

Wellington 6 Plex

502 E Wellington Ave, Santa Ana CA 92701

OFFERING MEMORANDUM



Wellington 6 Plex

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WELLINGTON 6 PLEX

01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	502 E Wellington Ave Santa Ana CA 92701
COUNTY	Orange
MARKET	Orange
SUBMARKET	Santa Ana
BUILDING SF	5,018 SF
LAND SF	8,276 SF
LAND ACRES	.18
NUMBER OF UNITS	6
YEAR BUILT	1929
APN	398-032-01
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

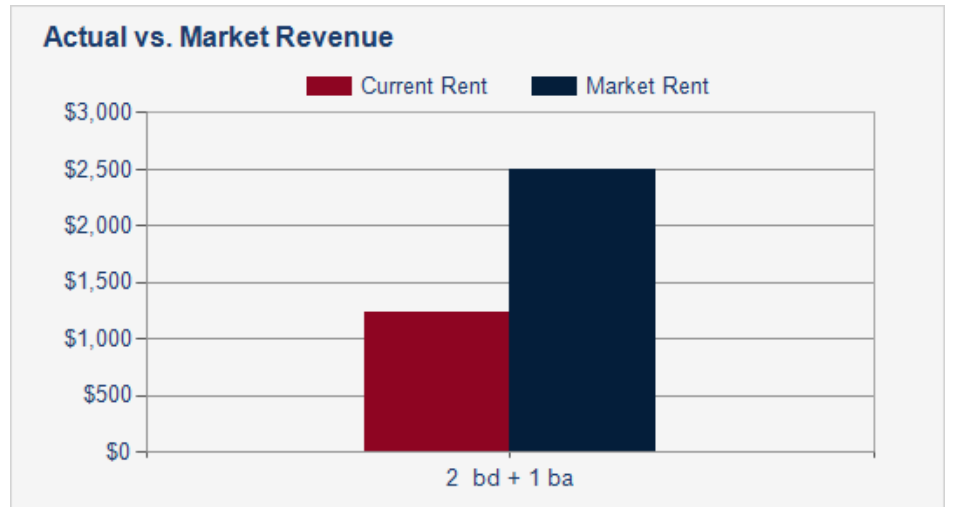
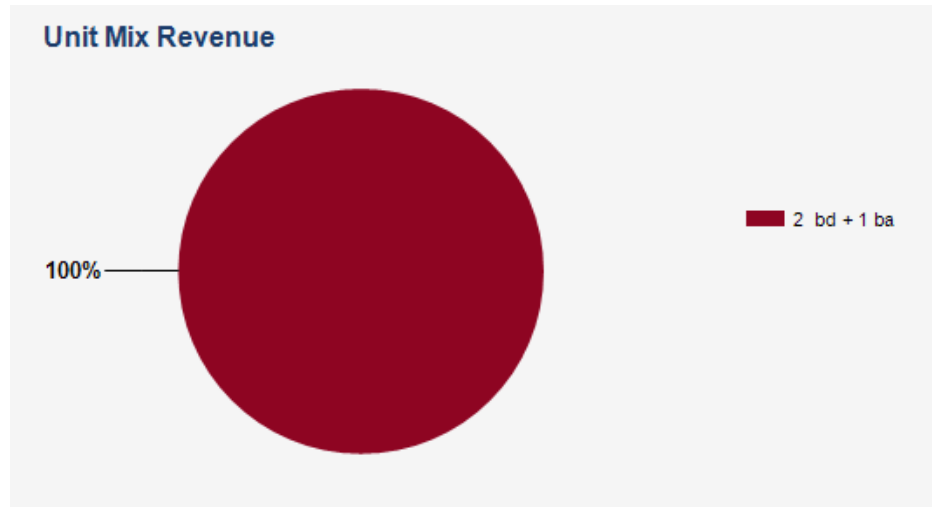
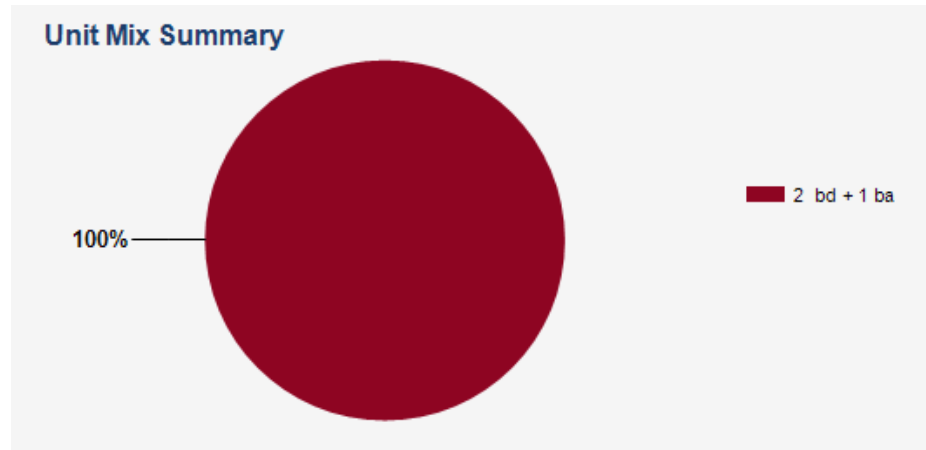
PRICE	\$1,495,000
PRICE PSF	\$297.93
PRICE PER UNIT	\$249,167
OCCUPANCY	100.00%
NOI (CURRENT)	\$57,097
NOI (Market Rent)	\$117,000
CAP RATE (CURRENT)	3.82%
CAP RATE (Market Rent)	7.83%
GRM (CURRENT)	16.61
GRM (Market Rent)	8.31

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	46,895	313,659	666,399
2026 Median HH Income	\$76,088	\$98,246	\$105,465
2026 Average HH Income	\$98,472	\$126,411	\$138,404

- ❖ Prime investment opportunity, located next to major freeways for optimal accessibility. This location offers convenience for potential buyers looking to capitalize on a property easy commuter access.
- ❖ Prime location, growth potential, and historical significance, stands as a compelling choice for investors.

