

EXCLUSIVE LISTING | MULTIFAMILY OPPORTUNITY

# DAKOTA TRIPLEX + BONUS

10105 Dakota Ave, Garden Grove, CA 92843

3 + 1 UNITS



## Property Highlights

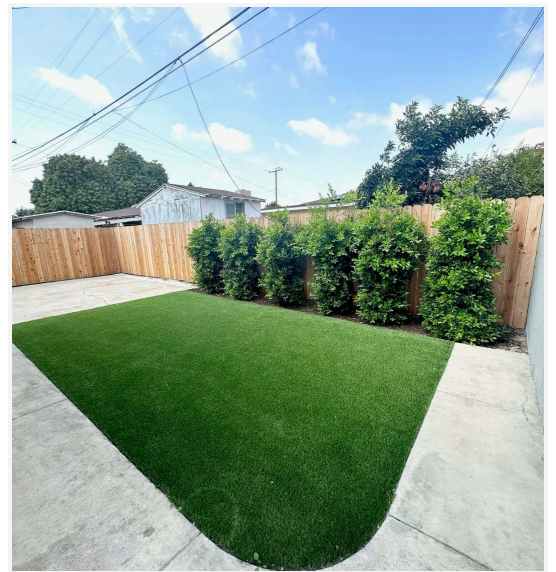
- Triplex Plus Bonus Apartment
- Fully Approved Plans for ADU
- \$90,000 Annual Income
- New Paint, Roof, and Landscaping
- Fully Renovated Apartments
- In Unit Washers & Dryers Included
- Little to no Maintenance



# SUBJECT PHOTOS - EXTERIOR

10105 DAKOTA AVE

Garden Grove, CA 92843



# SUBJECT PHOTOS - KITCHEN

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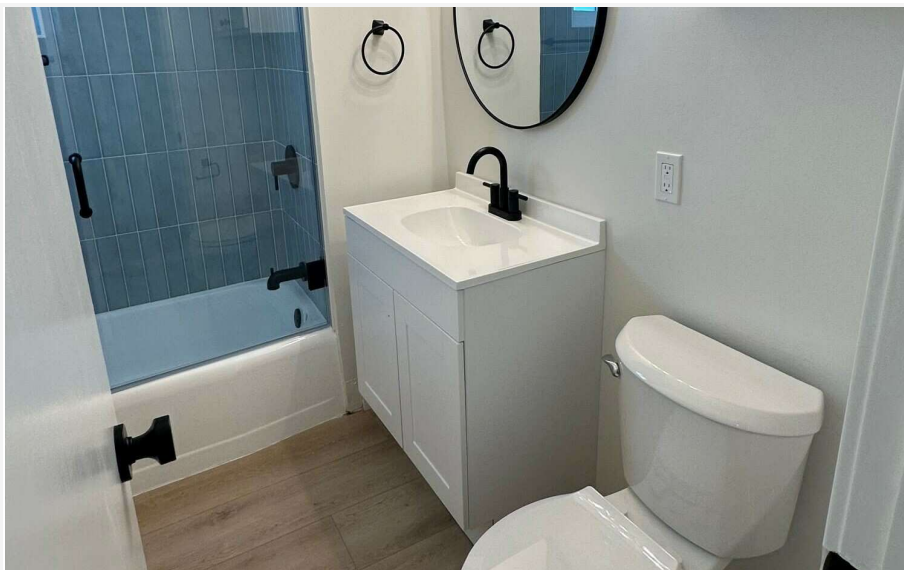




# SUBJECT PHOTOS - BATHROOM

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# SUBJECT PHOTOS - LIVING SPACE

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# SUBJECT PHOTOS - ADU RENDERING

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# EXECUTIVE SUMMARY

## 10105 DAKOTA AVE

Garden Grove, CA 92843



### PROPERTY OVERVIEW

Number Of Units:	3
Unit Mix:	(3) Studio (1) 1BR/1BA
Year Built:	1959
Parcel Number:	099-042-12
Parking:	Assigned
Exterior:	Stucco
Lot Size:	5,227 SF
Net Rentable SF:	1,797 SF
Utility Metering	Separately Metered for Gas and Electric
Renovated:	2023

