



# Mayfair Avenue Apartments

1163-1169 N MAYFAIR AVE ANAHEIM, CA 92801

EXCLUSIVELY LISTED BY:

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GROUP

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# 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





## Additional Photos





# Complete Highlights



## LOCATION INFORMATION

Building Name	Mayfair Avenue Apartments
Street Address	1163-1169 N Mayfair Ave
City, State, Zip	Anaheim, CA 92801
County	Orange

## BUILDING INFORMATION

NOI	\$72,426.14
Cap Rate	3.75%
Number of Floors	1
Year Built	1957

## PROPERTY HIGHLIGHTS

- Diverse Unit Mix Comprised Of One And Two Bedroom Floorplans
- Value-Add Opportunity With 43% Upside In Rental Income
- Residents Enjoy The Convenience Of Garage Parking And Small Patio Areas
- Single-Story Construction
- Separately Parcelled Triplex's Offer An Opportunity To Utilize Attractive Residential Financing
- Convenient Access To I-5 And SR-91 Freeways Providing Residents Ease Of Transportation
- Located In The Strong Rental Market Of Anaheim Where 54% Of Residents Rent
- Desirable Anaheim Location: Located Within Proximity To Anaheim Resort District, Platinum Triangle, And Downtown Anaheim
- ADU Garage Conversion Potential

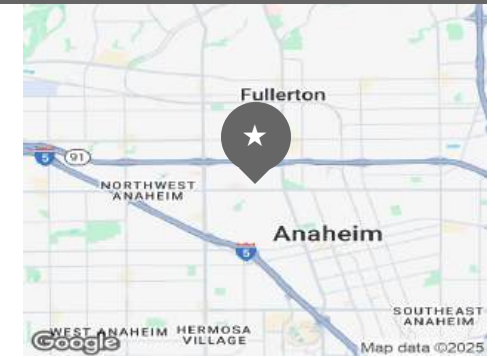
# Sale Comps



## MAYFAIR AVENUE APARTMENTS

1163-1169 N Mayfair Ave, Anaheim, CA 92801

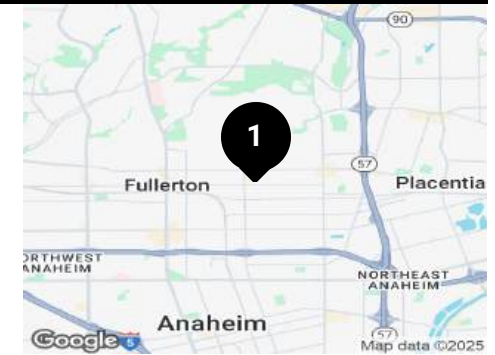
Price:	\$1,930,000	Bldg Size:	4,828 SF
Lot Size:	0.4 Acres	No. Units:	6
Cap Rate:	3.75%	Year Built:	1957



## 131 N MONTAGUE AVE

Fullerton, CA 92831

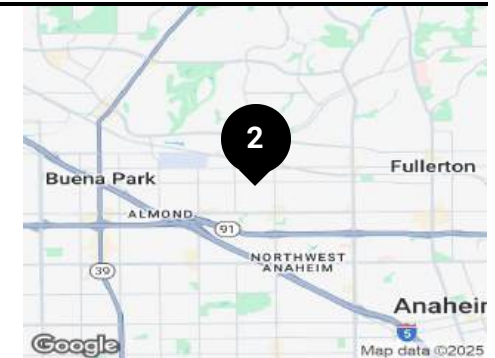
Price:	\$1,325,000	Bldg Size:	2,490 SF
Lot Size:	0.17 Acres	No. Units:	3
Cap Rate:	3.26%	Year Built:	1959



## 1938 W VALENCIA DR

Fullerton, CA 92833

Price:	\$1,150,000	Bldg Size:	1,972 SF
Lot Size:	0.21 Acres	No. Units:	3
Cap Rate:	4.08%	Year Built:	1953



