

Multi-Family | 12 Units

1138 & 1142 NORTH MAYFAIR AVENUE, ANAHEIM, CA 92801

12 - UNITS

- 2 BEDROOMS
- 1 BATH
- LAUNDRY HOOK-UPS
- CARPORTS
- TENANTS PAY OWN UTILITIES

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Mayfair
AVENUE



Stable Rental Income in Orange County's strongest multifamily markets



Investment Strengths

- 100% occupied
 - Stable cash flow
 - Recently renovated
 - Minimal deferred maintenance
 - Individually metered gas and electricity
 - Strong rental demand
 - Excellent long-term appreciation potential
 - Significant future rental upside
- Attractive 12-unit scale suitable for private investors and 1031 exchange buyers

Features

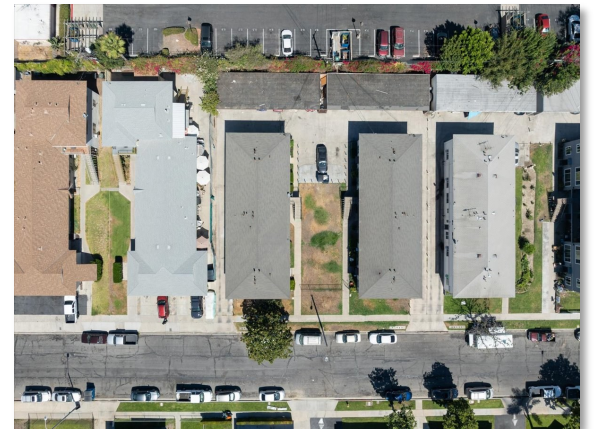
- Stable Rental Income in Orange County's strongest multifamily markets
- Close Proximity to Anaheim Regional Medical Center (Hospital)
- Main cross-streets La Palma Blvd. and Harbor Ave.
- Multi-family neighborhood surrounding
- Walking distance to La Palma Park, Glover Baseball Stadium, and Horace Elementary School

This offering presents investors with the rare opportunity to acquire a **well-maintained 12-unit Anaheim apartment community** featuring strong in-place income, exceptional occupancy, and meaningful future rental upside. At an asking price of **\$4,560,000 (\$380,000 per unit)** and a **15.39 GRM**, the property combines stable cash flow with the opportunity to increase rents toward market levels as units naturally turn over. The combination of renovated improvements, separately metered utilities, long-term tenancy, and below-market rents positions the asset as an attractive investment with both immediate stability and long-term value creation.



1138 & 1142 N. Mayfair Ave., Anaheim, CA 92801

APN	271-022-03 & 271-022-02
Building Size	10,060 s.f.
Lot Size	17,198 s.f.
Year Built	1957
Number of Stories	Two (2)
Unit Mix	2 Bedrooms, 1 Bath
Number of Units	Twelve (12)
County	Orange County
Submarket	North Anaheim
Zoning	RM-4
Amenities	Covered Carports, Laundry hook-ups, Gated, Utilities paid by Tenants except water



Rent Roll

Units	Unit	Monthly Rent	Lease Status
Unit 1	2 Br/ 1 Ba	\$2,200.00	Lease : 07/01/2026 thru 06/30/2027
Unit 2	2 Br/ 1 Ba	\$2,045.00	M-T-M
Unit 3	2 Br/ 1 Ba	\$2,045.00	M-T-M
Unit 4	2 Br/ 1 Ba	\$2,045.00	M-T-M
Unit 5	2 Br/ 1 Ba	\$2,045.00	M-T-M
Unit 6	2 Br/ 1 Ba	\$2,045.00	M-T-M
Unit 7	2 Br/ 1 Ba	\$2,045.00	M-T-M
Unit 8	2 Br/ 1 Ba	\$2,045.00	M-T-M
Unit 9	2 Br/ 1 Ba	\$2,045.00	M-T-M
Unit 10	2 Br/ 1 Ba	\$2,045.00	M-T-M
Unit 11	2 Br/ 1 Ba	\$2,045.00	M-T-M
Unit 12	2 Br/ 1 Ba	\$2,045.00	M-T-M
	Monthly	\$24,695.00	
	Annual	\$296,340.00	

Expenses

Property Tax—estimated 1.13%	\$51,528
Utilities & Trash—1138 N. Mayfair	\$3,919.08
Utilities & Trash—1142 N. Mayfair	\$4,245.98
Property Insurance estimated	\$6,000..00
Landscape & Clean-up	\$1,440..00
Total	\$67,133.06

Long-Term Tenancy

Many residents have occupied their units for more than t years, suggesting stable occupancy but also indicating that rents may be significantly below current market levels.

Utility Structure

Residents pay their own gas and electricity through separately metered services, limiting owner operating expenses.

Purchase Price	\$4,560,000
Gross Rent	\$296,340.00
Expenses	\$67,133.00
NOI	\$229,207.00
Cap Rate	5.03 %
GRM	15.39
Price / Unit	\$380,000
Price / S.F.	\$453.28

Average rent at the property:

- **\$2,058/month**

Comparable renovated Anaheim two-bedroom apartments generally lease in approximately the **\$2,300–\$2,700/month** range

Estimated Market:

- **\$2,450 (midpoint)**

Potential Rent Increase:

- **Approximately \$392 per unit/month**

Annual upside:

- $12 \times \$392 \times 12$
= **≈ \$56,400 additional annual gross income**