

5710 E LA PALMA AVE, ANAHEIM, CA 92807

ANAHEIM HILLS FOR PROFIT/AFFORDABLE/SENIOR HOUSING CONVERSION OPPORTUNITY



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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$25,000,000
Building Size:	60,312 SF
Lot Size:	125,689 SF
Number of Units:	118
Price / SF:	\$414.51
Cap Rate:	7.42%
NOI:	\$1,854,252
Year Built:	1979
Zoning:	SP-2015-1

PROPERTY OVERVIEW

This is an opportunity to convert the Property to a Permanent Residential Property. Currently zoned General Commercial, the City of Anaheim has advised the Seller that the City is desirous of changing the Zoning to Mixed Use Medium. This Zoning change will allow for the conversion of the Property to Permanent Housing. The timing on the change is anticipated to be the middle of June 2025 per the City Planning Department.

The Property is currently the Motel 6 and Studio 6 Anaheim Hills. It is comprised of 118 rooms, a large common area with a large pool that can possibly be repositioned as additional living space for the Conversion. Included in Studio 6 are 28 suites. Situated on an approximate 2.9 acre lot, the Property has ample parking 119 spaces.

PROPERTY HIGHLIGHTS

- Anaheim Hills, Adjacent to Yorba Linda and near the Nixon Presidential Museum off of Imperial Highway
- Large 2.99 Acre Lot (Per Assessor)
- Current Zoning to be Converted from General Commercial to Mid Mixed Use
- Permanent Housing Allowed in Zoning Change to Mid Mixed Use
- Across the Street from Significant Retail Establishments (McDonald's, Jack In the Box, In and Out, CVS, Etc.)
- Excellent Street Exposure with Freeway Signage Visibility

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PROPERTY INFORMATION

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

This Conversion Opportunity is located in Anaheim Hills. Anaheim Hills is a community in Orange County in Southern California, directly south of Yorba Linda. Although it is part of Anaheim, it does not border central Anaheim and is geographically separated from that part of the city, so the name Anaheim Hills is used to distinguish it from Anaheim.

The Property is located just to the West and is visible from the 91 Freeway off the Imperial Highway off-ramp. From this off-ramp, the Nixon Presidential Museum is just to the West in the adjacent City of Yorba Linda.

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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- - Anaheim Hills, Adjacent to Yorba Linda and Near Nixon Presidential Museum
- - Large 2.99 Acre Lot (Per Assessor)
- - Current Zoning to be Converted from General Commercial to Mid Mixed Use
- - Permanent Housing Allowed in Zoning Change to Mid Mixed Use
- - Across the Street from Significant Retail Establishments (McDonald's, Jack In the Box, In and Out, CVS, Etc.)
- - Excellent Street Exposure with Freeway Signage Visibility
- - Pro Forma 7.4 Cap Rate
- - Seller experienced with the Conversion Process