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
2 bd + 1 ba	6	\$1,000 - \$1,472	\$7,416	\$2,500	\$15,000
Totals/Averages	6	\$1,236	\$7,416	\$2,500	\$15,000



WELLINGTON 6 PLEX

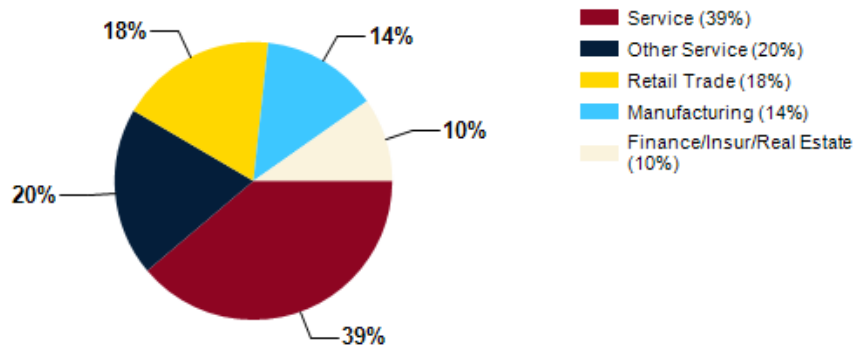
02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

- ❖ Santa Ana is also in close proximity to major freeways such as the I-5 and I-405, providing convenient access to surrounding areas and businesses.
- ❖ The property's location in Santa Ana offers a mix of residential neighborhoods and commercial districts, providing a potential tenant base for a commercial property.

