



9 Units | 311 Apartment Homes

311 N Idaho, La Habra, CA 90631

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KIRKLEN
INVESTMENT
GROUP

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PROPERTY OVERVIEW

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PROPERTY INFORMATION

311 Apartment Homes

Address: 311 N Idaho St, La Habra, CA 90631

APN: 018-087-22

Number of Buildings: 2

Stories: 1

Ownership: Fee Simple

Year Built: 1955/2024

Unit Mix: (7) 1 BD/1 BA; (2) 3 BD/2 BA (ADU)

Number of Units: 9

Building SqFt: 7,160

Lot Size: 23,724

Parking Spaces: 12 Surface Spaces



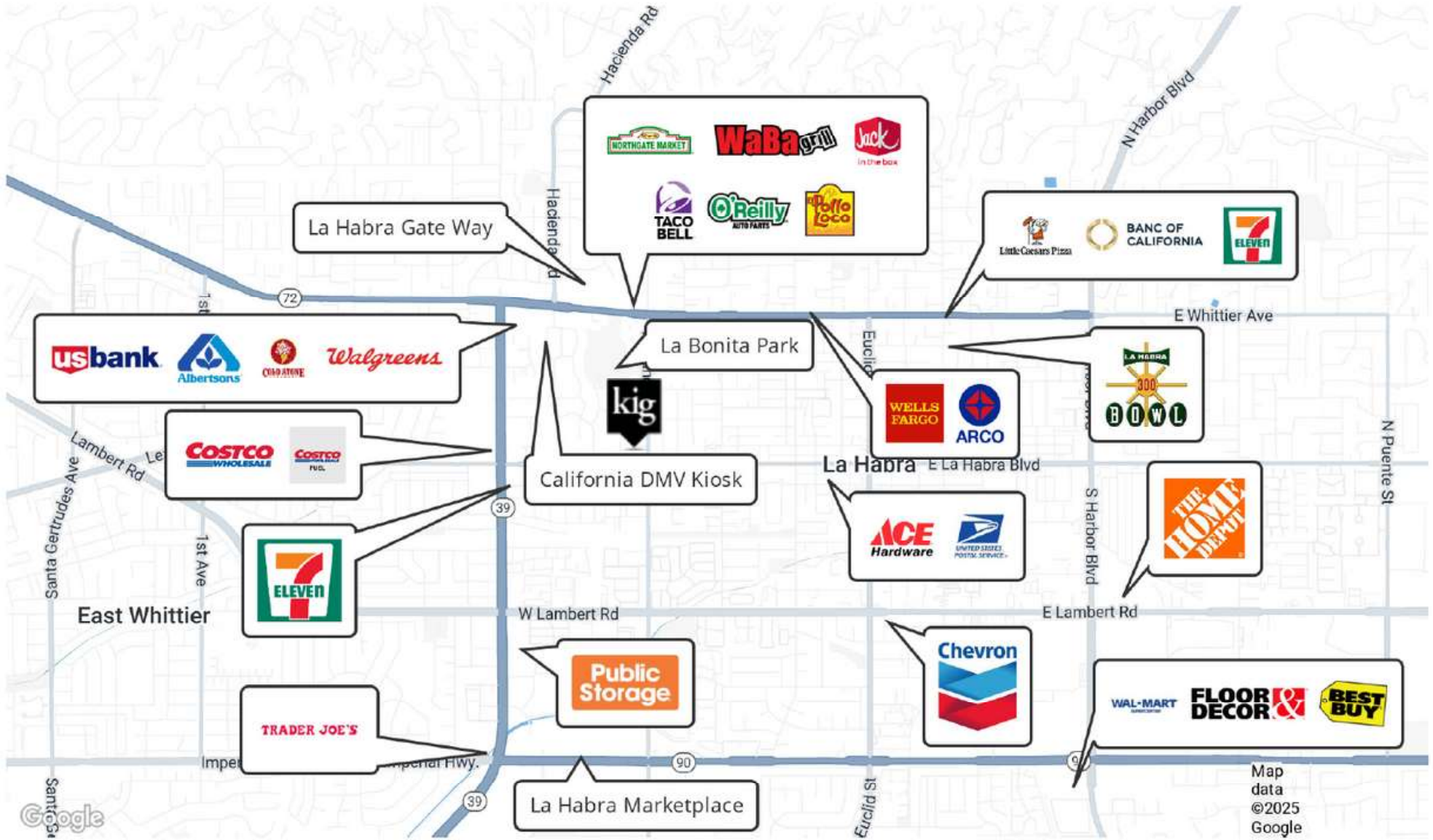
PROPERTY HIGHLIGHTS

- Over \$1.1M Spent on Renovations / Upgrades
- 2 New, Ground Up ADU's (Built in 2024)
- Central HVAC and In-Suite Laundry in All Units
- Large Private Patios with New Fencing
- Modern Kitchens and Finishes with Stainless Steel Appliances
- New Low-Maintenance Landscaping and Concrete Replacement Throughout
- Interior and Exterior Lighting Package
- Ample On-Site Parking
- Single Story Cottage Style Construction