### PROPERTY DESCRIPTION

Welcome to 10105 Dakota Avenue, a recently fully remodeled triplex plus a bonus unit that is nestled in the heart of Garden Grove, this property is bursting with potential—especially with fully approved plans for a new 2-bedroom ADU that will bring even more value and income. Each apartment has been beautifully renovated from the studs up, featuring high-quality finishes that create a cozy and modern feel. You'll appreciate the comfort of central air conditioning and the convenience of in-unit washers and dryers (included in the sale). The exterior has recently received upgrades such as, new paint, roof, vinyl windows, and modern landscaping that's both beautiful and low-maintenance. With an impressive annual income exceeding \$90,000, 10105 Dakota Avenue is a fantastic opportunity for anyone looking to step into a turnkey property that requires little upkeep and has great upside potential. This property is ideal for an owner occupant or for someone to use it as an investment property.

### AMENITIES

- Central Air and Heat
- Washer and Dryer Included
- Stainless Steel Appliances
- Recessed Lighting
- Ceiling Fans

# PROPERTY DESCRIPTION

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### LOCATION OVERVIEW

Ideally situated in Garden Grove, an idyllic Southern California city with a rich tapestry of attractions, this property enjoys close proximity to a wide array of local attractions, including shopping centers, restaurants, parks, and entertainment venues. With easy access to major highways and public transportation options, residents can easily explore everything the region has to offer. Nestled in the heart of Orange County, the location is ideal for a Multifamily/Low-Rise/Garden investment. Residents can explore the nearby Gem Theatre, boasting a historic charm and cultural performances. The charming Main Street offers an array of dining and shopping experiences, while the nearby Atlantis Play Center provides ample outdoor recreation. Additionally, the property is conveniently located near the world-famous Disneyland Resort, providing endless entertainment options. With its blend of urban convenience and suburban tranquility, Garden Grove offers a desirable location for multifamily investment.

DEMOGRAPHICS	0.3 Miles	0.5 Miles	1 Mile
Total Households:	766	2,182	9,932
Total Population:	3,063	8,463	34,641
Average HH Income:	\$124,626	\$118,969	\$106,364

PLEASE DO NOT DISTURB TENANTS

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# FINANCIAL DETAILS

## 10105 DAKOTA AVE

Garden Grove, CA 92843

### Multi-Residential Information

Property Name	No. Units	Address	City	State	
Dakota Triplex + Bonus	3	10105 Dakota Ave	Garden Grove	CA	
Price	Cost/Unit	GRM: Current	Cap: Current	Approx. SqFt	Lot Size
\$1,495,000	\$498,333	16.5	4.0%	1,797	5,227 SF
Down Payment	Percent Down	GRM: Market	Cap: Market	Cost/SqFt	Approx. Age
\$373,750	25.0%	14.8	4.7%	\$831.94	1959

### Proposed Financing

1st Loan	Terms	Monthly Pmt	New / Ex / Private
\$1,121,250	30 Year Fixed	\$6,947.33	New

### Annualized Operating Data

Annualized Operating Data			Estimated Expenses	CURRENT
		<u>CURRENT</u> <u>RENTS</u>	<u>MARKET</u> <u>RENTS</u>	
Scheduled Gross Income:		\$90,600	\$104,400	Taxes: \$18,179
Less Vacancy Reserve: 3.0%		\$2,718	\$3,132	Special Assessments: \$834
Gross Operating Income:		\$87,882	\$101,268	Insurance: \$1,438
Less Expenses: 31.0%		\$28,095	\$28,095	Utilities: \$1,430
Net Operating Income:		\$59,787	\$73,173	Maintenance: \$4,394
Cap Rate:		4.0%	4.7%	Landscaping: \$1,320
Gross Rent Multiplier:		16.5	14.8	Admin/Misc: \$500
				Total Expenses: \$28,095
				Expenses as % of SGI: 31.0%
				Expenses /Unit/Yr: \$9,365
				Expenses /SF/Yr: \$15.63

