

1301 N Broadway, Santa Ana

# LIVE ON BROADWAY APARTMENT HOMES



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**Shown by appointment only and  
only after accepted offer.**

**Please do not disturb tenants.**



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# **1301 N Broadway, Santa Ana 11 Unit Apartment Offering**

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# 1301 N Broadway, Santa Ana 11 Unit Apartment Offering Map Overview



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# 1301 N Broadway, Santa Ana 11 Unit Apartment Offering Investment Summary

## Investment Summary

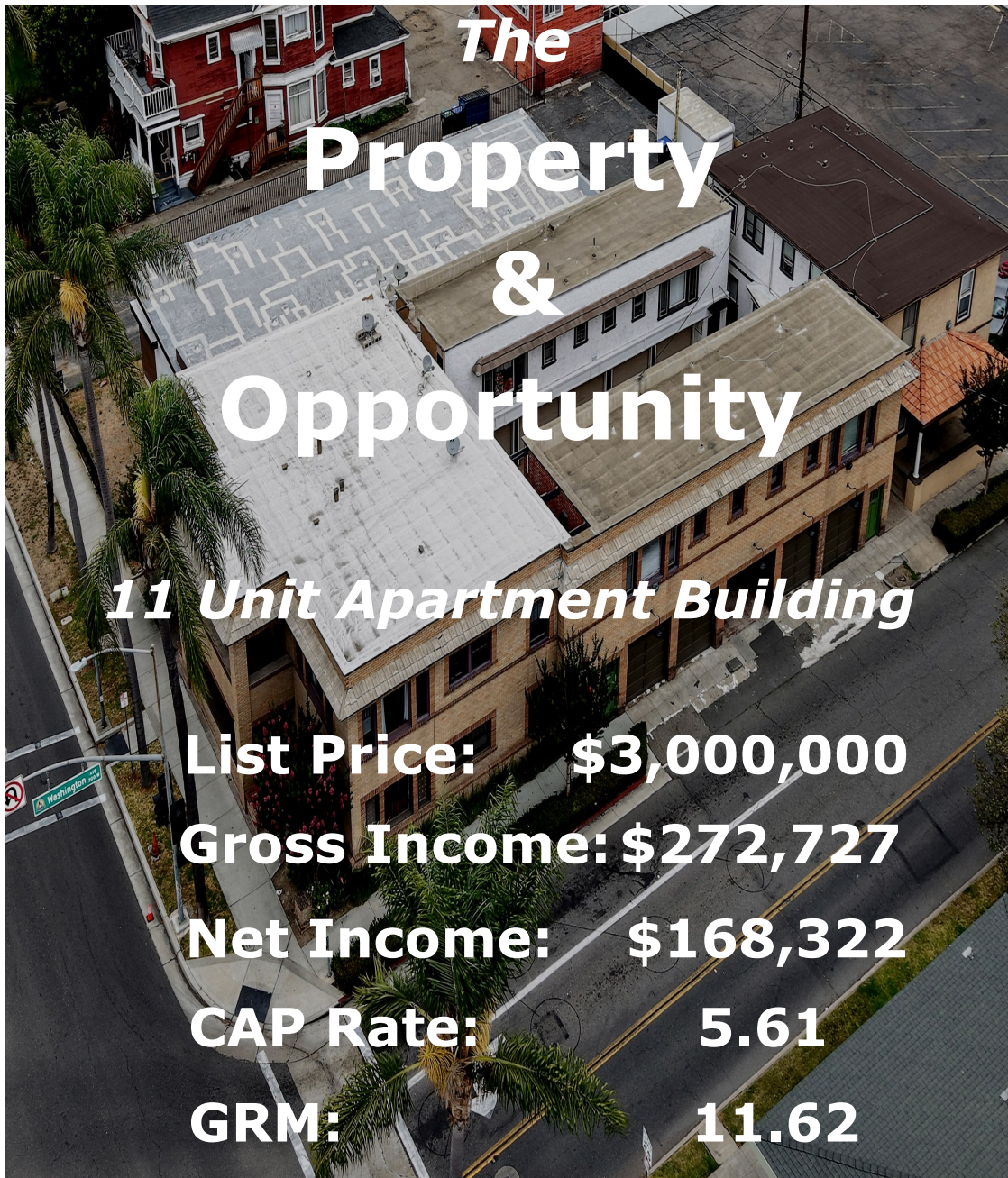
1301 N Broadway, Santa Ana, CA 92706

Price:	\$3,000,000
Net Operating Income:	\$168,322
Units:	11
Est. Rentable Square Feet:	+/- 8,217
Number of Buildings:	4
Year Built:	1905
Lot Size:	+/- 8,712
CAP Rate:	5.61
GRM:	11.92

## Utilities/Metering

Gas:	Separate Metering
Electric	Separate Metering
Water:	Master Metered
Trash:	Landlord Pays





# The Property & Opportunity

*11 Unit Apartment Building*

**List Price: \$3,000,000**

**Gross Income: \$272,727**

**Net Income: \$168,322**

**CAP Rate: 5.61**

**GRM: 11.62**

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## **1301 N Broadway, Santa Ana** **11 Unit Apartment Offering**

### **Neighborhood | Community | Demographics**

Santa Ana is a city in Orange County, California and is the County seat for Orange County. It's home to the Santa Ana Zoo, with its monkeys, mini-train and walk-through aviary. In a Mission Revival-style building, the Bowers Museum displays a large collection of Native American art. The Discovery Cube Orange County is a children's museum with hands-on science exhibits. The Heritage Museum of Orange County features restored 1890s homes set amid gardens.

