

Classic, 80's garden-style, walk-up apartment property. Highly walkable to Orangeview Junior High School, across the street, and Holder Elementary down the block, not to mention Cypress College. The property has thrived under long-term ownership and professional management. Five units recently rehabbed as well as a newer roof, put on a few years ago. A 'Steady Eddie' investment option for almost any Buyer-profile, particularly an "LA" owner who wants to own in a much more Landlord-friendly city and county! Immediate rent upside (rent increases due) in 11 of the 14 units!

Property Profile

Number Of Units	14
Year Built	1980
Building Size (SF)	11,541
Lot Size (SF)	20,094
Construction Type	Woodframe/Stucco
Roof Type	Newer, Composite
Parking	Carports in Rear
Type	Multifamily
APN	134-461-34

Property Summary

Price	\$4,999,000
Down Payment (41%)	\$2,026,000
Price Per Unit	\$357,071
Price Per Net RSF	\$433.2
Current CAP	5.21%
Pro Forma CAP	5.55%
Scheduled GRM	12.52
Pro Forma GRM	11.95

Property Financing

Loan Amount	\$2,973,000
Interest rate	5.75%
TERM	5 Year Fixed
Index	SOFR
Loan to value	0.59

Unit Mix

Unit Type	# of Units	Scheduled Rent Minimum	Scheduled Rent Maximum
1BD/1BA	8	\$2,038	\$2,337
2BD/1BA	6	\$2,450	\$2,821
Total	14		

Scheduled Rent

Unit Type	Avg Rent/Mo	Total Rent/Mo
1BD/1BA	\$2,178	\$17,424
2BD/1BA	\$2,597	\$15,583
Total/Avg	\$2,388	\$33,007

Pro Forma Rent

Unit Type	Avg Rent/Mo	Total Rent/Mo
1BD/1BA	\$2,300	\$18,400
2BD/1BA	\$2,700	\$16,200
Total/Avg	\$2,500	\$34,600

Annualized Operating Data

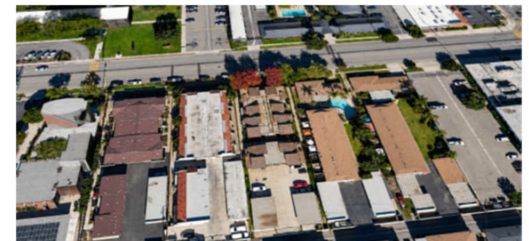
Income	Scheduled Annualized	Proforma Annualized
Scheduled Gross Income*	\$396,084	\$415,200
Laundry Income	\$3,200	\$3,200
Total Scheduled Gross Income	\$399,284	\$418,400
Vacancy Rate (3%)	-\$11,883	-\$12,456
Effective Operating Income	\$387,401	\$405,944

Expenses	%SGI	
Property Taxes (NEW)	15.4%	\$60,988
Property Insurance	2.4%	\$9,360
Utilities & Trash	3.6%	\$14,293
Off-Site Mgmt. Fee	3.9%	\$16,238
Repairs & Maintenance	4.0%	\$16,608
Landscaping/Cleaning	1.3%	\$5,000
Marketing/Leasing/Admin.	0.6%	\$2,400
Reserves/Replacements	0.9%	\$3,500
Total Expenses	32.0%	\$128,387

*most expenses based on 2025 year-end, off-site mgmt. is industry standard

Net Operating Income	\$260,521	\$277,557
Less Loan Payments	-\$208,201	-\$208,201
Net Cash Flow After Debt Service	\$52,320	\$69,356
Estimated Principal Reduction	\$38,246	\$38,246
Total Return	\$90,566	\$107,602

*amount reflects issuance of "2026" rent increases to all eligible units.



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