140	\$140	\$140
	Plus Garages	\$250	\$250	\$250
	Plus RUBS	\$900	\$900	\$900
	Total Monthly Income	\$1,583	\$1,583	\$1,583
	Annualized	\$18,998	\$18,998	\$18,998
	Annual Gross Potential Rents	\$412,010	\$438,830	\$473,798

SALES COMPARABLES

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SALE COMPARABLES

SUBJECT PROPERTY



931-935 S Trident St, Anaheim, CA 92804

SUBJECT PROPERTY

Units	16	CAP	5.23%
Price	\$4,999,000	GRM	12.13
Price / Unit	\$312,438	Year Built	1958
Price / SF	\$468	Unit Mix	(12) 1 BD/1 BA & (4) 2 BD/1 BA

1



1551 W Ball Rd, Anaheim, CA 92802

SOLD: 1/23/2026

Units	8	CAP	5.12%
Price	\$2,475,000	GRM	12.11
Price / Unit	\$309,375	Year Built	1959
Price / SF	\$469	Unit Mix	(6) 1 BD/1 BA; (2) 2 BD/1 BA

2



3300 W Orange Ave, Anaheim, CA 92804

SOLD: 1/15/2026

Units	9	CAP	5.18%
Price	\$2,725,000	GRM	11.96
Price / Unit	\$302,778	Year Built	1976
Price / SF	\$390	Unit Mix	(7) 1 BD/1 BA; (1) 2 BD/1 BA; (1) 3 BD/2 BA

SALE COMPARABLES

3



1512 S Ninth St, Anaheim, CA 92802

SOLD: 1/15/2026

Units	10	CAP	4.78%
Price	\$3,150,000	GRM	12.96
Price / Unit	\$315,000	Year Built	1976
Price / SF	\$396	Unit Mix	(7) 1 BD/1 BA; (3) 2 BD/1 BA

4



128 E Wakefield Ave, Anaheim, CA 92802

SOLD: 5/15/2025

Units	7	CAP	5.57%
Price	\$2,264,000	GRM	11.13
Price / Unit	\$323,429	Year Built	1961
Price / SF	\$425	Unit Mix	(4) 1 BD/1 BA; (3) 2 BD/1 BA

5

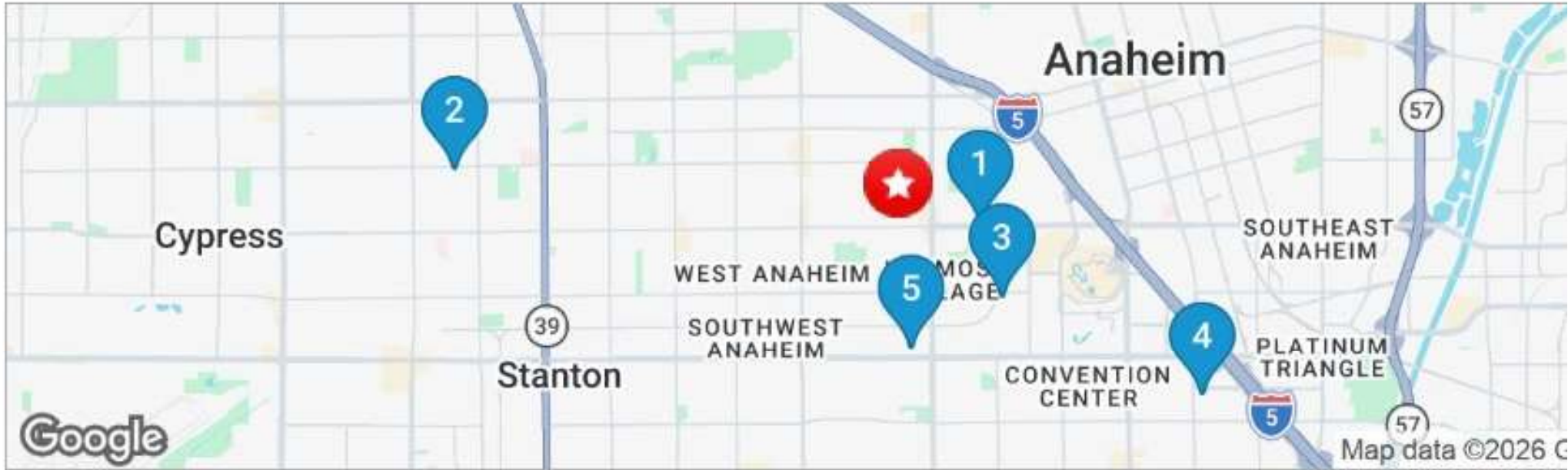


1752 W Sumac Ln, Anaheim, CA 92804

SOLD: 5/9/2025

Units	8	CAP	5.05%
Price	\$2,400,000	GRM	12.28
Price / Unit	\$300,000	Year Built	1959
Price / SF	\$405	Unit Mix	(2) 1 BD/1 BA; (6) 2 BD/1 BA