Santa Ana has several distinct districts. The core of the city is the downtown area, which contains both retail and housing, as well as the Santa Ana Civic Center, which is a dense campus of administrative buildings for both the city and the county of Orange. The civic center is also home to the Ronald Reagan Federal Building and Courthouse. Several historic homes dating from the late 1800s can be found as well, and their preservation is a key issue as development of the downtown area continues.

North of downtown is the "Midtown" district along Main St., home to entertainment destinations such as the Bowers Museum, MainPlace Mall, and the Discovery Science Center.

The property is located in the French Court area which is a historic, highly walkable neighborhood in central Santa Ana, California, renowned for its early 20th-century Craftsman bungalows and tree-lined streets. It offers residents a vibrant, urban living experience with easy access to Downtown Santa Ana's dining and nightlife.

Within a 1-mile radius, the population is estimated to be around 48,000. The population by age is 27% under the age of 20, 23% ages 20-34, 23% ages 35-49, 17% ages 50-64 and 10% for ages 65+.

Top 3 employers in the City are the County of Orange, Santa Ana Unified School District and Santa Ana College.

# The Property & Opportunity

Price _____	\$3,000,000
Total Units _____	11
Price Per Unit _____	\$272,727
Price Per SqFt Building _____	\$365.10
CAP Rate _____	5.61%
GRM Actual Income _____	11.92
Average Monthly Income - Per Unit _____	\$1,907
Building Size (per assessor) _____	8,217
Year Built (per assessor) _____	1905
Lot Size (per assessor) _____	8,712
Parking _____	11
Storage Garages _____	2

## Property Description

Historic Building  
Frank Lloyd Wright Inspired Architecture  
100% Occupied  
10 of 11 Units Renovated  
9 Garage Spaces plus 4 Open Space  
6 1 bedroom Units / 4 Studios / 1 2 Bedroom Unit



## **Highlights**

- ◇ 11 Unit Apartment Building
- ◇ Historic Building
- ◇ Multiple Units Renovated
- ◇ Separately Metered for Gas & Electric
- ◇ Additional income from laundry facilities
- ◇ Hardwood Flooring
- ◇ Potential Additional Income– Garage Storage



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## 1301 –1307 N Broadway



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## 219 – 223 W. Washington



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## 221 – 225 W. Washington



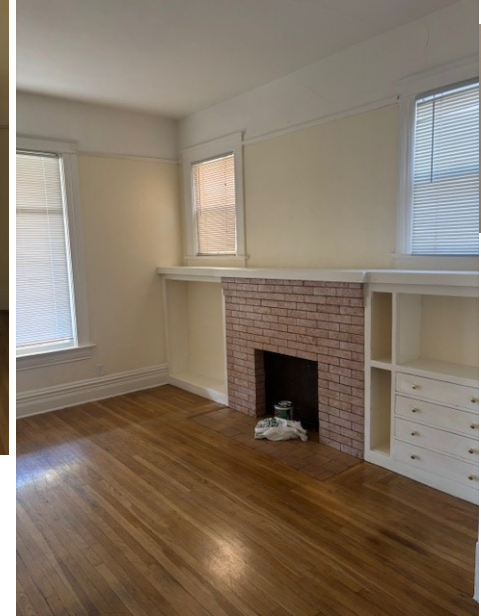
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## 213 – 217 W. Washington