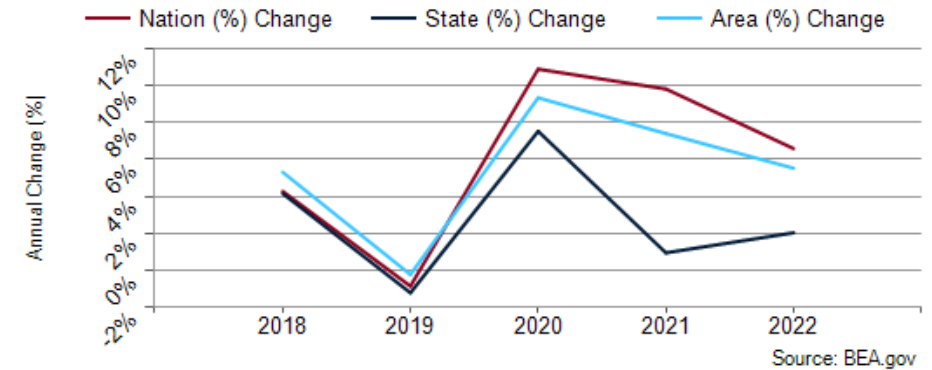
Major Industries by Employee Count

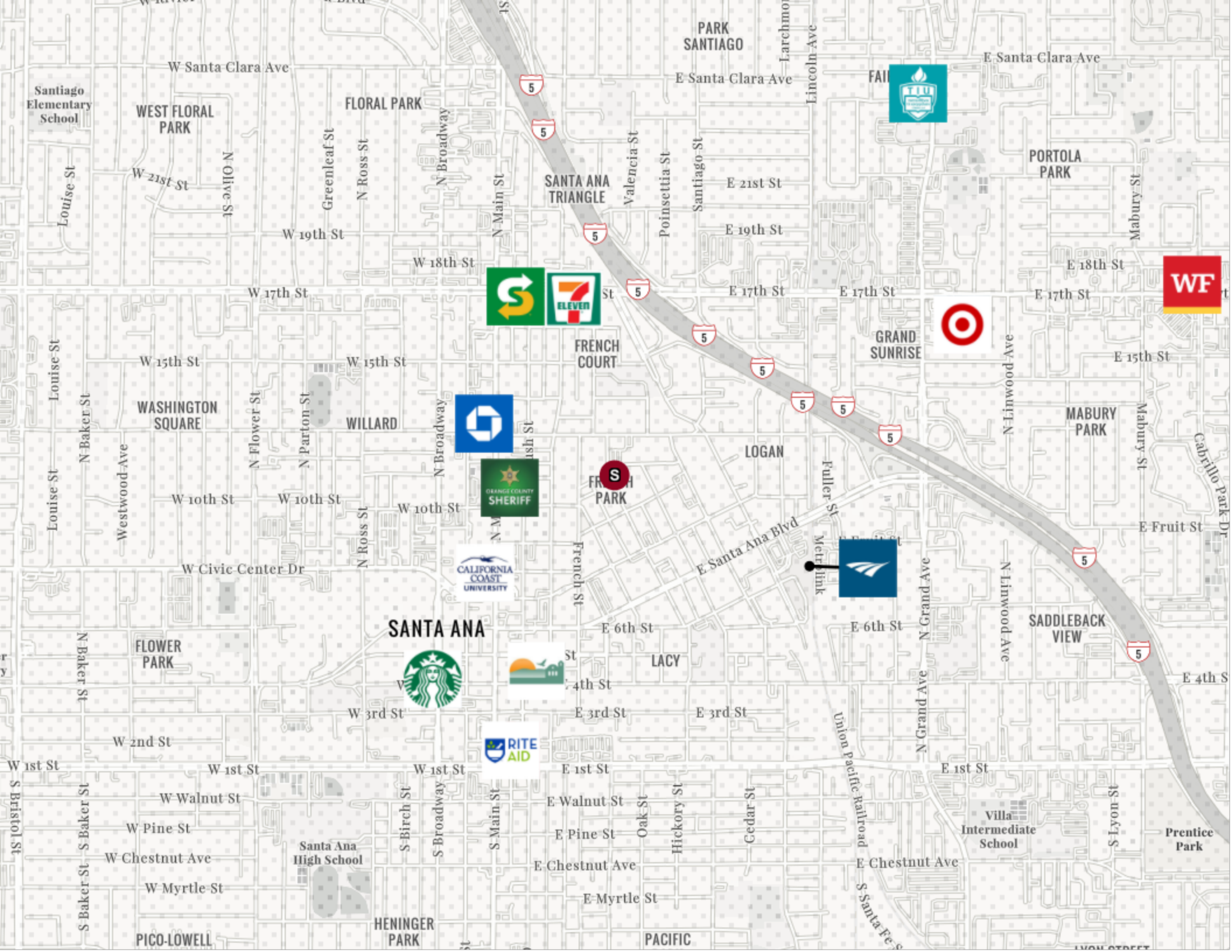


Largest Employers

Santa Ana Unified School District	Approximately 15,000 employees
City of Santa Ana	Approximately 3,000 employees
Orange County Health Care Agency	Approximately 2,500 employees
St. Joseph Hospital	Approximately 2,000 employees
Santa Ana College	Approximately 1,500 employees
Orange County Sheriff's Department	Approximately 1,200 employees
Santa Ana Police Department	Approximately 1,000 employees
Orange County Transportation Authority	Approximately 800 employees

