



Real Estate
Investment
Co. _____

Belinda Circle Apartments - Anaheim, CA

4-Plex Multi-Family Investment Opportunity in Orange County



Disneyland.



**INCLUDES 3 GARAGE SPACES &
6 OUTDOOR PARKING STALLS**



BELINDA CIRCLE APARTMENTS

110 N. Belinda Circle, Anaheim CA 92801

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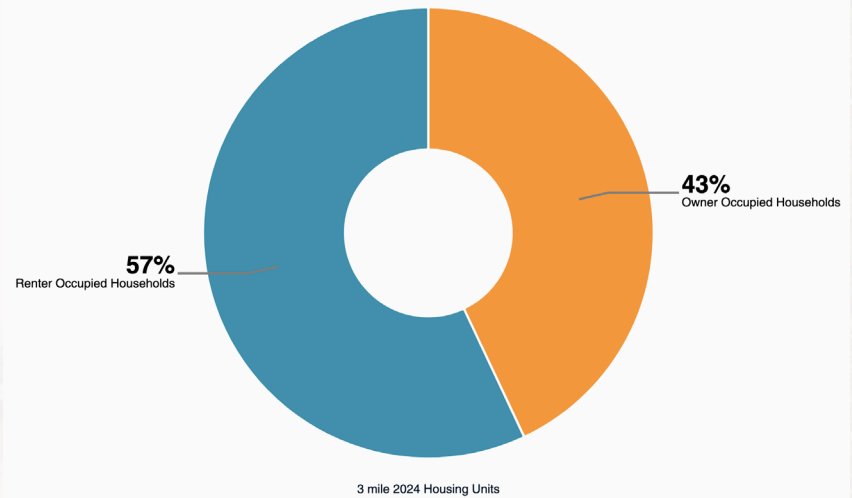


130 Pine Avenue, Suite 203
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PROPERTY OVERVIEW

PRICING

Asking Price: \$1,975,000
Cap Rate: 5.71% (In-Place) / 7.38% (with added ADU)
Price Per Unit: \$493,750



PROPERTY SPECIFICATIONS

Address: 110 N. Belinda Circle, Anaheim CA 92801
Building Size: 3,687 square feet
Land Size: 0.27 Acres (11,626 square feet)
Year Built: 1978
APN: 071-110-39
Walk Score: Very Walkable (71)

DEMOGRAPHICS

Source: Costar 2024	1 Mile	3 Miles	5 Miles
Population	37,872	290,316	679,496
Average Household Income:	\$97,749	\$94,755	\$104,764
Employees	10,774	113,748	296,645

Rare Orange County Multi-Family (Apartment) Investment Opportunity

- The subject property is located in Anaheim (Orange County), CA which is one of the top real estate markets nationwide
- The subject property is 100% leased
- In August 2024, the median listing price for a home in Anaheim, California was \$925,000, well above the national average

Value-Add Opportunity with ADU

- The future owner could increase cash flow substantially with the addition of an ADU
- The current cap rate is 5.71%; with an added ADU the cap rate would be approx. 7.38%

Anaheim - Recognized Around the World - Home to Disneyland, Los Angeles Angels Baseball and Anaheim Ducks Hockey

- Anaheim is a city located within Orange County, in Southern California.
- It's home to the Disneyland Resort, a massive complex of family-friendly, Disney-themed rides, restaurants, hotels and shops.
- The city's also home to pro sports teams. The Honda Center is the indoor arena where the Anaheim Ducks hockey team plays, and Angel Stadium is the home field of the Los Angeles Angels baseball team.

Strong Demographics - Affluent Rental Market

- There are over 679,000 permanent residents living within a 5-mile radius of the subject property, with an average household income over \$104,000
- 57% of residents live in rental units within a 3-mile radius (Source: Costar.com)

Anaheim - Central Orange County Location

- Anaheim, California, is a centrally located haven that seamlessly connects to all of Orange County's major attractions and events.
- Anaheim is located in the heart of Southern California, conveniently situated just minutes from many top attractions
- Distance from Top Nearby Attractions:

