North Rose Apartments

421 N ROSE ST ANAHEIM, CA 92805

EXCLUSIVELY LISTED BY:

JASON KIRKLEN
CEO
949.942.1302
jason@kig-usa.com

KIRKLEN INVESTMENT GROUP

Table of Contents

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Kirklen Investment Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Kirklen Investment Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Kirklen Investment Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Kirklen Investment Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Kirklen Investment Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kirklen Investment Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

Location Description

LOCATION DESCRIPTION

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.

Area Map

N Lemon
La Palma Park
N East St
E Romneya Dr
W La Palma Ave
La Palma Ave
E La Palma Ave
N Harbor Blvd
Lincoln Ave
Anaheim
S Anaheim Blvd
E Broadway
E Santa Ana St
S State College
Pearson Park
HARBOR FREIGHT
STATER BROS. markets
CVS pharmacy
WELLS FARGO
BANK OF AMERICA
SUPERIOR GROCERS
O'Reilly AUTO PARTS
NORTHGATE MARKET
ARCO
ampm
CHASE
TIERRA MIA COFFEE
usbank
citi
VONS
ups
SUBWAY
TACO BELL
Jack in the box
Walgreens
Pizza Hut
WING STOP
Chipotle Mexican Grill
Burlington
TARGET
ROSS DRESS FOR LESS
DOLLAR TREE
Pep Boys
76
kig
Map data ©2025 Google
Google

kig

Additional Photos

kig

Complete Highlights

LOCATION INFORMATION

Building Name	North Rose Apartments
Street Address	421 N Rose St
City, State, Zip	Anaheim, CA 92805
County	Orange

BUILDING INFORMATION

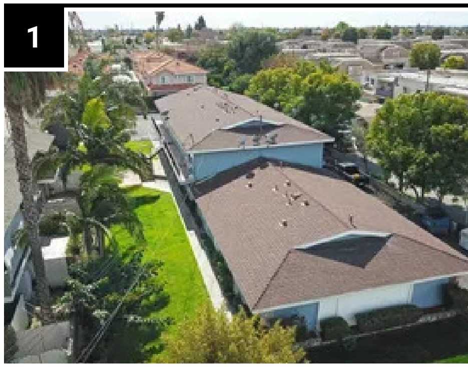
NOI	$154,417.11
Cap Rate	5.56%
Number of Floors	2
Year Built	1957

PROPERTY HIGHLIGHTS

- Strong Rental Market of Anaheim
- Two-Story Construction
- 100% Two-Bedroom Units
- Individual Water Heaters
- 8 Single Parking Spaces
- RUBS and Parking Upside

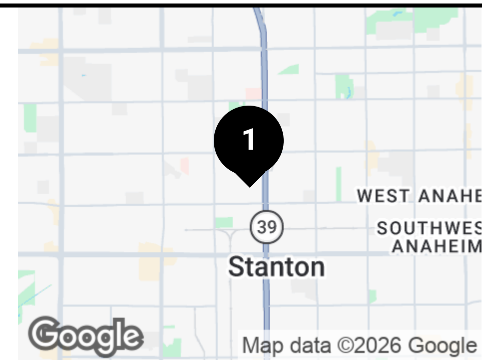
Sale Comps

1



7850 2ND ST
Stanton, CA 90680

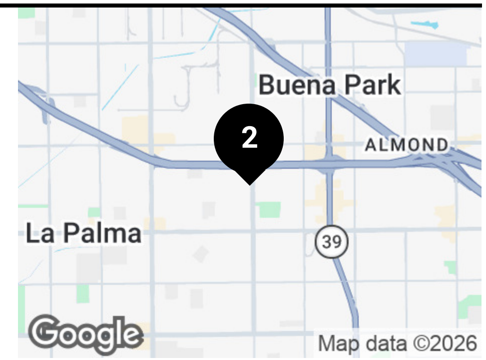
Price:	$2,800,000	Bldg Size:	6,955 SF
No. Units:	8	Cap Rate:	5.38%
Year Built:	1964		