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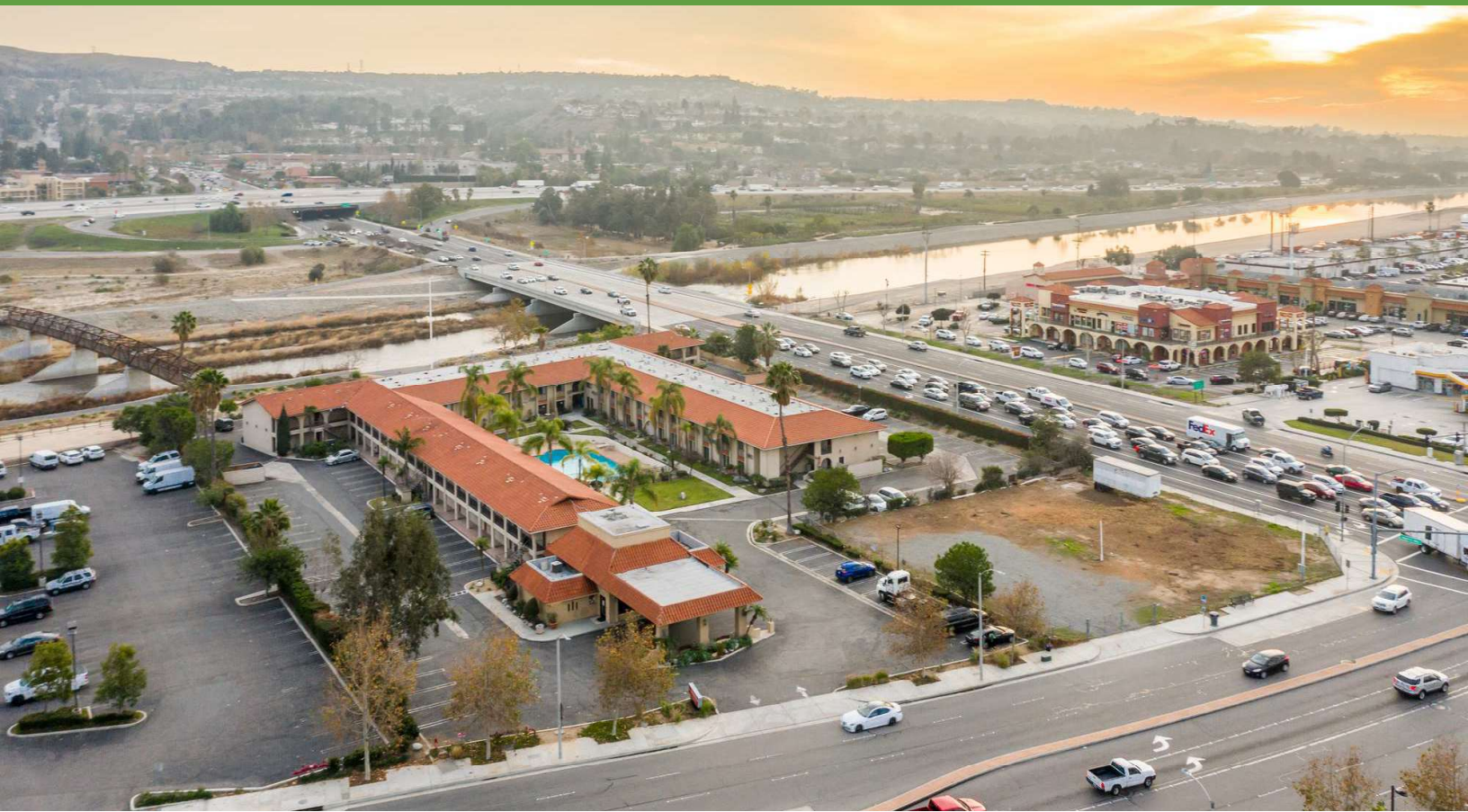
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ZONING CHANGE CONFIRMATION AND PROGRESS



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ZONING CHANGE CONFIRMATION AND PR

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City Position on Zoning Change

Good afternoon Luis,

This item did go to City Council last night and was approved. It is scheduled for a second reading and adoption at the May 13, 2025 Council meeting. It will be effective on June 12, 2025.

Sincerely,

G. Scott Koehm

Principal Planner

[Planning and Building Department](#) | [Planning Services](#)

City of Anaheim

200 South Anaheim Boulevard | Suite 162

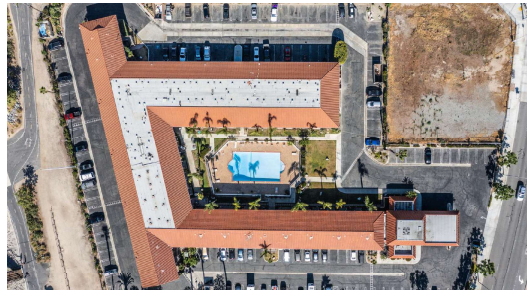
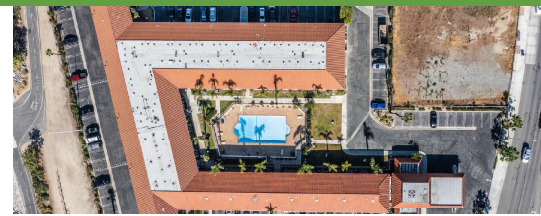
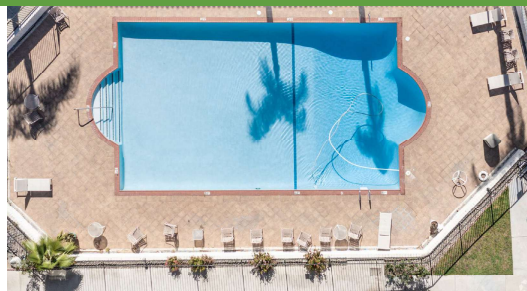
Anaheim, CA 92805

Phone (714) 765-5395

Email skoehm@anaheim.net

ZONING CHANGE CONFIRMATION AND PROGRESS

ADDITIONAL PHOTOS



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LOCATION INFORMATION



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LOCATION INFORMATION

ANAHEIM HILLS



ANAHEIM HILLS, CA

Anaheim Hills is located just south of Yorba Linda, California, opposite the 91 freeway at Imperial Highway. The western border is the 55 freeway opposite the city of Orange, California. On the northeast side the community extends past Gypsum Canyon, bordered by unincorporated areas of Orange County and Cleveland National Forest (east). To the south is the Santa Ana foothills opposite the community of Villa Park, California.[9][10] The entirety of Anaheim Hills is within the city limits of Anaheim, California.