### Scheduled Income

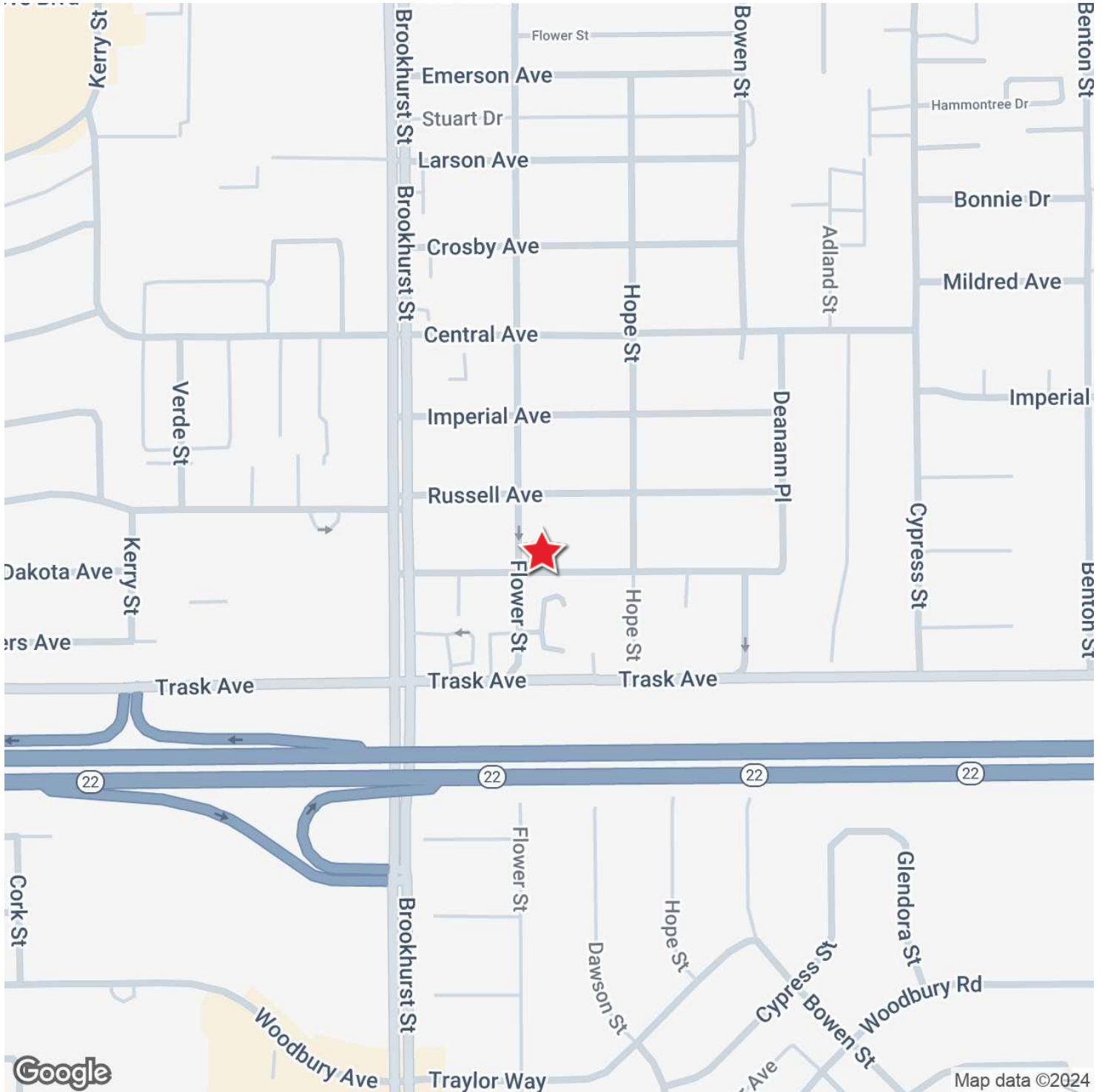
No. Units	No. Bdrms/Baths	Approx. Sq.Ft.	<u>Current Rents</u>		<u>Market Rents</u>	
			Mo. Rent/Unit	Monthly Income	Mo. Rent/Unit	Monthly Income
(3)	Studio		\$1,450-\$1,900	\$5,200	\$2,100	\$6,300
(1)	1BR/1BA		\$2,350	\$2,350	\$2,650	\$2,650
			Monthly SGI:	\$7,550		\$8,950
			Annual SGI:	\$90,600		\$107,400
			Utilities Paid By Owner:	Water & Trash		