AREA MAP



RETAILER MAP



EXTERIOR PHOTOS



1-BEDROOM PHOTOS



3-BEDROOM PHOTOS

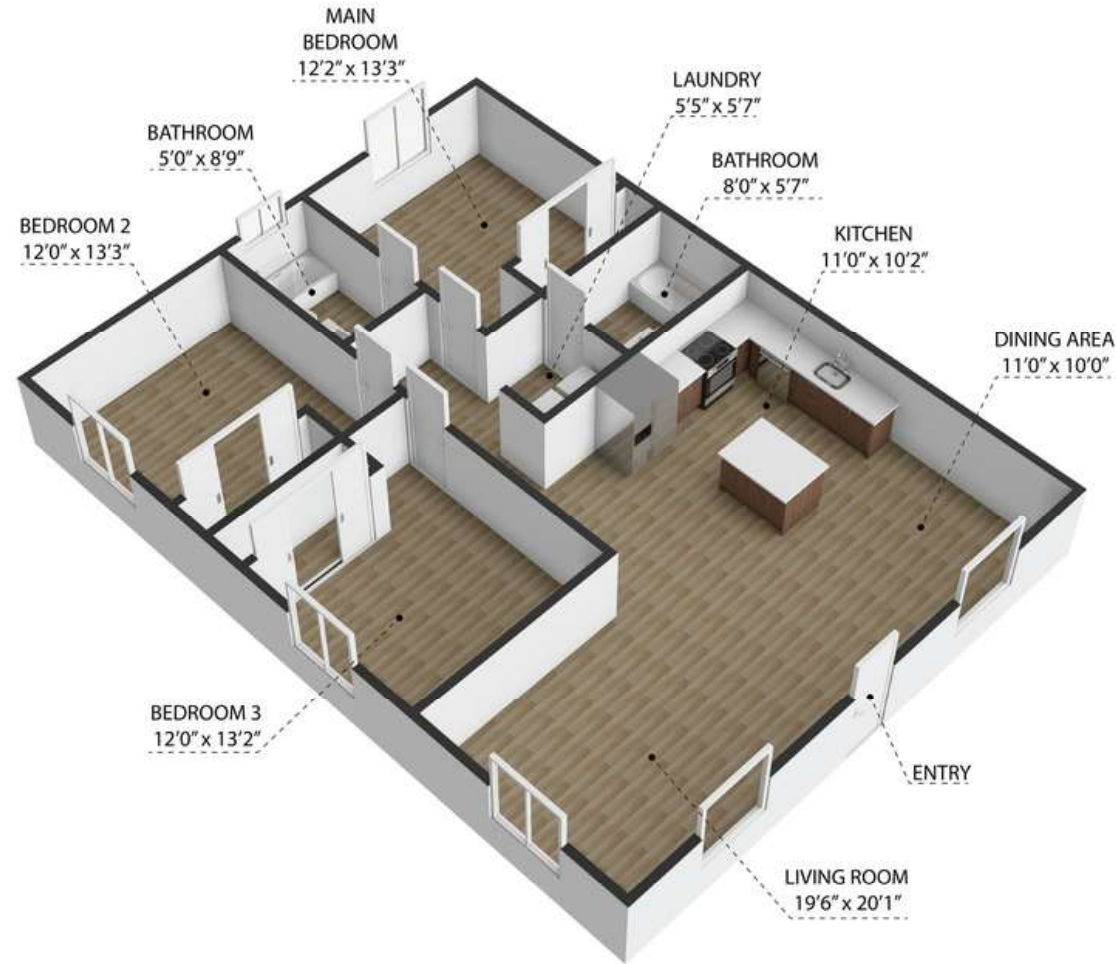


FLOOR PLANS

1 Bed / 1 Bath



3 Bed / 2 Bath



311 N Idaho Street, La Habra 90631

RENT ROLL

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RENT ROLL

Unit #	Unit Type	Current Rent	Market
1	1 Bed / 1 Bath	\$2,195	\$2,400
2	1 Bed / 1 Bath	\$2,095	\$2,400
3	1 Bed / 1 Bath	\$2,239	\$2,400
4	1 Bed / 1 Bath	\$2,195	\$2,400
5	1 Bed / 1 Bath	\$2,538	\$2,400
6	1 Bed / 1 Bath	\$2,130	\$2,400
7	1 Bed / 1 Bath	\$2,195	\$2,400
8	3 Bed / 2 Bath	\$3,361	\$3,700
9	3 Bed / 2 Bath	\$3,361	\$3,700
Total:		\$22,309	\$24,200
RUBS		\$900	\$900
Other Income (Parking Revenue, Pet Rent, Application Fees, Late Fees, Retained Deposits)		\$415	\$415
Plus Storage		\$100	\$100
Total Monthly Income		\$23,724	\$25,615
Annual Gross Potential Rents		\$284,688	\$307,380

RENT COMPARABLES



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RENT COMPARABLES

SUBJECT



311 N Idaho St, La Habra, CA 90631

Floorplan	1 Bed/1 Bath	3 Bed/2 Bath
Rent	\$2,227	\$3,361