Orange County GDP Trend





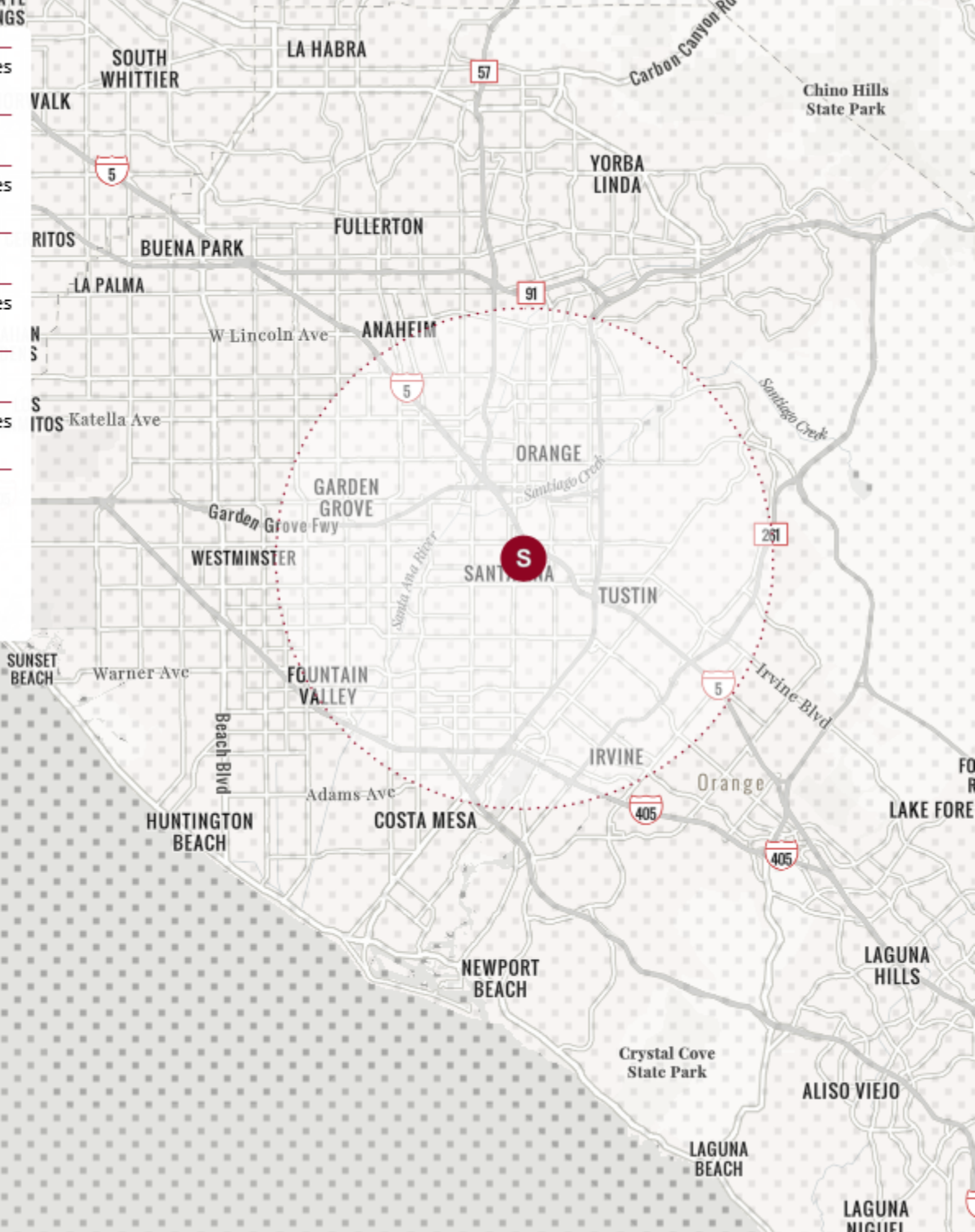
Approx. 2,000 Employees
Approx. 1 mile

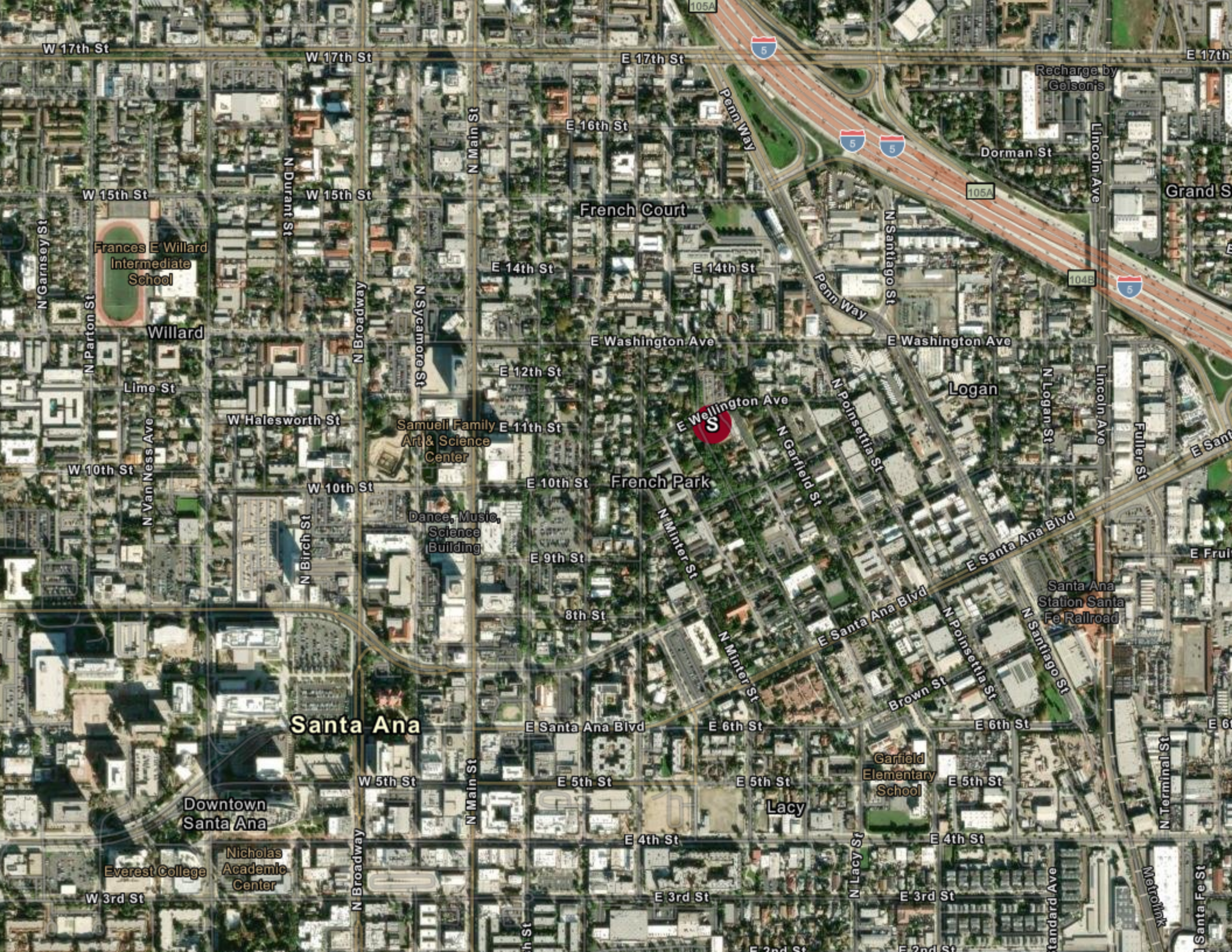
Approx. 1,500 Employees
Approx. 2 miles

Approx. 1,200 Employees
Approx. 3 miles

Approx. 1,000 Employees
Approx. 4 miles

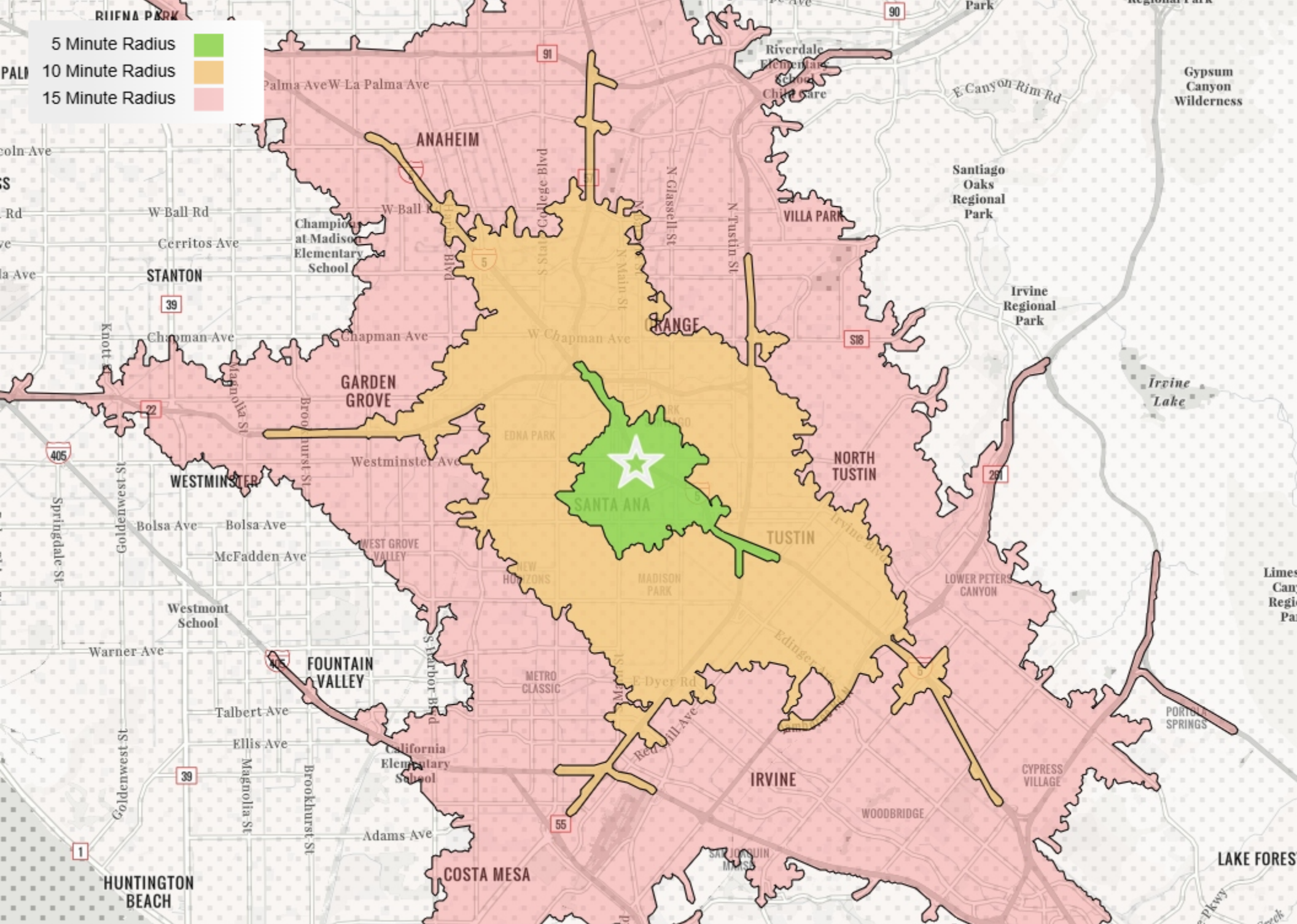
Approx. 800 Employees
Approx. 5 miles





- 1 **Port of Long Beach**
28.32 miles | 33.9 minutes
- 2 **Irvine Spectrum**
11.02 miles | 13.4 minutes
- 3 **Los Angeles International Airport**