Disneyland® Resort

Downtown Disney® District

Disneyland® Park

Disney California Adventure® Park

Knott's Soak City - 6.8 Miles Away

Medieval Times Dinner & Tournament - 7.4 Miles Away

Knott's Berry Farm - 7.7 Miles Away

Newport & Huntington Beaches - 8-12 Miles Away

Aquarium of the Pacific (Long Beach) - 22.1 Miles Away

Universal Studios - 40 Miles Away

Legoland® California - 75 Miles Away

SeaWorld San Diego - 90 Miles Away

CLOSE AERIAL - FACING NORTH



FAR AERIAL - FACING SOUTH

IRVINE

NEWPORT BEACH

HUNTINGTON BEACH



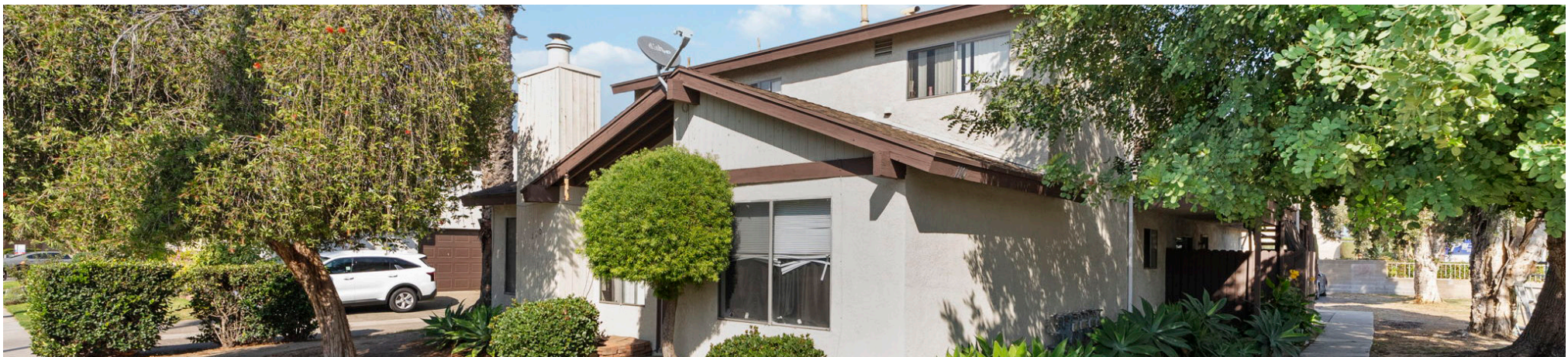
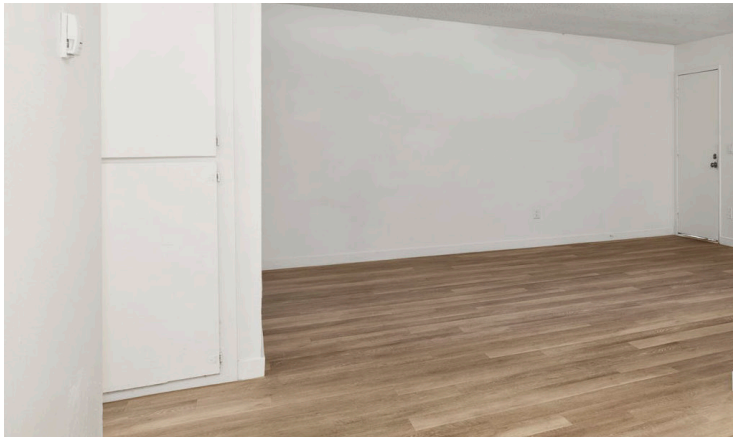
IDEAL/DENSE RENTAL MARKET - OVER 679,000 PERMANENT RESIDENTS LIVING WITHIN A 5-MILE RADIUS WITH AN AVERAGE HOUSEHOLD INCOME OVER \$104,000