Amenities	Central HVAC, In-Unit Washer/Dryer, Private Patios, Modern Kitchens and Finishes with Stainless Steel Appliances, Vinyl Plank Flooring	

1



250 W Central Ave, Brea, CA 92821

Floorplan	1 Bed/1 Bath	
Rent	\$2,370	
Amenities	In-Unit Washer/Dryer, Hardwood Floors, Stainless Steel Appliances, Small Balcony, Wall A/C Units	

2



10522 Santa Gertrudes Ave, Whittier, CA 90603

Floorplan	1 Bed/1 Bath	
Rent	\$2,499	
Amenities	In-Unit Washer/Dryer, Hardwood Floors, Stainless Steel Appliances, Small Patio, Central HVAC, Updated Countertops, Pool, Fitness Center	

RENT COMPARABLES

3



1500 Cherry St, Placentia, CA 92870

Floorplan	3 Bed/2 Bath
Rent	\$3,637
Amenities	Central HVAC, In-Unit Washer/Dryer, Private Patios, Modern Kitchens and Finishes with Stainless Steel Appliances, Vinyl Plank Flooring, Garage Parking

4



11821 Skylark Cir, Whittier, CA 90606

Floorplan	3 Bed/2 Bath
Rent	\$4,155
Amenities	In-Unit Washer/Dryer, Hardwood Floors, Stainless Steel Appliances, Small Balcony, Central HVAC, Quartz Countertops, Garage Parking, Pool, Gym