40.19 miles | 50.6 minutes
- 4 **John Wayne Airport**
8.17 miles | 13.3 minutes





WELLINGTON 6 PLEX

03

Property Description

Property Features

Parcel Map

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	5,018
LAND SF	8,276
LAND ACRES	.18
YEAR BUILT	1929
# OF PARCELS	1
ZONING TYPE	SD
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2

MECHANICAL

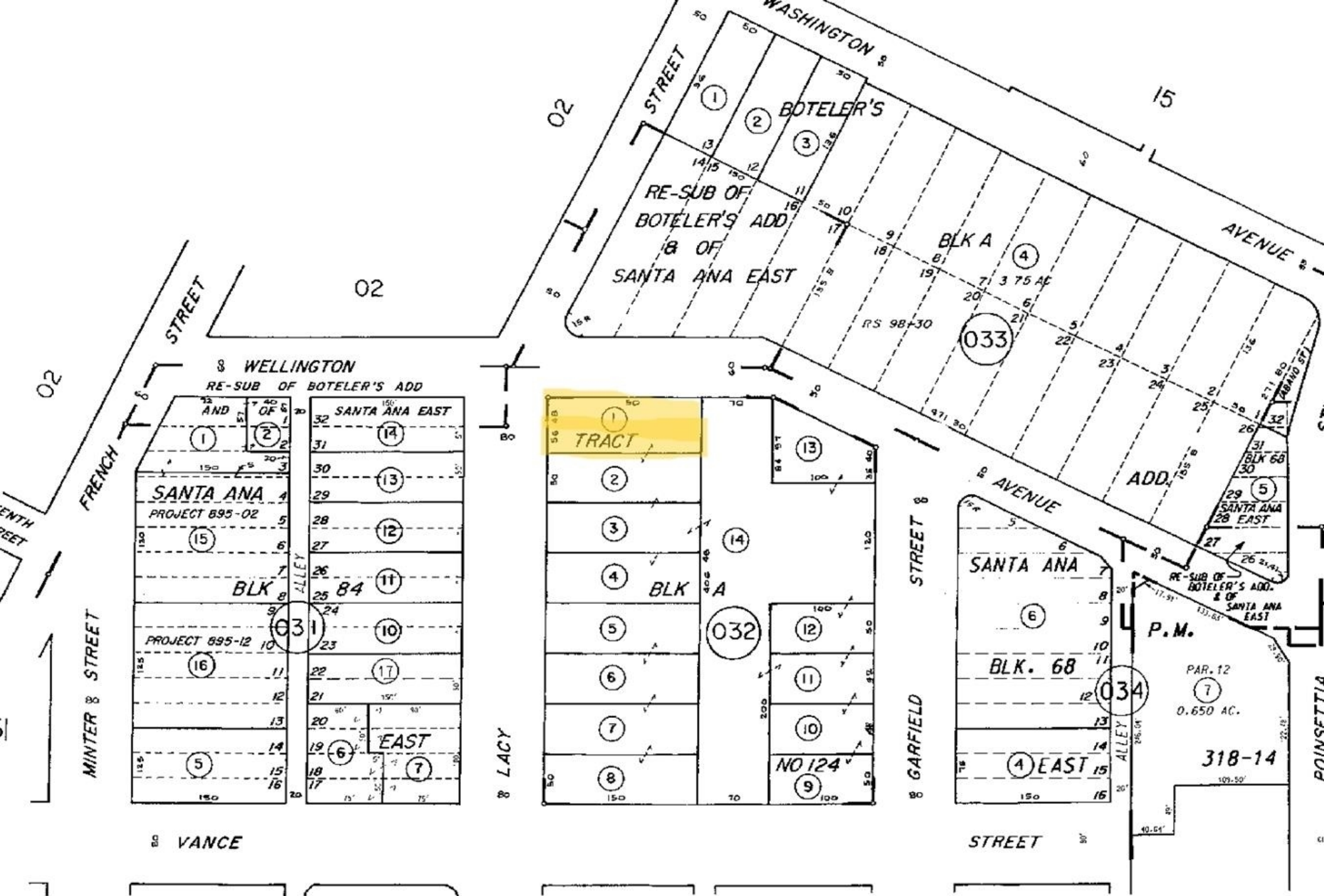
FIRE SPRINKLERS	None
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UTILITIES

WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FRAMING	Wood
STYLE	Mediterranean



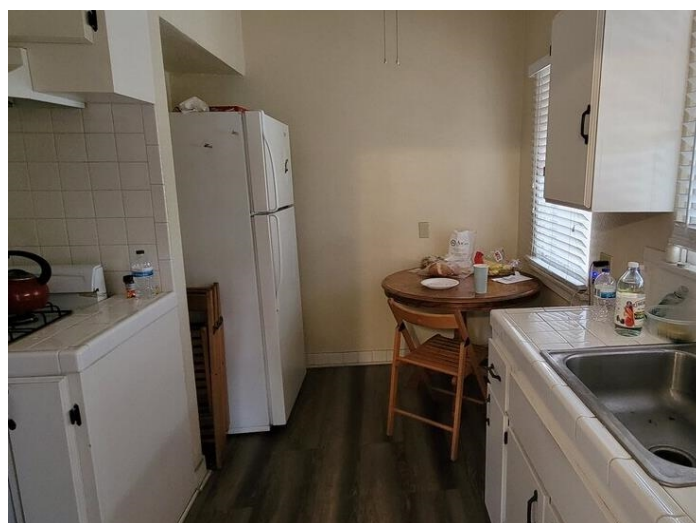
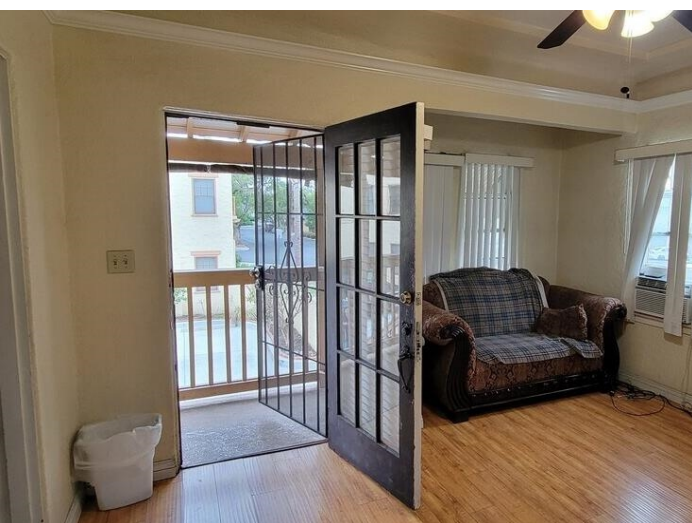
SANTA ANA EAST
 BOTELER'S ADD
 RE-SUB OF BOTELER'S ADD &
 OF SANTA ANA EAST
 TRACT NO. 124
 PARCEL MAP

L.A. 1-93.94
 L.A. 1-116
 M.M. 3-23
 M.M. 11-37
 P.M. 318-14

04

NOTE - ASSESSOR'S BLOCK &
 PARCEL NUMBERS
 SHOWN IN CIRCLES

ASSESSOR'S MAP
 BOOK 398 PAGE
 COUNTY OF ORANGE



WELLINGTON 6 PLEX

Rent Roll

Rent Roll

04

Unit	Unit Mix	Current Rent	Market Rent
502	2 bd + 1 ba	\$1,055.00	\$2,500.00
504	2 bd + 1 ba	\$1,472.00	\$2,500.00
506	2 bd + 1 ba	\$1,472.00	\$2,500.00
508	2 bd + 1 ba	\$1,472.00	\$2,500.00
510	2 bd + 1 ba	\$1,000.00	\$2,500.00
512	2 bd + 1 ba	\$1,030.00	\$2,500.00
Totals / Averages		\$7,501.00	\$15,000.00

