

# 481 & 483 N CITRUS ST, ORANGE

6 BEDS, 3.5 BATHS | APPROX 1,900 SQ FT | \$1,950,000



Welcome to this stunning single-family rental home with 2-bedroom permitted ADU, an exceptional opportunity for investors, 1031 exchange welcome. Spanning approx 1,900 sq ft and boasting 6 bedrooms and 3.5 baths, it's an impressive layout that offers a significant investment advantage with a high bedroom count for its size. The home has been updated with modern features, ensuring comfort and appeal. As you approach, you'll be greeted by incredible curb appeal. Outside, discover a large, beautiful backyard. Privacy trees enhance the sense of seclusion, offering a serene retreat for occupants. This property's combination of size, updates, and outdoor space make it a rare find in the rental market. Due to the property's current rental occupancy, additional interior and yard photos are available upon request. Investors, don't miss out on this unique opportunity to acquire a high-performing rental property with great potential for long-term returns. Currently set up as student housing, but the options are endless.

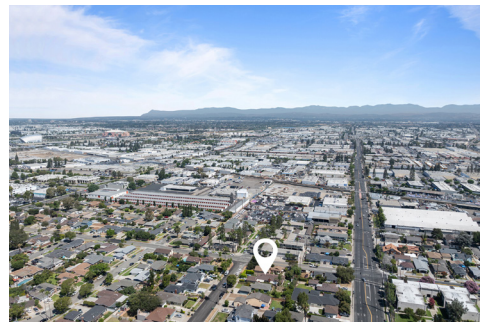
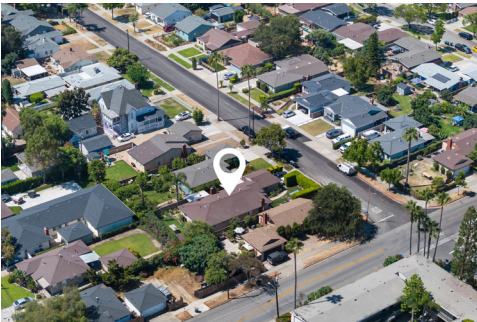
**Contact us today to learn more!**

### Offering Summary

- Number of Units 2
- Occupied Units 2
- Target Student Housing
- Main Home 4/3
- Permitted ADU 2/1

### Financial Summary

- Asking Price \$2,075,000
- Occupancy 100%
- Gross Income Now \$116,400
- Expense Ratio 12.04% YTD
- NOI \$102,297.50
- Cap Rate 5.25%
- GRM 16.75
- Stabilized Occupancy



## KENT MARTIN

Broker Associate | CalRE# 01873148  
Member: AIR | ULI | NBAOR | NAR | CAR  
949.566.3224  
kent@kentmartingroup.com  
kentmartingroup.com



## EPARA ABUDUREHEMAN

REALTOR® | CalRE# 02144444  
949.241.6378  
eparayipare@cbrealty.com  
epararealty.com



Not intended as a solicitation if your property is already listed by another broker. The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted, and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. (38452847)