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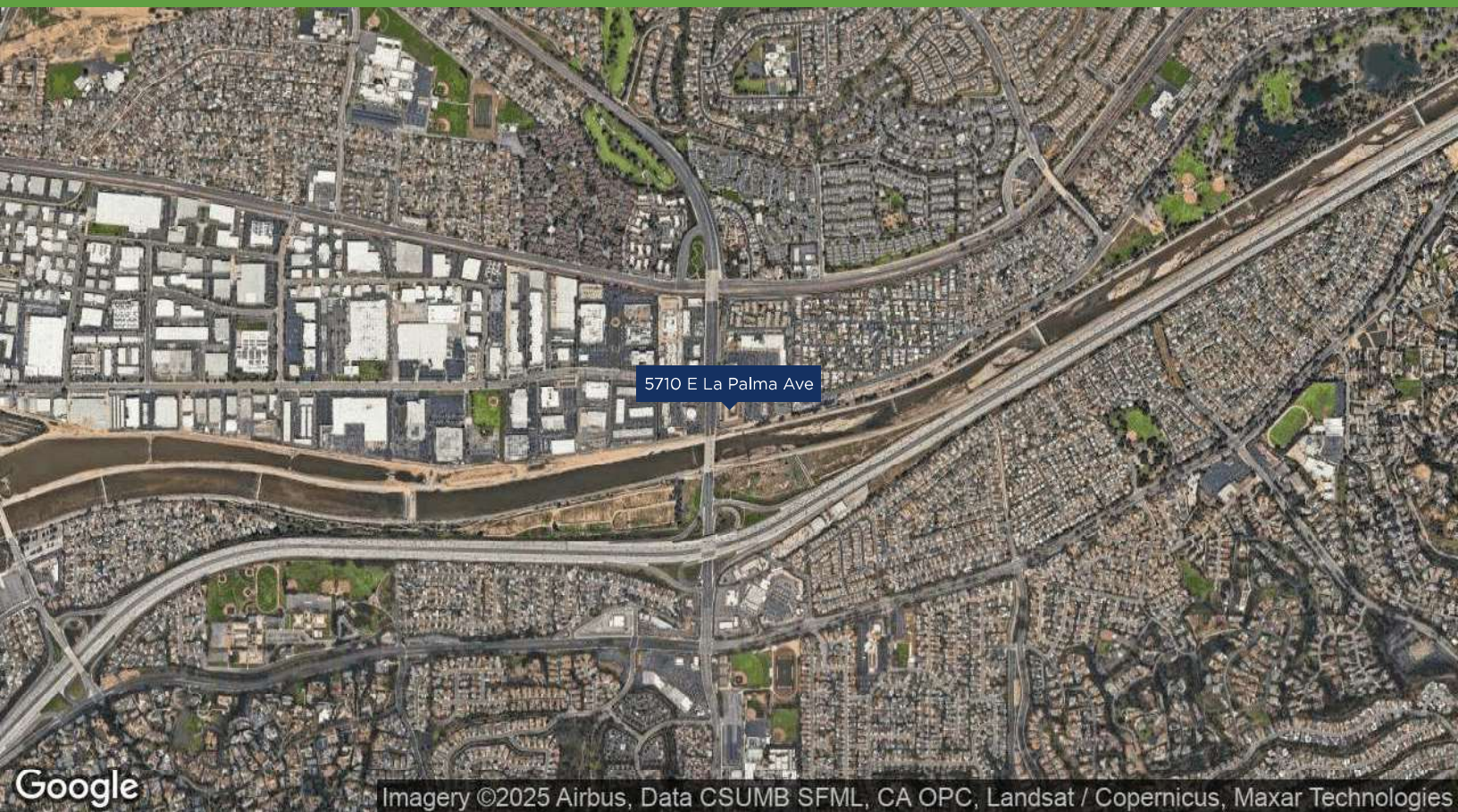
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LOCATION INFORMATION