SALE COMPARABLES MAP



 **SUBJECT PROPERTY**
931-935 S Trident St | Anaheim, CA 92804



1 1551 W BALL RD
Anaheim, CA
92802



2 3300 W ORANGE AVE
Anaheim, CA
92804



3 1512 S NINTH ST
Anaheim, CA
92802



4 128 E WAKEFIELD AVE
Anaheim, CA
92802



5 1752 W SUMAC LN
Anaheim, CA
92804

SALE COMPARABLES SUMMARY

	Address	Price	Building SF	# of Units	Cap Rate	GIM	\$ Per Unit	\$ Per Foot	Year Built	Sold	Days on Market	% of List \$
	931-935 S Trident St, Anaheim, CA 92804	\$4,999,000	10,678	16	5.23%	12.13	\$312,438	\$468	1958		On Market	
1	1551 W Ball Rd, Anaheim, CA 92802	\$2,475,000	5,276	8	5.12%	12.11	\$309,375	\$469	1959	1/23/2026	317	93.4%
2	3300 W Orange Ave, Anaheim, CA 92804	\$2,725,000	6,988	9	5.18%	11.96	\$302,778	\$390	1976	1/15/2026	213	87.9%
3	1512 S Ninth St, Anaheim, CA 92802	\$3,150,000	7,958	10	4.78%	12.96	\$315,000	\$396	1976	1/15/2026	181	94.2%
4	128 E Wakefield Ave, Anaheim, CA 92802	\$2,264,000	5,331	7	5.57%	11.13	\$323,429	\$425	1961	5/15/2025	118	88.3%
5	1752 W Sumac Ln, Anaheim, CA 92804	\$2,400,000	5,921	8	5.05%	12.28	\$300,000	\$405	1959	5/9/2025	73	98.0%
	Averages	\$2,602,800	6,295	8	5.14%	12.04	\$310,116	\$417	1966		207	92.3%

PRICING & FINANCIALS



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BUILDING DATA

# of Units:	16
Building SF:	10,678
Lot Size:	18,084
Year Built	1958
Price / Sq.Ft.:	\$468.16

FINANCIAL INDICATORS

Price:	\$4,999,000
Down Payment:	\$2,150,000
Price / Unit:	\$312,438
Price / SF:	\$468
Current CAP:	5.23%
Proforma CAP:	5.72%
Market CAP:	6.37%
Current GIM:	12.13
Proforma GIM:	11.39
Market GIM:	10.55

ANNUALIZED OPERATING DATA

		<u>Current</u>		<u>Proforma</u>		<u>Market</u>
Scheduled Gross Income:		\$412,010		\$438,830		\$473,798
Less Vacancy Reserve:	3.0%	\$12,360	3.0%	\$13,165	3.0%	\$14,214
Gross Operating Income:		\$399,650		\$425,665		\$459,584
Less Expenses:	33.6%	\$138,440	31.8%	\$139,646	29.8%	\$141,220
Net Operating Income:		\$261,210		\$286,019		\$318,364
Less Loan Payments:		\$209,391		\$209,391		\$209,391
Gross Spendable Income:		\$51,819		\$76,628		\$108,973
Cash on Cash Return:		2.44%		3.62%		5.20%
Debt Coverage Ratio:		1.25		1.37		1.53

ANNUALIZED EXPENSES

Taxes (Estimated):	\$56,804
Special Assessments:	\$4,407
Insurance:	\$12,066
Utilities:	\$9,282
On-Site Management:	\$12,000
Off-Site Management:	\$18,540
Maintenance & Repairs:	\$15,120
Contract Services:	\$5,865
Admin/Misc:	\$999
Pool Maintenance:	\$3,356
TOTAL EXPENSES:	\$138,440
EXPENSES/UNIT:	\$8,652
EXPENSES/SQ.FT.:	\$12.96

PROPOSED FINANCING

<u>1st Loan</u>	<u>Term</u>	<u>I/O</u>	<u>Start Rate</u>	<u>Monthly Payment</u>
\$2,849,000	10 Year Fixed	No	6.20%	\$17,449