5



13521 Utica St, Whittier, CA 90605

Floorplan	3 Bed/2 Bath ADU
Rent	\$3,800
Amenities	In-Unit Washer/Dryer, Hardwood Floors, Stainless Steel Appliances, Small Back Yard, Central HVAC, Quartz Countertops

SALES COMPARABLES

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SALE COMPARABLES

SUBJECT PROPERTY



311 N Idaho St, La Habra, CA 90631

Units	9	CAP	5.06%
Price	\$3,850,000	GRM	13.52
Price/Unit	\$427,778	Built	1955/2024
Price/SF	\$538	Unit Mix	(7) 1 BD/1 BA (2) 3 BD/2 BA (ADU)
Renovations	Central HVAC, In-Unit Washer/Dryer, Private Patios, Modern Kitchens and Finishes with Stainless Steel Appliances, Vinyl Plank Flooring		

1



1310 W Valencia Dr, Fullerton, CA

3/19/2025

Units	6	CAP	4.24%
Price	\$2,690,000	GRM	15.10
Price/Unit	\$448,333	Built	1956
Price/SF	\$569	Unit Mix	(4) 1 BD/1 BA & (2) 2 BD/1 BA
Renovations	New Stainless Steel Appliances, AC and Heating Appliances, Vinyl Flooring, Quartz Countertops, Vanities, Tiled Bathrooms		

2



3169 Quartz Ln, Fullerton, CA 92831

6/13/2025

Units	9	CAP	4.64%
Price	\$4,100,000	GRM	13.81
Price/Unit	\$455,556	Built	1964
Price/SF	\$417	Unit Mix	(8) 2 BD/1 BA & (1) 2 BD/2 BA
Renovations	New Windows, Kitchens, Appliances, Recessed Lighting, Bathrooms, Fencing/Gates, Flooring and Roofs		

SALE COMPARABLES

3



237 S Monte Vista St, La Habra, CA 90631

12/16/2025

Units	18	CAP	5.13%
Price	\$6,400,000	GRM	12.07
Price/Unit	\$355,556	Built	1964
Price/SF	\$474	Unit Mix	(18) 2 BD/1 BA
Renovations	Upgraded Sub Panels, Select Units Have New Roofs, New Landscape and New Hardscape		

4



1808 Cristine Pl, Fullerton, CA 92835

7/18/2024

Units	5	CAP	4.25%
Price	\$2,600,000	GRM	15.04
Price/Unit	\$520,000	Built	1959
Price/SF	\$643	Unit Mix	(1) 1 BD/1 BA & (4) 2 BD/1 BA
Renovations	New Flooring, Quartz Countertops, Dual Pane Windows, Stainless Steel Appliances and In-Unit Washer/Dryer		