2

7531 KNOTT AVENUE
Buena Park, CA 90620

Price:	$7,650,000	Bldg Size:	20,784 SF
No. Units:	24	Cap Rate:	5.60%
Year Built:	1974		



3

1173 N MAYFAIR AVE
Anaheim, CA 92801

Price:	$1,750,000	Bldg Size:	5,028 SF
No. Units:	6	Cap Rate:	5.41%
Year Built:	1957		

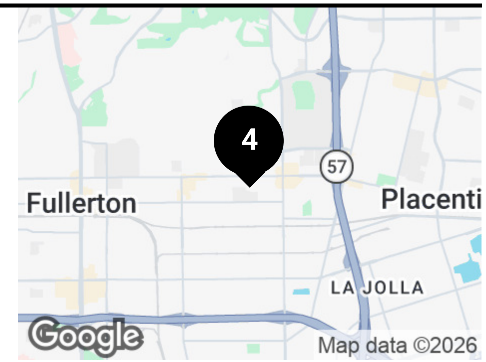
Sale Comps

4

2024 E WHITING

Fullerton, CA 92831

Price:	$2,000,000	Bldg Size:	4,660 SF
Lot Size:	7,450 SF	No. Units:	6
Cap Rate:	4.81%	Year Built:	1961

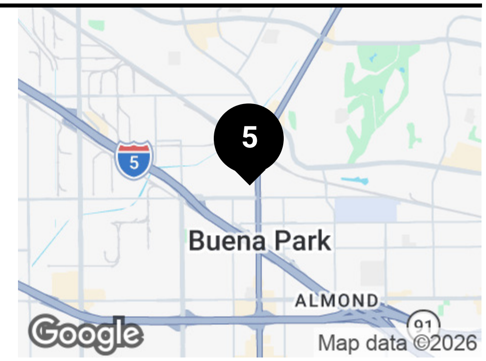


5

5822 FULLERTON AVE

Buena Park, CA 90621

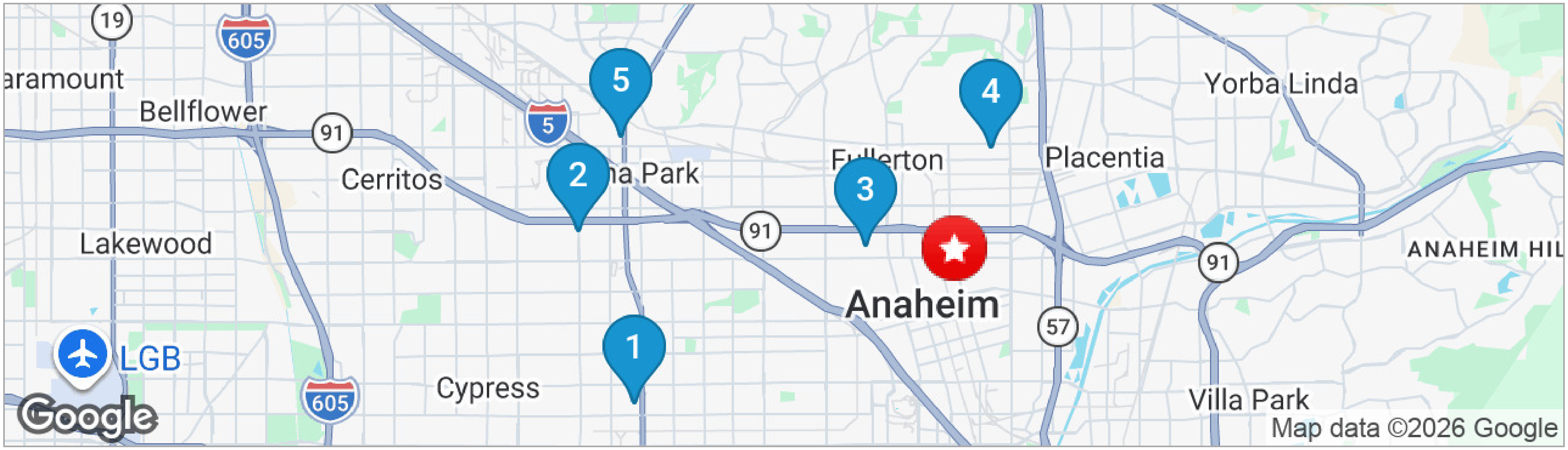
Price:	$2,100,000	Bldg Size:	5,349 SF
No. Units:	5	Cap Rate:	4.90%
Year Built:	1978		