REGIONAL MAP



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REGIONAL MAP // 13

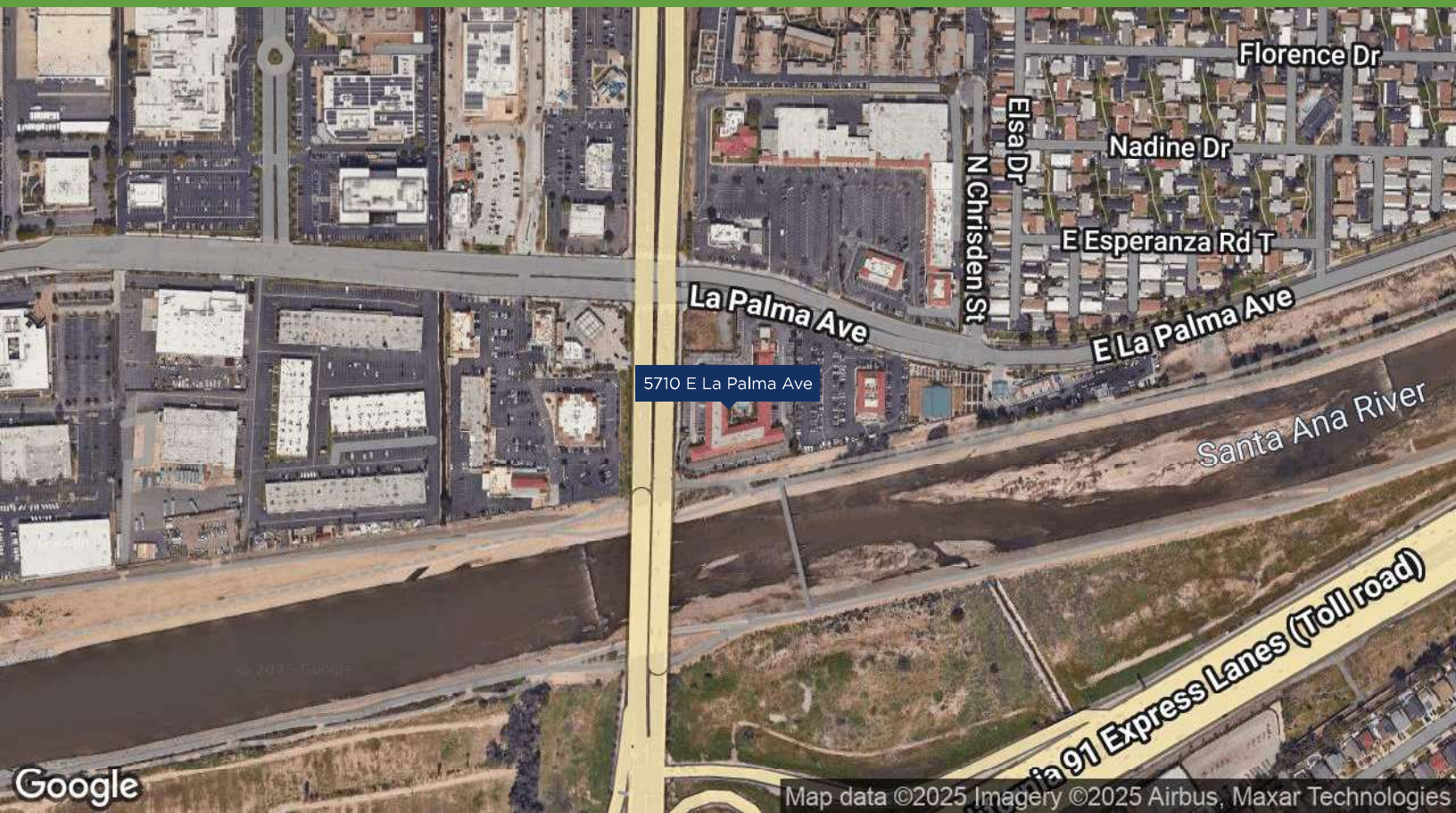
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LOCATION INFORMATION