5

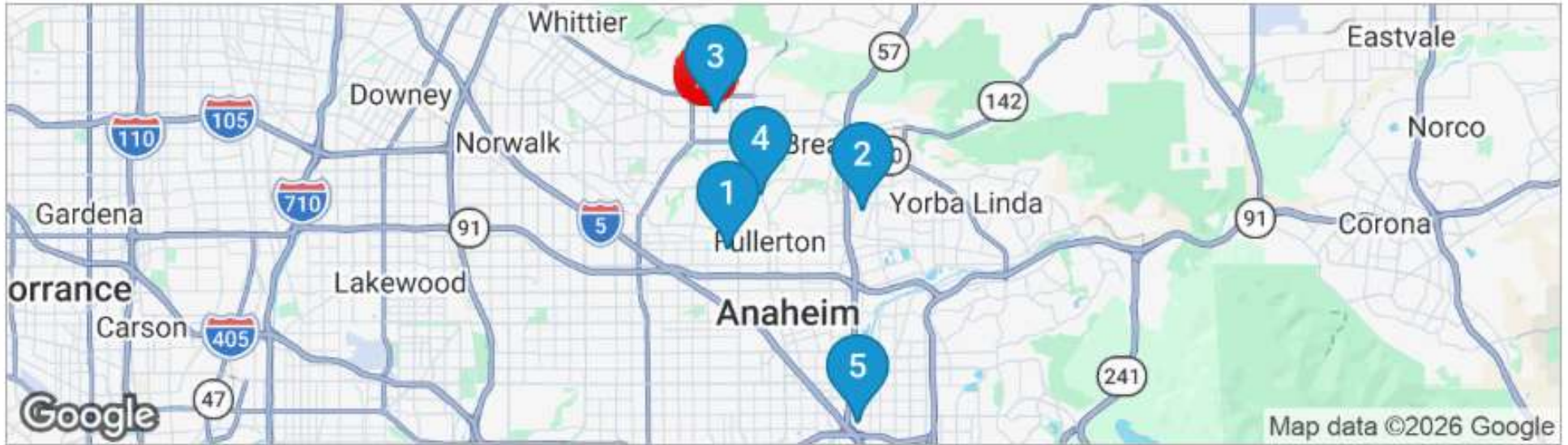


2031-41 W Palmyra Ave, Orange, CA 92868

5/13/2025

Units	6	CAP	4.32%
Price	\$2,920,000	GRM	15.63
Price/Unit	\$486,667	Built	1964
Price/SF	\$741	Unit Mix	(4) 1 BD/1 BA & (2) 3 BD/2 BA
Renovations	New Doors, New Paint, Upgraded Bathrooms and Vanities, New Vinyl Flooring and Cabinets in Kitchen, In-Unit Washer/Dryer		

SALE COMPARABLES MAP



★ **SUBJECT PROPERTY**
311 N Idaho St | La Habra, CA 90631



1 1310 W VALENCIA DR
Fullerton, CA
92833



2 3169 QUARTZ LN
Fullerton, CA
92831



3 237 S MONTE VISTA ST
La Habra, CA
90631



4 1808 CRISTINE PL
Fullerton, CA
92835



5 2031 W PALMYRA AVE
Orange, CA
92868

SALE COMPARABLES SUMMARY

Address	Price	Building SF	Lot Size SF	# of Units	GIM	Cap Rate	\$ Per Unit	\$ Per Foot	Year Built
311 N Idaho St La Habra, CA 90631	\$3,850,000	7,160	23,724	9	13.52	5.06%	\$427,778	\$538	1955/2024
1 1310 W Valencia Dr Fullerton, CA	\$2,690,000	4,731	7,405	6	15.10	4.24%	\$448,333	\$569	1964
2 3169 Quartz Ln Fullerton, CA 92831	\$4,100,000	9,831	17,437	9	13.81	4.64%	\$342,857	\$394	1957
3 237 S Monte Vista St La Habra, CA 90631	\$6,400,000	13,500	58,121	18	12.07	5.13%	\$368,750	\$404	1961
4 1808 Cristine Pl Fullerton, CA 92835	\$2,600,000	4,041	9,583	5	15.04	4.25%	\$455,556	\$417	1964
5 2031-41 W Palmyra Ave, Orange, CA 92868	\$2,920,000	3,938	14,790	6	15.63	4.32%	\$355,556	\$474	1956
Averages	\$3,742,000	7,208	21,467	9	14.33	4.52%	\$453,222	\$569	1961

PRICING & FINANCIALS



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311 N Idaho St, La Habra, CA 90631

BUILDING DATA

# of Units:	9
Building SF:	7,160
Lot Size:	23,724
Year Built	1955/2024
Price / Sq.Ft.:	\$537.71

ANNUALIZED OPERATING DATA

		<u>Current</u>		<u>Market</u>
Scheduled Gross Income:		\$284,691		\$307,380
Less Vacancy Reserve:	3.00%	\$8,541	3.00%	\$9,221
Gross Operating Income:		\$276,150		\$298,159
Less Expenses:	28.70%	\$81,769	26.90%	\$82,790
Net Operating Income:		\$194,381		\$215,369
Less Loan Payments:		\$122,500		\$122,500
Gross Spendable Income:		\$71,881		\$92,869
Cash on Cash Return:		5.17%		6.63%
Debt Coverage Ratio:		1.59		1.76

