



STREAM®

THE SWANSON
APARTMENT TEAM

5 Units in Santa Ana

1113-1115 N Bewley Street, Santa Ana, CA 92703



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N Harbor Blvd

W 11th St

N Bewley St



Property Information



5
UNITS



8,701 SF
BUILDING SIZE



20,234 SF
LOT SIZE



2026
YEAR BUILT

Property Highlights

- Brand New 2026 Construction (No Rent Control until 2039)
- Five Large 3 Bed / 2.5 Bath Townhomes
- Each Unit has an oversized Two-Car Garage, Private Driveway & Large Patio
- Luxury Finishes Throughout
- Low-Maintenance, Turnkey Investment
- Prime Central Orange County Location









Financial Analysis

Offering Summary

	LISTING PRICE
	\$3,840,000
\$ / UNIT	\$768,000
ACTUAL CAP RATE	4.50%
YEAR 1 CAP RATE	4.62%
PRO FORMA CAP RATE	4.94%
ACTUAL GRM	14.60
YEAR 1 GRM	14.34
PRO FORMA GRM	13.69
\$ / SQ. FT.	\$441



Financing Assumptions

DOWN PAYMENT	\$1,925,000	50%
LOAN AMOUNT	\$1,915,000	50%
INTEREST RATE	6.25%	
YEAR AMORITIZED	30	
DEBT COVERAGE	1.20	
TERMS	Fixed	
DATE OF QUOTE	June 2026	
EXPENSES PER UNIT	\$15,292	



Rent Roll

UNIT #	UNIT TYPE	SF EST.	CURRENT RENT	YEAR 1 - NO RENT RESTRICTIONS	PRO FORMA
1	3 Bedroom / 2.5 Bath	1,859	\$4,499	\$4,599	\$4,600
2	3 Bedroom / 2.5 Bath	1,859	\$4,499	\$4,599	\$4,600
3	3 Bedroom / 2.5 Bath	1,661	\$4,500	\$4,500	\$4,500
4	3 Bedroom / 2.5 Bath	1,661	\$3,999	\$4,099	\$4,500
5	3 Bedroom / 2.5 Bath	1,661	\$4,250	\$4,350	\$4,500
Totals		8,701	\$21,747	\$22,147	\$22,700
Plus Misc.			\$25	\$25	\$25
Plus Pets			\$150	\$150	\$150
Plus RUBS (\$100/Unit)			Optional	Optional	\$500
Total Monthly Income			\$21,922	\$22,322	\$23,375
Annualized			X 12	X 12	X 12
Total Annual Income			\$263,064	\$267,864	\$280,500



Operating Statement

PROPERTY INCOME		CURRENT RENT	YEAR 1	PRO FORMA
Gross Monthly Rental Income		\$21,747	\$22,147	\$22,700
Annualized		X 12	X 12	X 12
Gross Annual Rents		\$260,964	\$265,764	\$272,400
Plus Misc.		\$300	\$300	\$300
Plus Pets		\$1,800	\$1,800	\$1,800
Plus RUBS	\$100/Unit	Optional	Optional	\$6,000
Gross Annual Income		\$263,064	\$267,864	\$280,500
Less Vacancy	3%	\$(7,892)	\$(8,036)	\$(8,415)
Annual Gross Operating Income		\$255,172	\$259,828	\$272,085

PROPERTY EXPENSES		EXPENSES		
Less Property Taxes	1.11913%	\$(42,975)	\$(42,975)	\$(42,975)
Less Assessments	Actual	\$(1,363)	\$(1,363)	\$(1,363)
Less Management	6.00%	Optional	Optional	Optional
Less General Insurance	\$1.50/Sq. Ft. Est.	\$(13,052)	\$(13,052)	\$(13,052)
Less Common Water	Actual	\$(3,474)	\$(3,474)	\$(3,474)
Less Trash	Actual	\$(6,100)	\$(6,100)	\$(6,100)
Less Repairs & Maintenance	\$750/Unit	\$(3,750)	\$(3,750)	\$(3,750)
Less Turnover	\$250/Unit	\$(1,250)	\$(1,250)	\$(1,250)
Less Landscape	\$300/Mth	\$(3,600)	\$(3,600)	\$(3,600)
Less Pest/Licenses/Misc.	\$75/Mth	\$(900)	\$(900)	\$(900)
Total Expenses		\$(76,462)	\$(76,462)	\$(76,462)
Net Operating Income		\$178,710	\$183,366	\$195,623

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