LOCATION MAP



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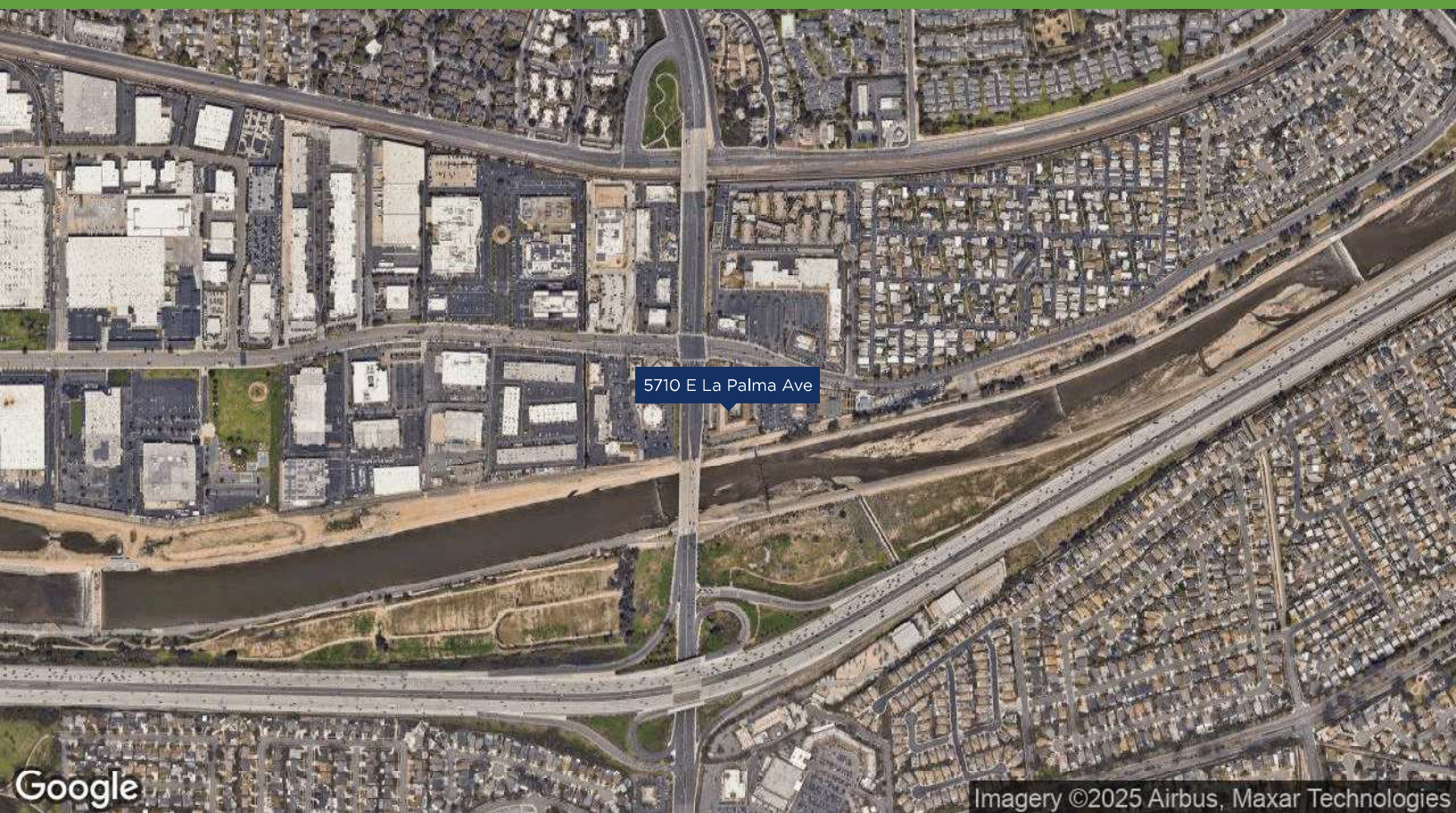
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LOCATION INFORMATION

AERIAL MAP



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LOCATION INFORMATION

RETAILER MAP



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FINANCIAL ANALYSIS



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FINANCIAL ANALYSIS

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	PRO FORMA	PRO FORMA - NON PROFIT
Price	\$25,000,000	\$22,000,000
Price per Unit	\$211,864	\$186,440
GRM	7.9	6.9
CAP Rate	7.4%	9.7%
OPERATING DATA	PRO FORMA	PRO FORMA - NON PROFIT
Gross Scheduled Income	\$3,186,000	\$3,186,000
Other Income	-	-
Total Scheduled Income	\$3,186,000	\$3,186,000
Vacancy Cost	\$95,580	\$95,580
Gross Income	\$3,090,420	\$3,090,420
Operating Expenses	\$1,236,168	\$961,168
Net Operating Income	\$1,854,252	\$2,129,252

