



279 S Monte Vista St, La Habra, CA

Allow me to present a truly exceptional investment opportunity. This well-maintained 11-unit apartment complex (on three individual APN#s - to be sold together) is comprised of three separate buildings situated on three individual lots & APN #s, all accessed through a single entry. Two of the buildings each contain three 2-bedroom, 1-bath units, while the third building consists of five 3-bedroom, 2-bath units. Each unit is thoughtfully appointed with in-unit laundry hookups, enclosed garage parking, and additional on-site parking. All units are individually metered and are in excellent condition throughout. The seller has provided analyzed rental income totaling approximately \$237,000 annually, along with a detailed outline of analyzed operating expenses, both of which are included for your review. Additionally, recent capital improvements have been completed across the property, further underscoring the quality and value of this offering. The property is fully occupied with long-term tenants. Please do not disturb tenants under any circumstances. Floor plans for both the 2-bedroom and 3-bedroom units are available and attached for your review.

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