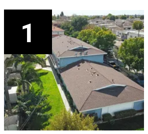
Sale Comps Summary

	ADDRESS	PRICE	BLG SQFT	LOT SIZE	# OF UNITS	CAP RATE	GRM	YEAR BUILT	PRICE/SF	PRICE/UNIT	STATUS
Subject	421 N Rose Anaheim, CA 92805	$2,775,000	6,440	6,992	8	5.56%	11.94	1957	$430.90	$346,875	
1	7850 2nd St Stanton, CA	$2,800,000	6,955	15,224	8	5.38%	11.52	1964	$402.59	$350,000	Sold 2/3/26
2	7531 Knott Avenue Buena Park, CA	$7,650,000	20,784	39,087	24	5.60%	11.24	1974	$368.07	$318,750	Sold 3/19/26
3	1173 N Mayfair Ave Anaheim, CA	$1,750,000	5,028	9,103	6	5.41%	11.46	1957	$348.05	$291,667	Sold 5/4/26
4	2024 E Whiting Fullerton, CA	$2,000,000	4,660	7,450	6	4.81%	12.90	1961	$429.18	$333,333	Sold 6/26/26
5	5822 Fullerton Ave Buena Park, CA	$2,100,000	5,349	11,877	5	4.90%	12.66	1978	$392.60	$420,000	Sold 7/14/26
Averages		**$3,260,000**	**8,555**	**16,694**	**10**	**5.22%**	**11.96**	**1967**	**$388.10**	**$342,750**	

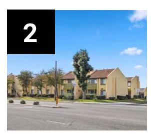
Sale Comps Map



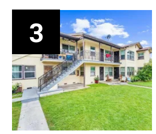
SUBJECT PROPERTY
421 N Rose St | Anaheim, CA 92805



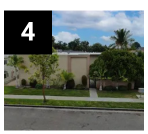
7850 2ND ST
Stanton, CA
90680



7531 KNOTT AVENUE
Buena Park, CA
90620



1173 N MAYFAIR AVE
Anaheim, CA
92801



2024 E WHITING
Fullerton, CA
92831

5822 FULLERTON AVE
Buena Park, CA
90621

Executive Summary

OFFERING SUMMARY

Sale Price:	$2,775,000
Building Size:	6,440 SF
Lot Size:	6,970 SF
Price / SF:	$430.90
Cap Rate:	5.56%
NOI:	$154,417
GRM:	11.94
Price / Unit:	$346,875

PROPERTY OVERVIEW

This 8-unit apartment building is located at 421 North Rose Street in Anaheim, CA. The property benefits from its excellent unit mix of 100% two-bedroom units, as well as two-story construction. The property is very well-maintained and spacious. The interior and exterior were recently renovated and each unit includes it's own, individual water heater.

The property boasts eight (8), single parking spaces and is separately metered for gas and electricity. The desirable unit mix and amenities keep occupancy high and cash flow strong. The Anaheim rental market remains strong, as it's one of the top cities in the US in terms of rent growth. Tenants also benefit from proximity to major freeways like the 91, 57, and 5 freeways as well as a variety of shopping, entertainment, educational, and occupational opportunities.