ANNUALIZED EXPENSES

Taxes (Estimated):	\$43,214
Special Assessments:	\$2,469
Insurance:	\$4,495
Utilities:	\$11,676
Off-Site Management:	\$12,773
Maintenance & Repairs:	\$2,925
Contract Services:	\$3,489
Admin/Misc:	\$688
TOTAL EXPENSES:	\$81,729
EXPENSES/UNIT:	\$9,081
EXPENSES/SQ.FT.:	\$11.41

FINANCIAL INDICATORS

Price:	\$3,850,000
Down Payment:	\$1,400,000
Price / Unit:	\$427,778
Price / SF:	\$538
Current CAP:	5.06%
Market CAP:	5.59%
Current GIM:	13.52
Market GIM:	12.53

PROPOSED FINANCING

<u>1st Loan</u>	<u>Term</u>	<u>I/O</u>	<u>Start Rate</u>	<u>Monthly Payment</u>
\$2,450,000	10 Year Fixed	Yes	5.00%	\$10,208

FINANCIALS

UNIT MIX & RENT SCHEDULE

<u>Units</u>	<u>Bedrooms / Baths</u>	<u>Current Rent/Unit</u>	<u>Current Income</u>	<u>Market Rent</u>	<u>Market Rent/Unit</u>
7	1 Bed / 1 Bath	\$2,227	\$15,587	\$2,400	\$16,800
2	3 Bed / 2 Bath	\$3,361	\$6,722	\$3,700	\$7,400
9			\$22,309		\$24,200

	<u>Current</u>	<u>Market</u>
Monthly RUBS:	\$900	\$900
Monthly Other Income:	\$415	\$415
Monthly Storage Income:	\$100	\$100
Monthly Rental Income:	\$22,309	\$24,200
Monthly Scheduled Gross Income:	\$23,724	\$25,615
Annual Scheduled Gross Income:	\$284,691	\$307,380
Utilities Paid by Owner:	Water & Trash Billed Back Via Rubs	

MARKET OVERVIEW & DEMOGRAPHICS



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La Habra, CA



La Habra is a vibrant community located in northeastern Orange County, CA with a population of approximately 62,000. La Habra is bordered by the cities of Brea, Fullerton, and Whittier. Major employers in the submarket include Beckman Coulter, Raytheon, St. Jude Medical Group, California State University Fullerton, and the City of La Habra. With average household incomes of over \$110,000 and average home values exceeding \$850,000, La Habra is an affluent and sought-after community.

The Property is in close proximity to numerous retail, grocery, and restaurant amenities in the La Habra Town Center, located at the intersection of N Idaho Street and Whittier Blvd. Additionally, residents enjoy convenient access to public transportation via several OCBUS stops along N Idaho Street, Whittier Blvd., and La Habra Blvd. Further, the highly rated local elementary and high schools are both conveniently located within walking distance of the property.

The Property is located in close proximity to Beach Boulevard, Imperial Highway, and Whittier Boulevard, which provide easy access to the 5, 91, 57, and 605 freeways, thereby facilitating access to much of Orange County and Los Angeles County. This freeway accessibility gives residents the ability to quickly drive to various employment and entertainment hubs throughout metro.

This small yet vibrant city's claim to fame is the annual Corn Festival which has been going strong for 65 years! La Habra celebrates the arts and culture as well as their open outdoor spaces with over 20 parks. La Habra is also where the Hass avocado originated in the 1920s.

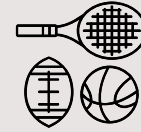
ORANGE COUNTY MARKET OVERVIEW

ECONOMY

- **Diverse Economic Base:** Orange County supports a balanced economy spanning technology, healthcare, finance, tourism, education, and advanced manufacturing.
- **Technology & Innovation:** Irvine anchors a major tech hub with strengths in software, semiconductors, gaming, medical devices, and cybersecurity.
- **Tourism & Hospitality:** World-class attractions such as Disneyland Resort, coastal resorts, and convention centers generate strong visitor activity and global visibility.