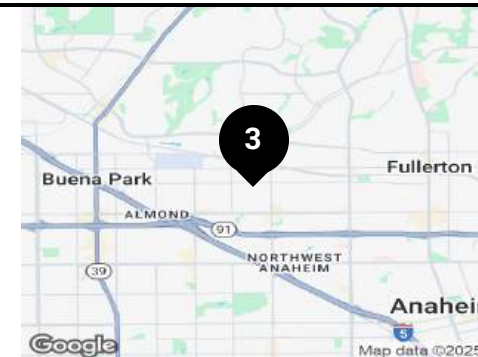


# Sale Comps



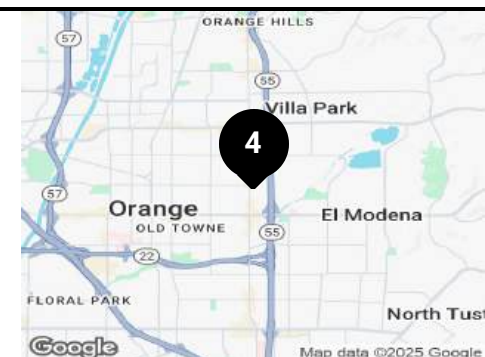
**1932 W VALENCIA DR**  
Fullerton, CA 92833

Price:	\$1,150,000	Bldg Size:	1,972 SF
Lot Size:	0.21 Acres	No. Units:	3
Cap Rate:	4.08%	Year Built:	1953



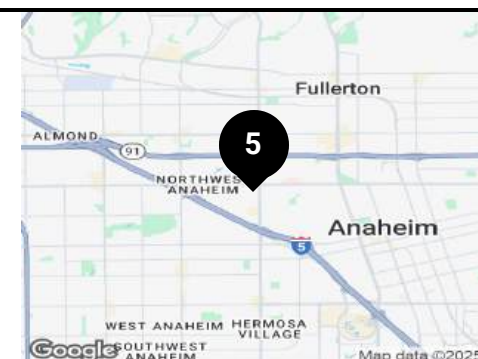
**482 N OAK ST**  
Orange, CA 92867

Price:	\$1,150,000	Bldg Size:	2,464 SF
Lot Size:	0.13 Acres	No. Units:	3
Cap Rate:	4.02%	Year Built:	1962



**1723 W FRANCIS DR**  
Anaheim, CA 92801

Price:	\$1,260,000	Bldg Size:	2,817 SF
Lot Size:	0.21 Acres	No. Units:	3
Cap Rate:	3.40%	Year Built:	1957