Rent Roll

UNIT NUMBER	UNIT TYPE	CURRENT RENT	PROFORMA RENT	MARKET RENT
A	2 BD/1 BA	$2,400	$2,575	$2,700
B	2 BD/1 BA	$2,495	$2,677	$2,700
C	2 BD/1 BA	$2,400	$2,575	$2,700
D	2 BD/1 BA	$2,495	$2,677	$2,700
E	2 BD/1 BA	$2,515	$2,699	$2,700
F	2 BD/1 BA	$2,330	$2,500	$2,700
G	2 BD/1 BA	$2,400	$2,575	$2,700
H	2 BD/1 BA	$2,330	$2,500	$2,700
TOTALS/AVERAGES		**$19,365**	**$20,779**	**$21,600**

Financial Overview

			North Rose Apartments			421 N Rose	Anaheim, CA 92805	
Price		$2,775,000	Number of Units	8	Year Built	1957	Rentable Square Feet	6,440
Down Payment	37%	$1,025,000	Price/Unit	$346,875	Lot Size (SF)	6,992	Price/SF	$430.90

EXPENSES	
	Current
Property Taxes	$32,631
Insurance	$7,277
Utilities	$7,731
Contract Services	$3,784
Maintenance & Repairs	$8,984
Admin & Misc	$750
Management	$10,459
Total Expenses	**$71,616**

OPERATING INFORMATION						
		Current		Pro Forma		Market
Gross Potential Rent		$232,380		$249,344		$259,200
Less: Vacancy/Deductions	3.0%	$6,971	3.0%	$7,480	3.0%	$7,776
Gross Potential Income		$225,409		$241,863		$251,424
Laundry Income		$0		$0		$0
Other Income		$625		$625		$6,384
Effective Gross Income		$226,034		$242,488		$257,808
Less: Expenses		$71,616		$71,616		$71,616
Net Operating Income		$154,417		$170,872		$186,192
Debt Service		$108,500		$108,500		$108,500
Net Cash Flow	4.5%	$45,917	6.1%	$62,372	7.6%	$77,692
Principal Reduction		$0		$0		$0
Total Return	**4.5%**	**$45,917**	**6.1%**	**$62,372**	**7.6%**	**$77,692**
Cap Rate		**5.56%**		**6.16%**		**6.71%**
GRM		**11.94**		**11.13**		**10.71**
DCR		**1.42**		**1.57**		**1.72**

FINANCING		
Loan Amount	63%	$1,750,000
Interest Rate		6.20%
Amortization (Years)		30

Number of Units	Unit Type	Current Rent Per Unit	Unit Monthly	Pro Forma Rent	Unit Monthly	Market Rent	Unit Monthly
8	2 BD/1 BA	$2,421	$19,365	$2,597	$20,779	$2,700	$21,600

kig

Agent History

JASON KIRKLEN

CEO

jason@kig-usa.com

Direct: **949.942.1302**

CalDRE #01939655

PROFESSIONAL BACKGROUND

Jason Kirklen is CEO at Kirklen Investment Group and has a decade of experience in multifamily investment sales, specializing in acquisition and disposition services, 1031 exchanges, and evaluation advisory.

Jason is committed to delivering the highest level of service for his clients. His passion is to build and maintain lasting relationships based on integrity and hard work that will go far beyond a single transaction.

Prior to starting Kirklen Investment Group, Jason began his commercial real estate career at Marcus and Millichap Newport Beach, where he put to work his strong work ethic and innovative approach to ensure the best outcome for his clients. It is there that he earned the Rookie of the Year Award that is handed out to the top earning new recruit. He also received the Pacesetter Award which recognized him as a top achiever. Following Marcus and Millichap, Jason moved on to Morgan Skenderian Investment Real Estate Group for four years, followed by two years as Managing Partner at Vantis Capital Advisors.

In his free time, Jason can be found adventuring with his wife, Andrea, and their two young daughters. Whether it be spending a weekend at the lake or attempting to refine his golf game, Jason enjoys the outdoors and staying active.

Kirklen Investment Group
4 Executive Circle, Suite 150
Irvine, CA 92614
949.942.1300

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	43,062	623,588	2,053,781
Average Age	31.2	35.7	38.0
Average Age (Male)	32.2	35.2	37.0
Average Age (Female)	30.3	36.2	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	11,436	191,365	627,495
# of Persons per HH	3.8	3.3	3.3
Average HH Income	$85,830	$94,680	$104,214
Average House Value	$525,986	$495,948	$563,697

2020 American Community Survey (ACS)

kig

KIRKLEN
INVESTMENT
GROUP