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## Rent Roll

Unit #	# Bedrooms	# Baths	Parking Included w/Lease	Move In Date	Section 8 Tenant	Current Monthly Rent Before Increase	Rent Per Bdrm	Other Income	Elec	Utilities			Real Property Taxes	Security Deposit	Last Rent Increase	New Rent Based Allowable Increase @2.88%
										Gas	Wtr	Trash				
1301 Broadway	1	1.0	Yes-1 Garage	3/1/1995	No	\$1,399.00	\$1,399.00	\$0.00	T	T	L	L	L	\$200	5/1/2025	\$1,439.29
1303 Broadway	1	1.0	Yes-1 Garage	2/1/2026	No	\$2,095.00	\$2,095.00	\$0.00	T	T	L	L	L	\$2,000	N/A	\$2,155.34
1305 Broadway	1	1.0	Yes-1 Garage	9/1/2025	No	\$2,000.00	\$2,000.00	\$0.00	T	T	L	L	L	\$1,500	N/A	\$2,057.60
1307 Broadway	1	1.0	Yes-1 Uncovered	6/1/2025	No	\$2,095.00	\$2,095.00	\$0.00	T	T	L	L	L	\$1,750	N/A	\$2,155.34
213 Washington	2	1.0	Yes-1 Garage	9/1/2025	No	\$2,450.00	\$1,225.00	\$0.00	T	T	L	L	L	\$2,450	N/A	\$2,520.56
215 Washington	1	1.0	Yes-1 Garage	5/15/2025	No	\$1,900.00	\$1,900.00	\$0.00	T	T	L	L	L	\$1,000	N/A	\$1,954.72
217 Washington	1	1.0	Yes-1 Uncovered	11/11/2023	No	\$1,900.00	\$1,900.00	\$0.00	T	T	L	L	L	\$1,850	5/1/2025	\$1,954.72
219 Washington	0	1.0	Yes-1 Garage	6/18/2021	No	\$1,603.00	\$1,603.00	\$0.00	T	T	L	L	L	\$1,475	5/1/2025	\$1,649.17
221 Washington	0	1.0	Yes-1 Uncovered	7/1/2023	No	\$1,642.00	\$1,642.00	\$0.00	T	T	L	L	L	\$1,595	5/1/2025	\$1,689.29
223 Washington	0	1.0	Yes-1 Garage	5/1/2025	No	\$1,695.00	\$1,695.00	\$0.00	T	T	L	L	L	\$1,500	N/A	\$1,743.82
225 Washington	0	1.0	Yes-1 Uncovered	11/1/2020	No	\$1,590.00	\$1,590.00	\$0.00	T	L	L	L	L	\$1,400	5/1/2025	\$1,635.79
<b>TOTALS</b>						\$20,369.00							\$16,720		\$20,955.63	

Footnote:

The maximum allowable rent increase effective September 2026 is 2.88%, calculated using 80% of the change in the Consumer Price Index (CPI) from May 2025 (343.01) to May 2026 (355.336).

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## Income Summary

Unit #	Unit Type	Approximate Square Footage	Current Monthly Income as of June 2026	Projected Monthly Income Based on the Current Allowable Rent Increase of 2.88% Effective After 60 Day Notice to Tenants	Projected Annual Income Based on the Current Allowable Rent Increase of 2.88% Effective September 2026
1301	1 Bedroom / 1 Bath	920	\$1,399.00	\$1,439.29	\$17,271.49
1303	1 Bedroom / 1 Bath	920	\$2,095.00	\$2,155.34	\$25,441.68
1305	1 Bedroom / 1 Bath	920	\$2,000.00	\$2,057.60	\$24,691.20
1307	1 Bedroom / 1 Bath	920	\$2,095.00	\$2,155.34	\$25,864.03
213	2 Bedroom / 1 Bath	1200	\$2,450.00	\$2,520.56	\$30,246.72
215	1 Bedroom / 1 Bath	620	\$1,900.00	\$1,954.72	\$23,456.64
217	1 Bedroom / 1 Bath	620	\$1,900.00	\$1,954.72	\$23,456.64
219	Studio / 1 Bath	500	\$1,603.00	\$1,649.17	\$19,790.00
221	Studio / 1 Bath	500	\$1,642.00	\$1,689.29	\$20,271.48
223	Studio / 1 Bath	500	\$1,695.00	\$1,743.82	\$20,925.79
225	Studio / 1 Bath	500	\$1,590.00	\$1,635.79	\$19,629.50
<b>Total</b>		<b>8,120</b>	<b>\$20,369.00</b>	<b>\$20,955.63</b>	<b>\$251,045.17</b>

Gross Monthly Rental Income \$251,045.00

Laundry Income (Based on 2025 actual) \$725.00

Estimated Gross Annual Income \$251,770.00

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## Operating Statement

### Revenue

<sup>1</sup> Gross Scheduled 12 Month Income	\$251,045
Laundry Income (Based on 4 Year Average Actuals)	\$725
Total Estimated Annual Revenue	<u>\$251,770</u>

### Expenses

		<u>% Revenue</u>
Property Taxes (Based on Sales Price)	\$41,000	16.28%
Estimated Other RE Tax Assessment Charges	\$2,710	1.08%
<sup>2</sup> Insurance (Based and 2026/27 policy actual)	\$11,015	4.38%
Utilities (Based on 2 years average of 2024 and 2025 actuals)	\$9,190	3.65%
<sup>3</sup> Repairs & Maintenance (Based on 2 year average of 2024 and 2025 actuals)	\$9,492	3.77%
Property Management @ 4%	\$10,042	3.99%
Total Expenses	<u>\$83,448</u>	<u>33.14%</u>

### Net Operating Income

\$168,322

### CAP Rate

**5.61%**

### GRM

**11.92**

### FOOTNOTE

<sup>1</sup> Gross income based on estimated allowable rent increase per Santa Ana rent control ordinance effective Sept 2026.

<sup>2</sup> Excludes any umbrella policy premiums.

<sup>3</sup> Excludes capital expenditures and major repairs/upgrade cost outlays.