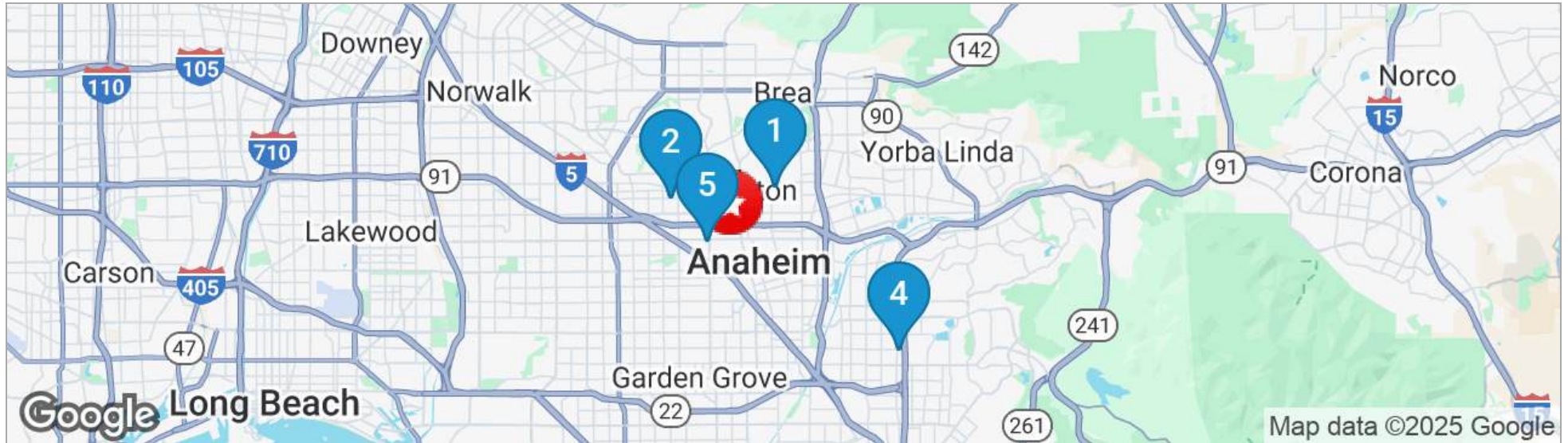




# Sale Comps Summary

	ADDRESS	PRICE	BLG SQFT	LOT SIZE	# OF UNITS	CAP RATE	GRM	YEAR BUILT	PRICE/SF	PRICE/UNIT	STATUS
<b>Subject</b>	1163-1169 N Mayfair Ave Anaheim, CA 92801	\$1,930,000	4,828	17,428	6	3.75%	17.16	1957	\$399.75	\$321,667	
1	1723 W Francis Dr Anaheim, CA	\$1,260,000	2,817	8,712	3	3.40%	19.09	1957	\$447.28	\$420,000	Sold 10/31/25
2	131 N Montague Ave Fullerton, CA	\$1,325,000	2,490	8,242	3	3.26%	19.89	1959	\$532.13	\$441,667	Sold 7/29/25
3	1938 W Valencia Dr Fullerton, CA	\$1,150,000	1,972	9,583	3	4.08%	15.91	1953	\$583.16	\$383,333	Sold 5/22/25
4	1932 W Valencia Dr Fullerton, CA	\$1,150,000	1,972	7,841	3	4.08%	15.91	1953	\$583.16	\$383,333	Sold 5/22/25
5	482 N Oak St Orange, CA	\$1,150,000	2,464	7,841	3	4.02%	16.14	1962	\$466.72	\$383,333	Sold 10/4/24
<b>Averages</b>		<b>\$1,207,000</b>	<b>2,343</b>	<b>8,444</b>	<b>3</b>	<b>3.77%</b>	<b>17.39</b>	<b>1957</b>	<b>\$522.49</b>	<b>\$402,333</b>	

# Sale Comps Map

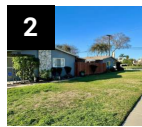


## SUBJECT PROPERTY

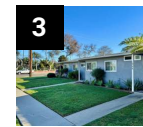
1163-1169 N Mayfair Ave | Anaheim, CA 92801



**1 131 N MONTAGUE AVE**  
Fullerton, CA  
92831



**2 1938 W VALENCIA DR**  
Fullerton, CA  
92833



**3 1932 W VALENCIA DR**  
Fullerton, CA  
92833



**4 482 N OAK ST**  
Orange, CA  
92867



**5 1723 W FRANCIS DR**  
Anaheim, CA  
92801





# Rent Roll

UNIT NUMBER	UNIT TYPE	CURRENT RENT	PROFORMA RENT	MARKET RENT
63A	1BD/1BA	\$1,500	\$1,620	\$2,095
63B	1BD/1BA	\$1,300	\$1,404	\$2,095
63C	2BD/1BA	\$1,750	\$1,890	\$2,495
69A	1BD/1BA	\$1,500	\$1,620	\$2,095
69B	1BD/1BA	\$1,600	\$1,728	\$2,095
69C	2BD/1BA	\$1,720	\$1,858	\$2,495
TOTALS/AVERAGES		\$9,370	\$10,120	\$13,370