WELLINGTON 6 PLEX

05

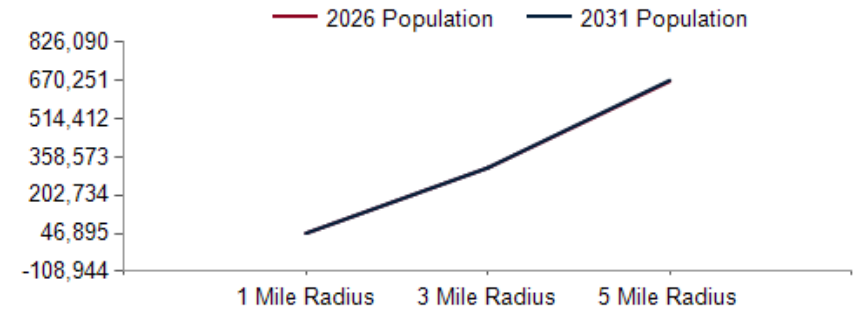
Demographics

General Demographics

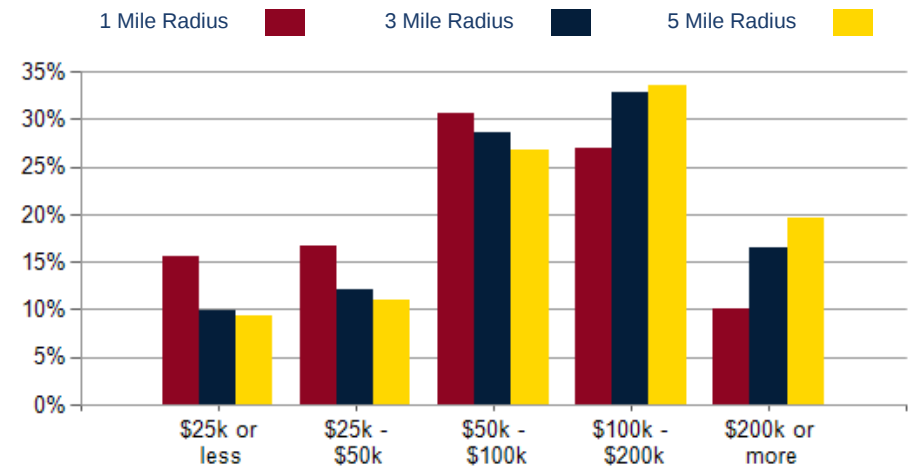
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	52,996	335,460	654,795
2010 Population	49,212	323,964	659,945
2026 Population	46,895	313,659	666,399
2031 Population	47,257	314,045	670,251
2026 African American	527	4,623	10,481
2026 American Indian	1,804	9,649	14,815
2026 Asian	2,161	28,833	125,270
2026 Hispanic	39,637	232,490	390,899
2026 Other Race	23,845	139,968	226,286
2026 White	8,897	71,479	173,670
2026 Multiracial	9,588	58,273	113,787
2026-2031: Population: Growth Rate	0.75%	0.10%	0.60%

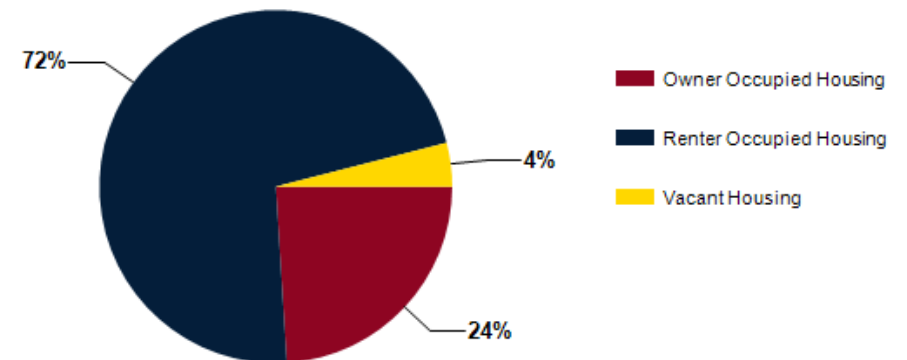
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,323	5,385	11,305
\$15,000-\$24,999	674	3,239	7,145
\$25,000-\$34,999	764	3,605	7,783
\$35,000-\$49,999	1,376	6,946	14,022
\$50,000-\$74,999	2,152	12,838	26,019
\$75,000-\$99,999	1,760	11,988	27,108
\$100,000-\$149,999	2,235	17,832	40,836
\$150,000-\$199,999	1,209	10,553	25,821
\$200,000 or greater	1,288	14,306	38,970
Median HH Income	\$76,088	\$98,246	\$105,465
Average HH Income	\$98,472	\$126,411	\$138,404



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

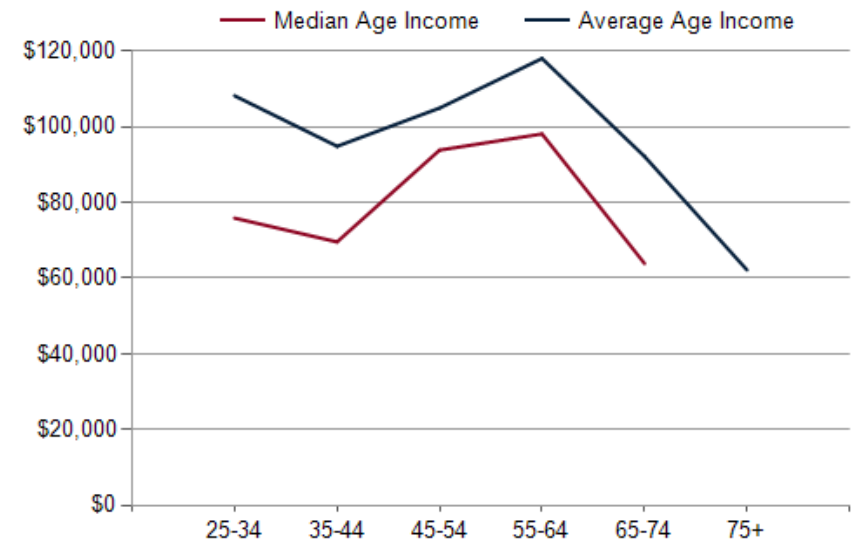
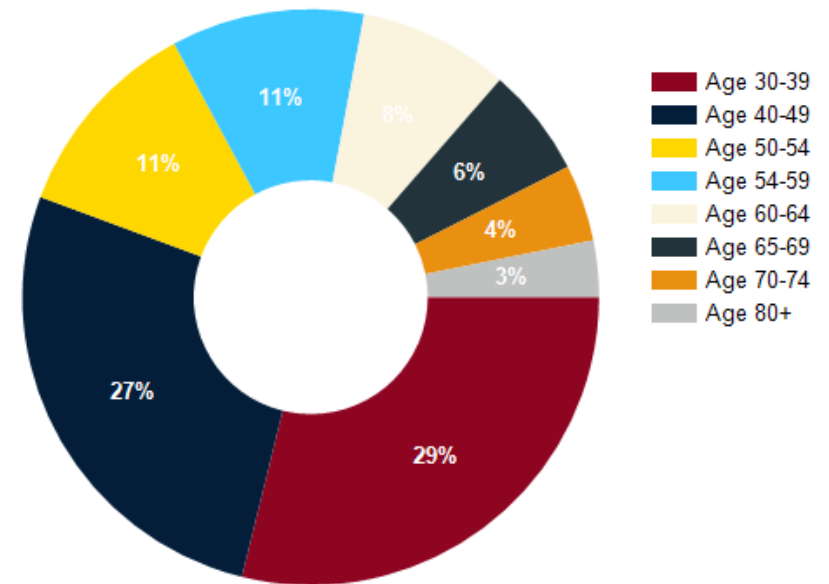