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

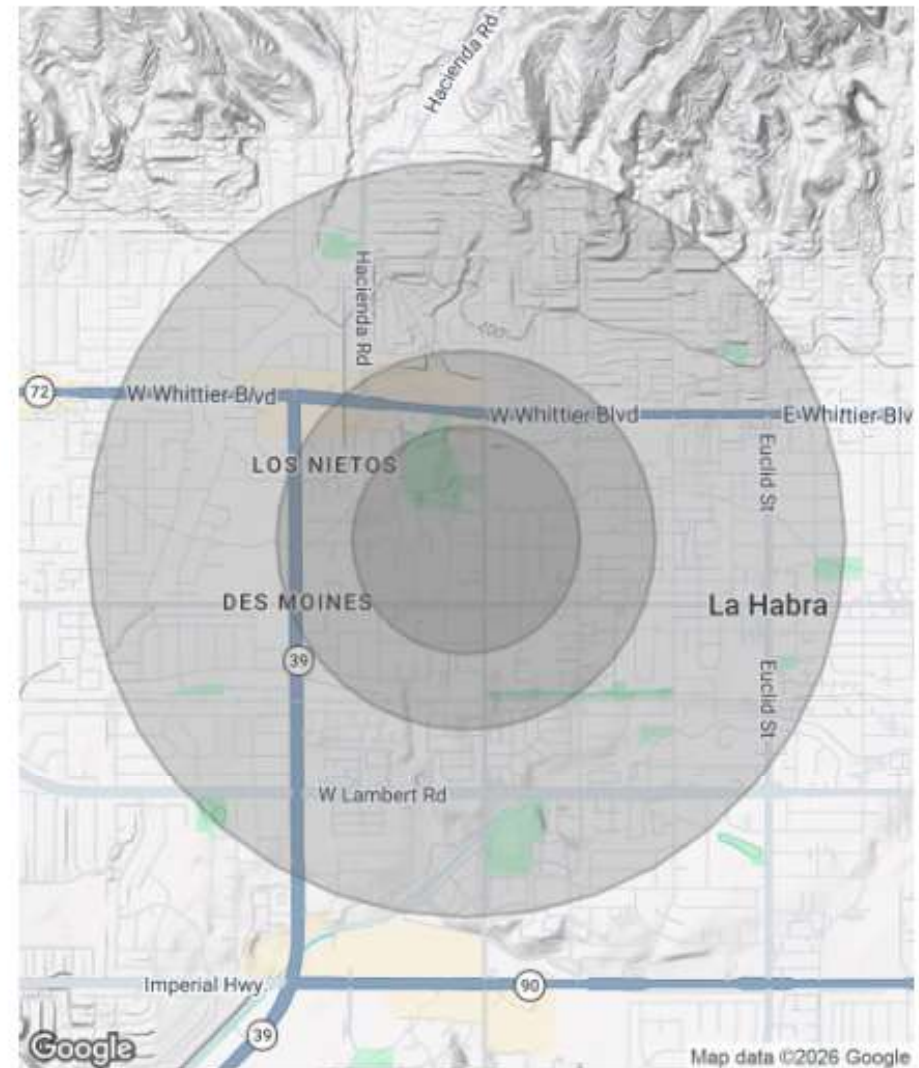
Seegerstrom Center for the Arts
Disneyland
Orange County Museum of Art
Knott's Berry Farm

LA HABRA DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,864	8,084	31,104
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	845	2,445	10,106
# of Persons per HH	3.4	3.3	3.1
Average HH Income	\$102,279	\$106,851	\$114,340
Average House Value	\$731,496	\$705,966	\$735,445

Demographics data derived from AlphaMap



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