# Rent Comps



**931 S TRIDENT ST**  
Anaheim, CA 92804

**UNIT TYPE:**

1 BD/1 BA

**RENT:**

\$2,100



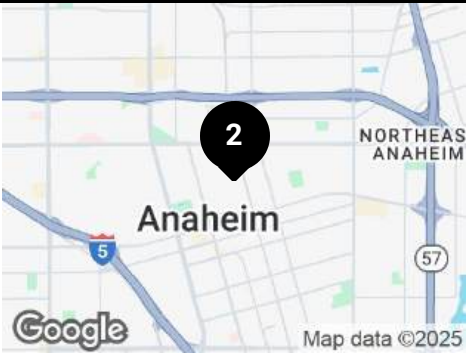
**601 N PAULINE ST**  
Anaheim, CA 92805

**UNIT TYPE:**

1 BD/1 BA

**RENT:**

\$2,090



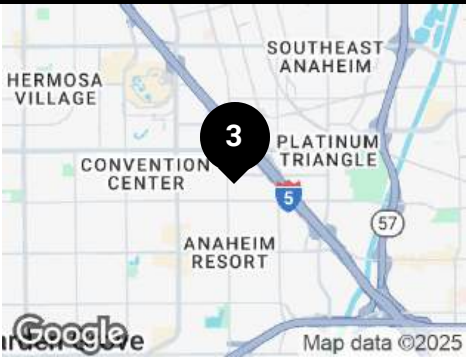
**128 E WAKEFIELD AVE**  
Anaheim, CA 92802

**UNIT TYPE:**

1 BD/1 BA

**RENT:**

\$2,095





# Rent Comps



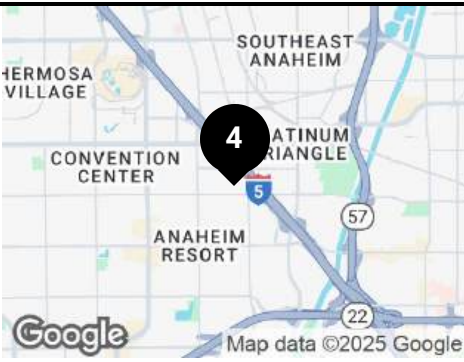
**2044 S NAUTICAL ST**  
Anaheim, CA 92802

