Six Units in Stanton

12561 CAMUS LN, STANTON, CA 92841

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INVESTMENT HIGHLIGHTS

Property Highlights

- ± 24% Rental Upside via Rent Increases + Renovations
- First Floor Units Enjoy Private Patios
- On-Site Common Area Laundry
- Ideal Unit Mix:
  (2) 2 Bed / 1 Bath & (4) 1 Bed / 1 Bath
- Each Unit Includes a Garage
- Opportunity to Implement Utility Billbacks and Parking Income to Maximize ROI
- Well-Located Orange County Asset with Strong Rental Demand

Property Description

The Taormina Real Estate Group is pleased to present 12561 Camus Ln, a well-located 6-unit apartment asset in Stanton. The property features a functional unit mix of (2) 2-bedroom, 1-bath units and (4) 1-bedroom, 1-bath units totaling approximately 5,067 square feet.

Offered at an attractive basis of $291,667 per unit and $345 per square foot, the asset provides a clear path to income growth. With current rents below market, representing approximately 24% rental upside, the property is well-positioned for a new owner to gradually capture higher rents over time or take advantage of the vacant 1-bedroom unit to accelerate rent growth while maintaining stable in-place income.

Located on the border of Stanton and Garden Grove, the property benefits from convenient access to major freeways, nearby employment centers, and everyday retail amenities. 12561 Camus Ln presents a balanced investment opportunity supported by consistent demand fundamentals.

CURRENT OFFERING

12561 CAMUS LN STANTON, CA 92841	
Number of Units:	6
Year Built:	1964
Gross Sq Ft.:	5,067
Average Sq. Ft. Per Unit:	845
Lot Size (Acres):	0.19

ASKING PRICE	PRICE/ UNIT	PRICE/ SQ. FT.	CURRENT		YEAR 1 (5% + 3% CPI)		MARKET	
			CAP RATE	GRM	CAP RATE	GRM	CAP RATE	GRM
$1,750,000	$291,667	$345	5.15%	12.54	5.65%	11.78	7.17%	10.07

UNIT MIX

TOTAL UNITS	UNIT MIX	UNIT MIX %	EST. SQUARE FEET	AVG. RENT P.S.F.	CURRENT		MARKET		
					AVG. RENT	MONTHLY RENT	AVG. RENT	RENT P.S.F.	MONTHLY RENT
2	2BD/1BA	33%	1,033	$1.88	$1,934	$3,895	$2,650	$2.67	$5,300
4	1BD/1BA	67%	750	$2.58	$1,948	$7,735	$2,295	$3.06	$9,180
	Scheduled Monthly Rent:					**$11,630**			**$14,480**
	Scheduled Yearly Rent:					**$139,560**			**$173,760**

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RENT ROLL: 12561 CAMUS LANE

UNIT	UNIT TYPE	EST. SQ. FT.	CURRENT RENTS	CURRENT RENT/SF	YEAR 1 (5% + 3% CPI)	MARKET RENT	MARKET RENT/SF
1	2 Bed / 1 Bath	1,033	$2,150	$2.08	$2,322	$2,650	$2.57
2	1 Bed / 1 Bath	750	$1,850	$2.47	$1,998	$2,295	$3.06
3	1 Bed / 1 Bath	750	$1,845	$2.46	$1,993	$2,295	$3.06
4	1 Bed / 1 Bath	750	$1,745	$2.33	$1,884	$2,295	$3.06
5	1 Bed / 1 Bath	750	$2,295*	$3.06	$2,295	$2,295	$3.06
6	2 Bed / 1 Bath	1,034	$1,745	$1.69	$1,884	$2,650	$2.56
	TOTALS:	**5,067**	**$11,630**		**$12,376**	**$14,480**	

	Current	Year 1	Market
Plus RUBS:	-	-	$250
Plus Parking Income:	-	-	-
Plus Laundry Income:	$77	$77	-
Total Monthly Income:	$11,707	$12,453	$14,730
Gross Annual Income:	**$140,484**	**$149,437**	**$176,760**

***UNIT 5 - VACANT, PROFORMA PROJECTION**

ANNUAL OPERATING SUMMARY

	CURRENT RENTS		YEAR 1 (5% + 3% CPI)		MARKET	
Gross Rental Income:	$139,560		$148,513		$173,760	
Vacancy Reserve:	$4,187	3%	$4,455	3%	$5,213	3%
Additional Income:	$924		$924		$3,000	
Total Yearly Income:	$136,297		$144,981		$171,547	
Total Expenses:	$46,098	34%	$46,098	32%	$46,098	27%
Net Operating Income:	**$90,199**		**$98,883**		**$125,449**	
New Debt Service:	-		-		-	
Total Return:	$90,199		$98,883		$125,449	
Total Return As A Percentage:	**5.15%**		**5.65%**		**7.17%**	

PRO FORMA ANNUAL OPERATING EXPENSES

		CURRENT RENTS	YEAR 1 (5% + 3% CPI)	MARKET
Property Taxes:	1.09530%	$19,168	$19,168	$19,168
Assessments:	2025 Actual	$2,236	$2,236	$2,236
Off-Site Management:	4.00%	Optional	Optional	Optional
Insurance	$1.25/SF Est.	$6,334	$6,334	$6,334
Water/Trash:	Est.	$5,700	$5,700	$5,700
Gas:	2025 Actual	$2,052	$2,052	$2,052
Common Electric:	2025 Actual	$204	$204	$204
Repairs & Maintenance:	$850/Unit	$5,100	$5,100	$5,100
Turnover:	$350/Unit	$2,100	$2,100	$2,100
Landscaping/Pest/Misc:	$267/Mth	$3,204	$3,204	$3,204
Reserves:	$250/Unit	As a Lender Will Require	As a Lender Will Require	As a Lender Will Require
Total Expenses:		$46,098	$46,098	$46,098







LOCATION DESCRIPTION

Stanton is a well-established Orange County rental market driven by its central location, strong local economy, and proximity to major employment hubs throughout the region. The area benefits from a diverse and stable tenant base, supporting consistent demand and strong occupancy fundamentals.

Positioned in the heart of Orange County, the property offers convenient access to the 22, 5, and 57 freeways, providing connectivity to Anaheim, Irvine, and the broader coastal and employment corridors. Residents also benefit from close proximity to a wide range of retail, dining, and lifestyle amenities, including Stanton's vibrant commercial corridors and nearby regional destinations.

With limited new multifamily development and high barriers to entry across Orange County, Stanton remains a supply-constrained market with sustained demand for rental housing. The combination of central location, accessibility, and long-term economic stability continues to support durable rental performance, making the area an attractive option for investors seeking stable income with long-term growth.

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