Belinda Circle Apartments

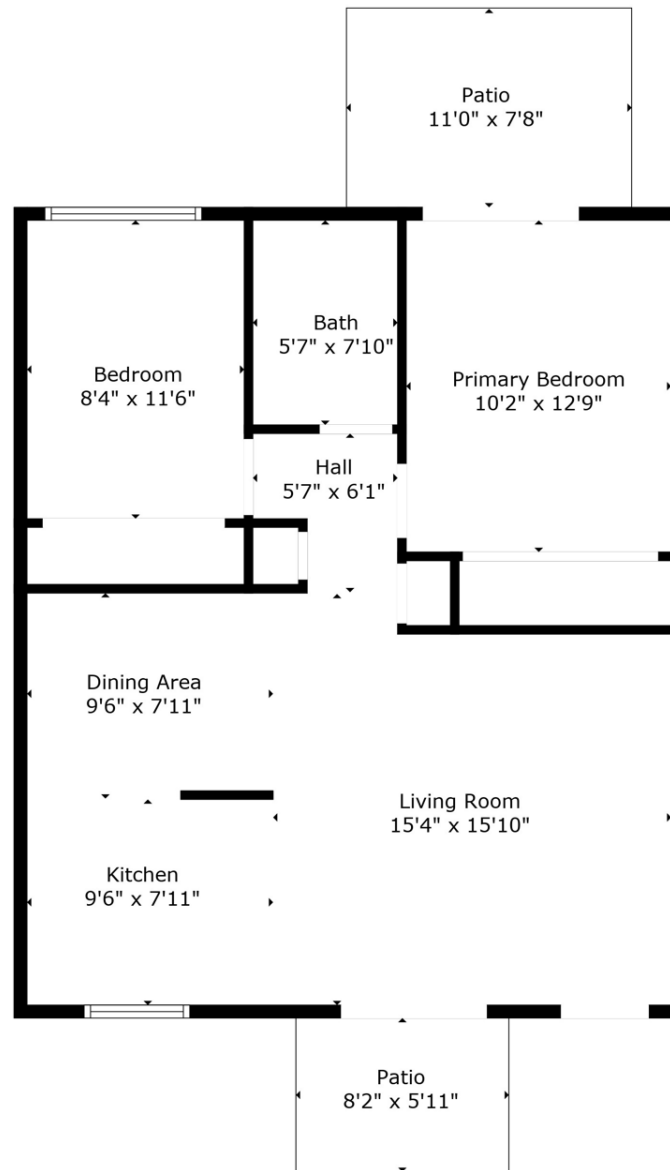


(277,769 VPD)

PROPERTY PHOTOS



FLOOR PLAN / SITE PLAN



TOTAL: 750 sq. ft
FLOOR 1: 750 sq. ft
EXCLUDED AREAS: PATIO: 133 sq. ft

Deemed Highly Reliable But Not Guaranteed



TRANSACTION SUMMARY / RENT ROLL

TRANSACTION SUMMARY

<u>Estimated Operating Information</u>		
	<u>In-Place</u>	<u>In-Place + ADU</u>
Gross Potential Rent	\$143,316	\$176,316
Plus Laundry	\$1,200	\$1,200
Effective Gross Income	\$144,516	\$177,516
Less Expenses	(\$31,809)	(\$31,809)
Net Operating Income	\$112,707	\$145,707
\$1,975,000 Price	5.71% Cap Rate	7.38% Cap Rate
\$493,750 Price Per Unit		
\$536 Price Per SF		
3,687 Building Size		
11,495 Lot Size		
<u>Estimated Operating Expenses</u>		
Property Taxes (Re-assessed) 1.075%	\$21,233	\$21,233
Insurance	\$3,374	\$3,374
Utilities	\$3,878	\$3,878
Gas	\$1,352	\$1,352
Gardening	\$1,200	\$1,200
Total	\$31,809	\$31,809

RENT ROLL

1	3B/2B	\$3,793
2	2B/1B	\$2,750
3	2B/1B	\$2,700
4	2B/1B	\$2,700

Why Orange County Is a Good Place to Invest

Orange County is widely regarded as a desirable location for real estate investment. With a strong real estate market and consistent appreciation rates over the years, Orange County has proven to be an excellent choice for real estate investors seeking long-term gains.

High Demand

Orange County real estate is in high demand for several reasons. The region offers an exceptional quality of life with its picturesque beaches, pleasant climate, and abundant recreational activities. Additionally, Orange County boasts a strong economy with various industries, such as technology, healthcare, finance, education, and tourism, driving job growth.

The proximity to Los Angeles also significantly influences the demand for Orange County real estate. Many people are drawn to the county's more suburban lifestyle than the hustle and bustle of neighboring cities like LA while enjoying convenient access to urban amenities.

Furthermore, Orange County has well-regarded school districts that make it highly attractive for families looking for excellent educational opportunities for their children. The county is home to top-rated public schools as well as renowned private institutions.

Beautiful Location

Its beautiful location along the Southern California coastline makes it an attractive destination for both residents and tourists alike. This natural beauty contributes to an ever-increasing demand for housing and commercial properties in the area, ensuring a consistent market for investors.

Variety of Neighborhoods

From upscale communities like Newport Beach, Laguna Beach to more affordable options in cities like Santa Ana, there is something for everyone seeking to invest in this region. This diversity allows investors to choose properties that align with their financial goals while also meeting the demands of prospective tenants or buyers.

Great Place to Become a Landlord

Orange County has proven itself as a great place to become a landlord. The strong rental market offers opportunities for steady cash flow through leasing out properties. With an abundance of business centers and educational institutions in the area contributing to job growth and population influxes, including university students, there is always robust demand for rental properties.

In summary, Orange County's appealing location, high demand driven by tourism and population growth, diverse neighborhoods accommodating various budgets, and potential returns from becoming a landlord make it an attractive place to invest in real estate.



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