The above information has been obtained from sources we believe to be reliable, but we do not accept responsibility for its correctness

# LOCATION MAP

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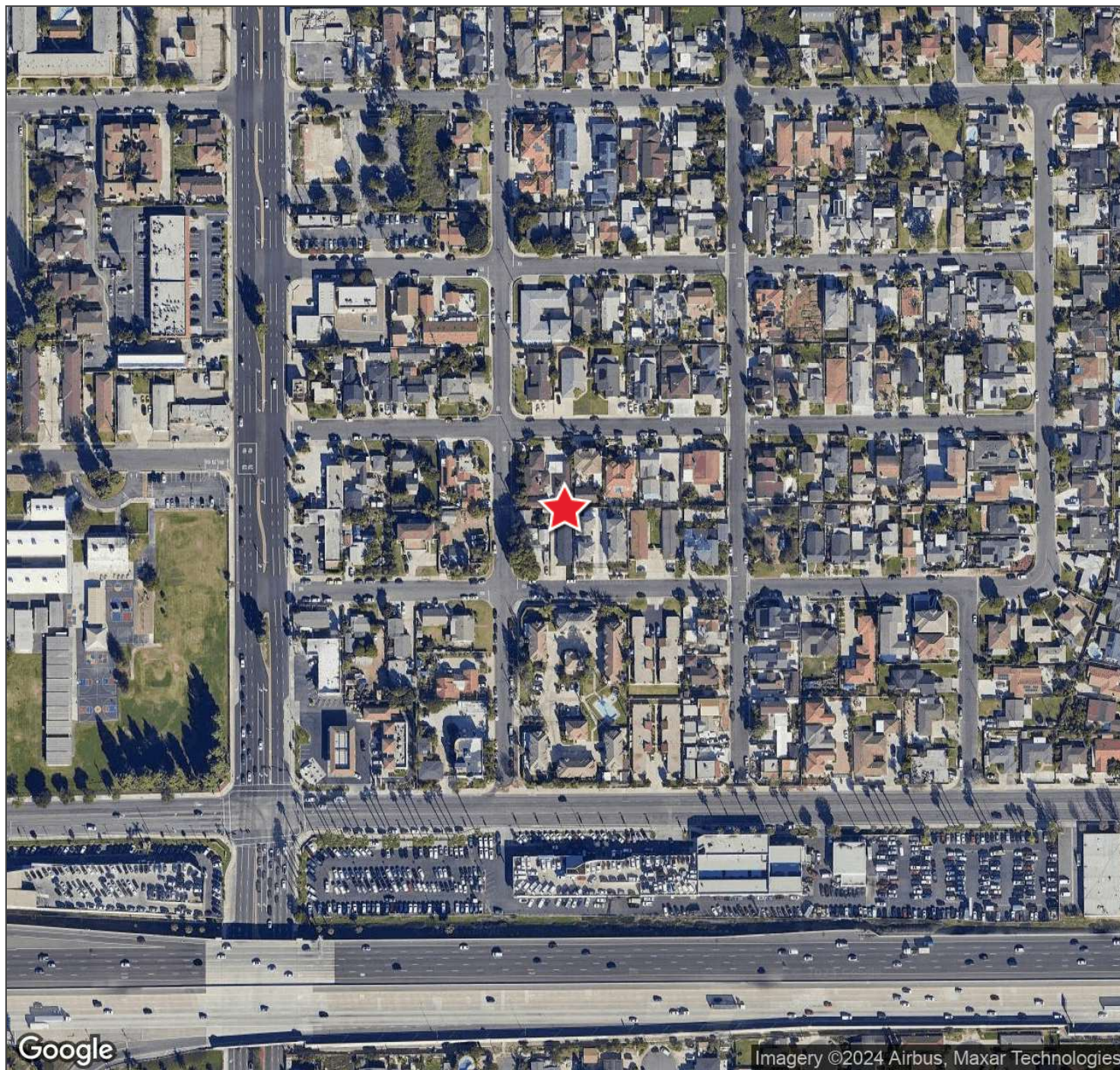




# AERIAL MAP

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# RETAILER MAP

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