**UNIT TYPE:**

2 BD/1 BA

**RENT:**

\$2,500



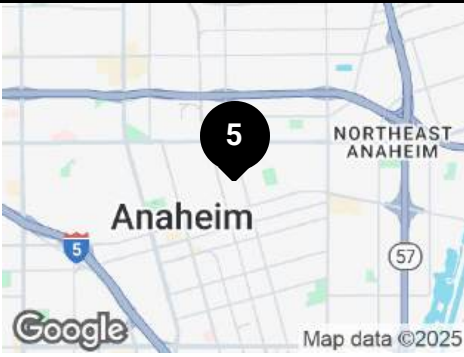
**421 N ROSE ST**  
Anaheim, CA 92805

**UNIT TYPE:**

2 BD/1 BA

**RENT:**

\$2,495



**219 W PALAIS RD**  
Anaheim, CA 92805

**UNIT TYPE:**

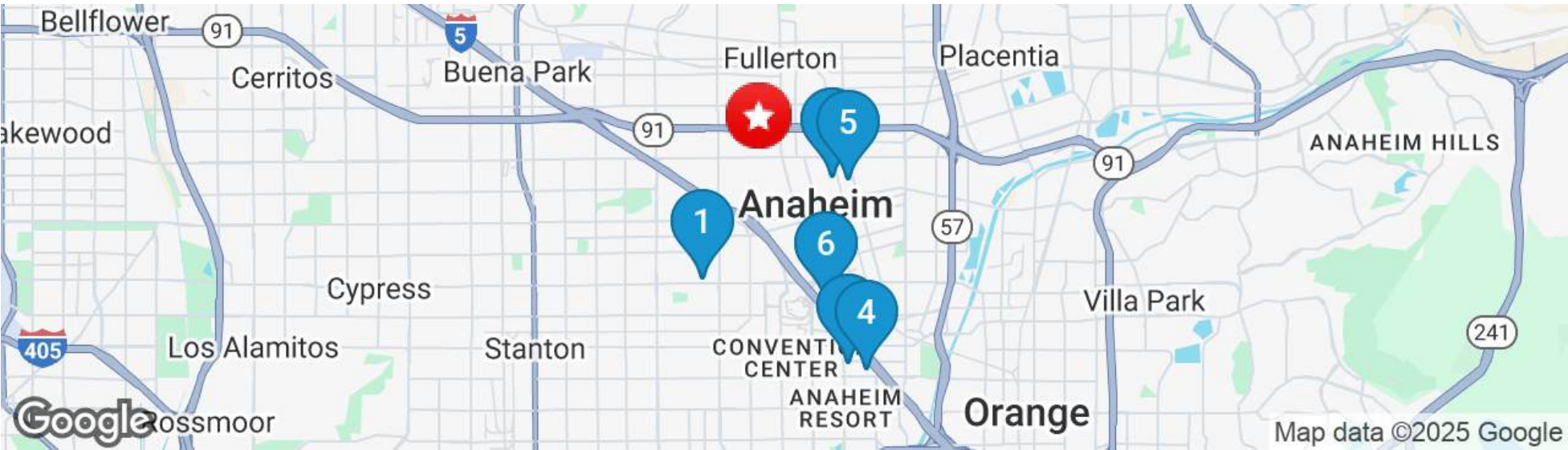
2 BD/1 BA

**RENT:**

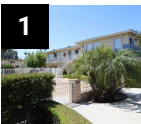
\$2,495



# Rent Comps Map



**SUBJECT PROPERTY**  
1163-1169 N Mayfair Ave | Anaheim, CA 92801



**1 931 S TRIDENT ST**  
Anaheim, CA  
92804



**2 601 N PAULINE ST**  
Anaheim, CA  
92805



**3 128 E WAKEFIELD AVE**  
Anaheim, CA  
92802



**4 2044 S NAUTICAL ST**  
Anaheim, CA  
92802



**5 421 N ROSE ST**  
Anaheim, CA  
92805



**6 219 W PALAIS RD**  
Anaheim, CA  
92805



# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,930,000
Building Size:	4,828 SF
Lot Size:	0.4 Acres
Price / SF:	\$399.75
Cap Rate:	3.75%
NOI:	\$72,426
GRM:	17.16
Price / Unit:	\$321,667

## PROPERTY OVERVIEW

Kirklen Investment Group proudly offers the opportunity to acquire 1163-1169 N Mayfair Avenue, a single-story (3+3) 6-unit multifamily investment property located in the City of Anaheim. Built in 1957, the subject property offers a diverse unit mix comprised of (4) one-bedroom/one-bathroom units and (2) two-bedroom/one-bathroom units totaling 4,828 square feet. Situated on a large 17,428 square foot lot, 1163-1169 N Mayfair Avenue provides residents ample on-site parking with (6) garage parking spaces and (8) open parking spaces. Residents enjoy being located within proximity to the Anaheim Resort District, Platinum Triangle, and Downtown Anaheim which provide residents an abundance of shopping, entertainment, and dining options. 1163-1169 N Mayfair Avenue also benefits from being located within proximity to the I-5 and SR-91 freeways, which provides residents with ease of transportation throughout California and beyond.

1163-1169 N Mayfair Avenue also provides a new owner multiple paths to create and increase value. A new owner can take advantage of the 43% rental upside through modernization of the interiors to capture market rents. Additionally, the subject property also offers the opportunity to create value by converting the 570 square foot garages into ADU's (buyer to verify) turning the subject property from a 6-unit building to an 8-unit building creating more supply for the high demand rental market of Anaheim where 54% of residents rent.