Rent is calculated at \$2,250 per month. Expenses at 40% of Gross Income

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FINANCIAL ANALYSIS

INCOME & EXPENSES

INCOME SUMMARY	PRO FORMA	PRO FORMA - NON PROFIT
Gross Income	\$3,090,420	\$3,090,420
EXPENSE SUMMARY	PRO FORMA	PRO FORMA - NON PROFIT
Real Estate Tax (1.25% Estimated)	\$275,000	\$0
Insurance - Property and Liability - Estimated	\$66,000	\$66,000
Water and Power - Estimated	\$82,000	\$82,000
Gas - Estimated	\$17,000	\$17,000
Trash - Estimated	\$13,000	\$13,000
Maintenance - 10%	\$318,600	\$318,600
Management - 8%	\$254,880	\$254,880
Administration	\$23,600	\$23,600
Additional Reserved	\$186,088	\$186,088
Gross Expenses	\$1,236,168	\$961,168
Net Operating Income	\$1,854,252	\$2,129,252

Rents calculated at \$2,250 per month. Expenses are estimated at 40% of Gross Income.

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DEMOGRAPHICS



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DEMOGRAPHICS

DEMOGRAPHICS REPORT

	0.3 MILES	0.5 MILES	1 MILE
Total population	819	3,762	15,945
Median age	38	39	41
Median age (Male)	37	38	40
Median age (Female)	39	40	42
Total households	263	1,313	5,614
Total persons per HH	3.1	2.9	2.8
Average HH income	\$116,298	\$125,969	\$144,189
Average house value	\$666,283	\$726,264	\$888,470

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS REPORT // 21

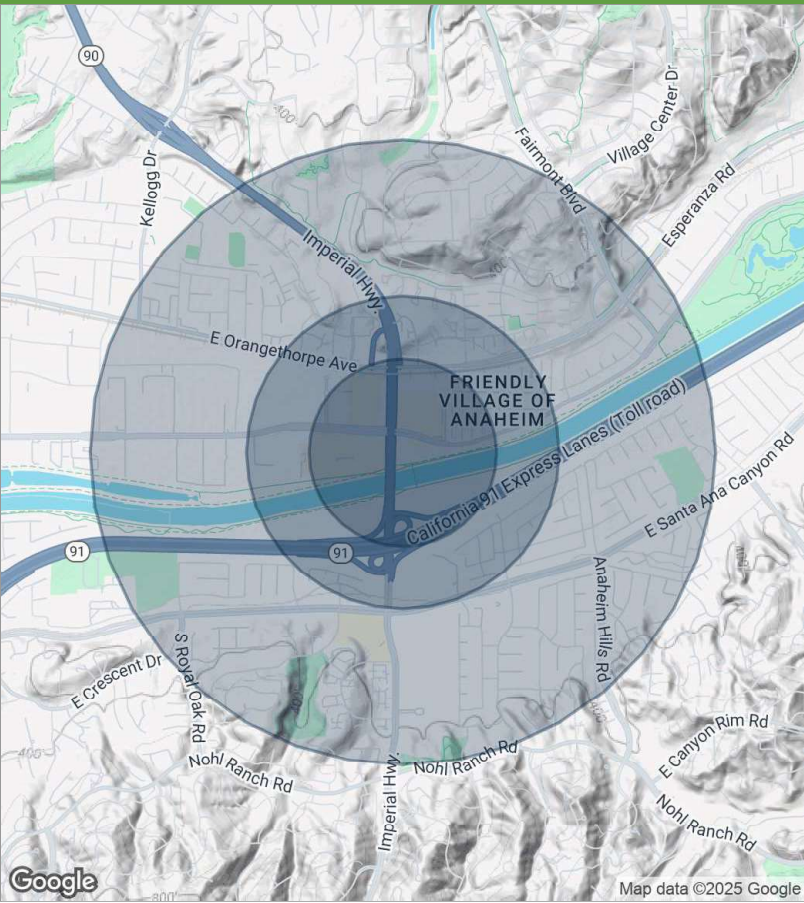


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DEMOGRAPHICS

DEMOGRAPHICS MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	819	3,762	15,945
Median age	38	39	41
Median age (Male)	37	38	40
Median age (Female)	39	40	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	263	1,313	5,614
# of persons per HH	3.1	2.9	2.8
Average HH income	\$116,298	\$125,969	\$144,189
Average house value	\$666,283	\$726,264	\$888,470

* Demographic data derived from 2020 ACS - US Census

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