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,799	27,806	59,268
2026 Population Age 35-39	3,378	23,664	49,592
2026 Population Age 40-44	3,452	21,464	45,500
2026 Population Age 45-49	3,220	19,203	40,128
2026 Population Age 50-54	2,858	19,011	41,359
2026 Population Age 55-59	2,694	17,775	40,218
2026 Population Age 60-64	2,096	15,849	35,447
2026 Population Age 65-69	1,524	12,892	30,345
2026 Population Age 70-74	1,073	9,517	23,199
2026 Population Age 75-79	789	6,658	16,276
2026 Population Age 80-84	522	4,125	10,447
2026 Population Age 85+	451	4,063	9,848
2026 Population Age 18+	35,868	244,858	530,910
2026 Median Age	33	35	36
2031 Median Age	34	36	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,883	\$92,947	\$103,037
Average Household Income 25-34	\$108,212	\$125,024	\$133,867
Median Household Income 35-44	\$69,581	\$105,670	\$116,996
Average Household Income 35-44	\$94,859	\$134,040	\$152,328
Median Household Income 45-54	\$93,838	\$106,645	\$113,576
Average Household Income 45-54	\$104,959	\$136,192	\$150,783
Median Household Income 55-64	\$98,115	\$120,631	\$127,705
Average Household Income 55-64	\$118,055	\$145,932	\$155,856
Median Household Income 65-74	\$63,859	\$86,929	\$93,105
Average Household Income 65-74	\$92,179	\$116,911	\$130,198
Average Household Income 75+	\$62,160	\$86,870	\$97,471

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	74	81	87
Diversity Index (current year)	75	82	87
Diversity Index (2020)	76	82	87
Diversity Index (2010)	68	75	82

POPULATION BY RACE



1 MILE



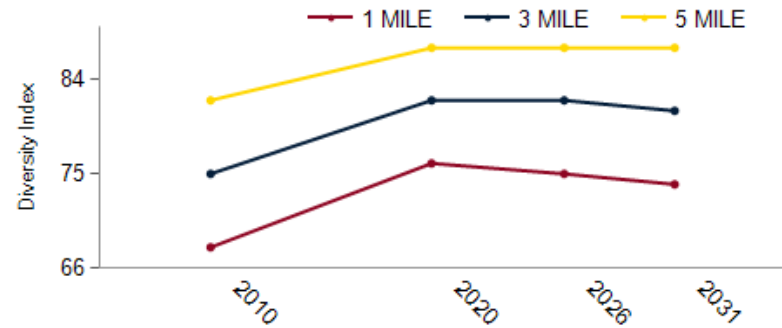
3 MILE



5 MILE

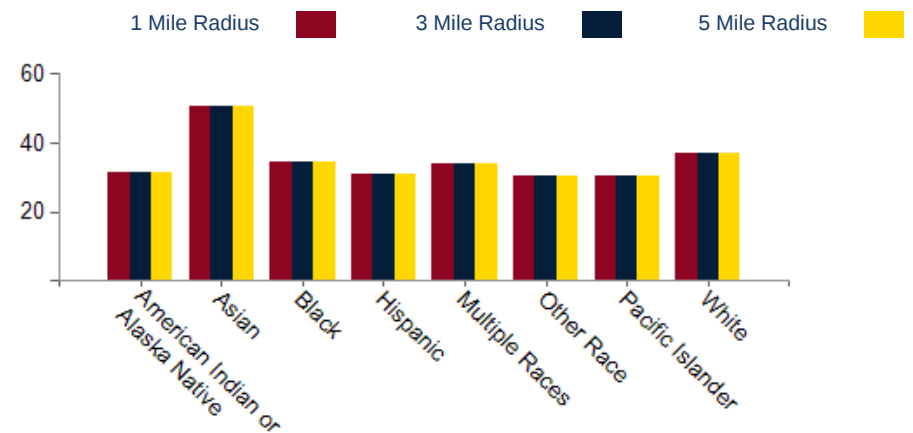
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	2%	2%	1%
Asian	2%	5%	12%
Hispanic	46%	43%	37%
Multiracial	11%	11%	11%
Other Race	28%	26%	21%
White	10%	13%	16%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	33	34
Median Asian Age	50	42	41
Median Black Age	35	36	36
Median Hispanic Age	31	32	32
Median Multiple Races Age	34	34	33
Median Other Race Age	30	32	32
Median Pacific Islander Age	30	34	34
Median White Age	37	39	40

2026 MEDIAN AGE BY RACE



Wellington 6 Plex

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