# Financial Overview

			Mayfair Avenue Apartments		1163-1169 N Mayfair Ave		Anaheim, CA 92801	
Price		\$1,930,000	Number of Units	6	Year Built	1957	Rentable Square Feet	4,828
Down Payment	58%	\$1,111,000	Price/Unit	\$321,667	Lot Size (SF)	17,428	Price/SF	\$399.75
EXPENSES			OPERATING INFORMATION					
			Current		Pro Forma		Market	
Property Taxes		\$22,885	Gross Potential Rent	\$112,440		\$121,435		\$160,440
Insurance		\$5,456	Less: Vacancy/Deductions	3.0% \$3,373	3.0%	\$3,643	3.0%	\$4,813
Utilities		\$2,376	Gross Potential Income	\$109,067		\$117,792		\$155,627
Contract Services		\$1,218	Laundry Income	\$0		\$0		\$0
Maintenance & Repairs		\$4,206	Other Income	\$0		\$0		\$0
Admin & Misc		\$500	Effective Gross Income	\$109,067		\$117,792		\$155,627
			Less: Expenses	\$36,641		\$36,641		\$36,641
			Net Operating Income	\$72,426		\$81,151		\$118,986
			Debt Service	\$58,924		\$58,924		\$58,924
			Net Cash Flow	1.2% \$13,502	2.0%	\$22,228	5.4%	\$60,062
			Principal Reduction	\$10,057		\$10,057		\$10,057
<b>Total Expenses</b>		<b>\$36,641</b>	<b>Total Return</b>	<b>2.1% \$23,560</b>	<b>2.9%</b>	<b>\$32,285</b>	<b>6.3%</b>	<b>\$70,120</b>
FINANCING			Cap Rate					
Loan Amount	42%	\$819,000	<b>GRM</b>	<b>17.16</b>		<b>15.89</b>		<b>12.03</b>
Interest Rate		6.00%	<b>DCR</b>	<b>1.23</b>		<b>1.38</b>		<b>2.02</b>
Amortization (Years)		30						

Number of Units	Unit Type	Current Rent Per Unit	Unit Monthly	Pro Forma Rent	Unit Monthly	Market Rent	Unit Monthly
4	1BD/1BA	\$1,475	\$5,900	\$1,593	\$6,372	\$2,095	\$8,380
2	2BD/1BA	\$1,735	\$3,470	\$1,874	\$3,748	\$2,495	\$4,990



# Agent History



**PAUL BANKE**

Senior Associate

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Direct: 949.942.1311

CalDRE #02113308

## PROFESSIONAL BACKGROUND

Paul Banke is a Senior Associate at Kirklen Investment Group and specializes in the acquisition, disposition, and 1031 exchange of multi-family investment properties in Orange County.

Paul embraces Kirklen Investment Group's brand of building lifelong relationships with each and every client. Paul places a huge emphasis on putting his client's interests first and providing the highest level of service to multi-family owners and investors. Through his boots on the ground knowledge of the market, he is able to provide key insights to help his clients either sell their building for the highest price possible, negotiate the best price and terms for his buyers, or help his clients maximize the value of their properties during their holding period.

Prior to working with Kirklen Investment Group, Paul began his professional career in Real Estate Investment Sales as a Junior associate at Vantis Capital Advisors where he learned a variety of skills in marketing, data research, underwriting, and financial analysis.

In his free time, Paul loves spending time outdoors, staying active, and enjoying quality time with family and friends.

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# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,502	10,724	34,687
Average Age	36	36	37
Average Age (Male)	34	35	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,224	2,937	10,120
# of Persons per HH	3.7	3.7	3.4
Average HH Income	\$71,411	\$81,880	\$96,520
Average House Value	\$526,380	\$657,267	\$686,248

Demographics data derived from AlphaMap