UNIT MIX & RENT SCHEDULE

		Current	Current	Proforma	Proforma	Market	Market
<u>Units</u>	<u>Bedrooms / Baths</u>	<u>Rent/Unit</u>	<u>Income</u>	<u>Rent/Unit</u>	<u>Income</u>	<u>Rent</u>	<u>Rent/Unit</u>
12	1 BD/1 BA	\$1,990	\$23,878	\$2,117	\$25,403	\$2,275	\$27,300
4	2 BD/1 BA	\$2,218	\$8,873	\$2,396	\$9,583	\$2,650	\$10,600
16			\$32,751		\$34,986		\$37,900
			Current		Proforma		Market
	Monthly Laundry Income:		\$293		\$293		\$293
	Monthly Pet Income:		\$140		\$140		\$140
	Monthly Parking Income:		\$250		\$250		\$250
	Monthly RUBS Income:		\$900		\$900		\$900
	Monthly Rental Income:		\$32,751		\$34,986		\$37,900
	Monthly Scheduled Gross Income:		\$34,334		\$36,569		\$39,483
	Annual Scheduled Gross Income:		\$412,010		\$438,830		\$473,798
	Utilities Paid by Owner:		Water				

MARKET OVERVIEW

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Anaheim is a city in Orange County, California, part of the Los Angeles metropolitan area. As of the 2010 United States Census, the city had a population of 336,265, making it the most populous city in Orange County and the 10th-most populous city in California. Anaheim is the second-largest city in Orange County in terms of land area and is known for being the home of the Disneyland Resort, the Anaheim Convention Center, and two major sports teams: the Anaheim Ducks ice hockey club and the Los Angeles Angels baseball team.

Anaheim's city limits extend from Cypress in the west to the Riverside County line in the east and encompass a diverse collection of neighborhoods and communities. Anaheim Hills is a master-planned community located in the city's eastern stretches that is home to many of the city's affluent. Downtown Anaheim has three mixed-use historic districts, the largest of which is the Anaheim Colony. The Anaheim Resort, a commercial district, includes the Disneyland Resort, with its two theme parks, multiple hotels, and retail district, and numerous hotels and retail complexes.

ORANGE COUNTY MARKET OVERVIEW

One of the longest uninterrupted stretches of beaches in the world, along 42 miles of Highway 1, defines the western edge of Orange County, which is located in the heart of Southern California. The county's land area covers 790 square miles, bordering the counties of Los Angeles, San Diego, Riverside and San Bernardino. Outdoor activities, beaches and a temperate climate attract visitors, residents and businesses, expanding the local population to nearly 3.2 million people. The city of San Clemente boasts the "best climate in the world." Anaheim, home to Disneyland, and Santa Ana are the largest cities in the county, each with a population above 310,000 people. Irvine is close behind with a populace of 295,000. White collar positions account for nearly 30 percent of the metro's total workforce, translating to a median household income above \$110,000.



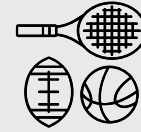
ORANGE COUNTY MARKET OVERVIEW

ECONOMY

- The professional and business services sector is the metro’s largest employment segment, accounting for roughly 20 percent of all jobs in the county.
- The metro’s economy relies on travel and tourism. The number of visitors to the county notably declined during the pandemic; however, tourism has been on a steady upward trend since then, aided by a full slate of conventions and amusement park visitations.

QUALITY OF LIFE

From fishing to yachting, water sports of every kind abound at the beaches, harbors and marinas along the Orange County coast. Many of its beaches are famous for surfing; the town of Huntington Beach is known worldwide as Surf City USA. The weather is also ideal for golfing, hiking and biking. Orange County also has a world-class selection of entertainment, restaurants and shopping. The area boasts big attractions, such as Disneyland Resort and Knott’s Berry Farm. Orange County also hosts professional sports teams in baseball and hockey. Educational institutions of higher learning include two public universities: California State University, Fullerton and the University of California, Irvine.



SPORTS

Baseball **[MLB]** Los Angeles Angels

Hockey **[NHL]** Anaheim Ducks

Soccer **[USL]** Orange County SC



EDUCATION

University of California, Irvine

California State University, Fullerton

Concordia University, Irvine

Chapman University



ARTS & ENTERTAINMENT

Seegerstrom Center for the Arts

Disneyland

Orange County Museum of Art

Knott’s Berry Farm

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