



# WESTERN BREEZE APARTMENTS

6411 Western Ave | Buena Park, CA





# FOR SALE: 7 UNIT INVESTMENT PROPERTY IN ORANGE COUNTY

6411 WESTERN AVE | BUENA PARK, CA 90621

The Western Breeze Apartments present a rare opportunity to acquire a seven-unit multifamily asset in one of Orange County's most desirable rental markets. Centrally located near popular destinations and attractions such as Knott's Berry Farm, Disneyland, Angel Stadium, The Honda Center, OC VIBE!!!, Cal State Fullerton, and unlimited shopping and dining options. The Western Breeze Apartment is ideally positioned for long term rental demand, with convenient access to major freeways including 5, 91, 57, 22 and 55 tenants enjoy easy access throughout the region. This well-maintained 1977 construction boasts a rare unit mix of (6) large 2-bedroom-2 full bathroom units and (1) 3-bedroom 2-full bathroom detached house. The tenants love and take pride in the courtyard which is indicative of the tenant-maintained herb and vegetable garden and potted plants throughout the courtyard completely maintained by the tenants. All units are separately metered for Gas and Electric and have ample parking and storage with (7) assigned carport spaces, each having its own private storage area and (7) additional on-site parking spots. The Western Breeze Apartments offers an investor a turnkey investment opportunity with great long-term tenants who all pay rent on time! Current rents are level with future upside!

## Pricing

» \$2,980,000

## Key Highlights

- » Strong investment property with long term tenants and leveled rents.
- » A 1977 Construction totaling approximately 7,100 square feet consisting of 7 large high demand rental units (6) 2 bed 2 bath and (1) 3 bed 2 bath detached house. APN #276-202-26.
- » Outstanding Buena Park location conveniently located near major entertainment, schools and shopping.
- » Property is constructed with wood frame and stucco with tile roof.
- » Well maintained asset with attractive curb appeal.



# PRO FORMA

## RENT ROLL

Unit	Tenant	Unit Type	Current Rent	Market Rent
A	Mario Gonzales	2 BD / 2 BA	2,400.00	2,500.00
B	Jose Martinez	2 BD / 2 BA	2,400.00	2,500.00
C	German Laureano	2 BD / 2 BA	2,400.00	2,500.00
D	Marcelina Secundino	2 BD / 2 BA	2,350.00	2,500.00
E	Juan Aguilar	2 BD / 2 BA	2,400.00	2,500.00
F	Luis Reyes	2 BD / 2 BA	2,400.00	2,500.00
G	Azucena G. Alvarez	3 BD / 2 BA	3,100.00	3,400.00
<b>7 Units</b>		<b>Total</b>	<b>17,450.00</b>	<b>18,400.00</b>

## INCOME

	Current	Market
Scheduled Rent Current/Market	\$209,400	\$220,800
Laundry Income	\$5,400	\$5,400
<b>Total Operating Income</b>	<b>\$214,800</b>	<b>\$226,200</b>

## EXPENSES

	Current	Market
New Real Estate Property Taxes (1.1567%)	34,465	34,465
Property Insurance	8,946	8,946
Repairs & Maintenance	6,074	6,074
Utilities	15,173	15,173
Gardening	2,790	2,790
Pest Control	1,188	1,188
<b>Total Operating Expenses</b>	<b>68,636</b>	<b>68,636</b>
<b>Percentage of GSI</b>	<b>32%</b>	<b>30%</b>
<b>Net Operating Income</b>	<b>\$146,164</b>	<b>\$157,564</b>

## VALUATION ANALYSIS

	Price	Price/Unit	Price/PSF	Cap Rate Current	Cap Rate/Market	GRM Current	GRM Market
<b>Listing Price</b>	\$2,980,000	\$425,714	\$419.17	4.90%	5.29%	13.87	13.17



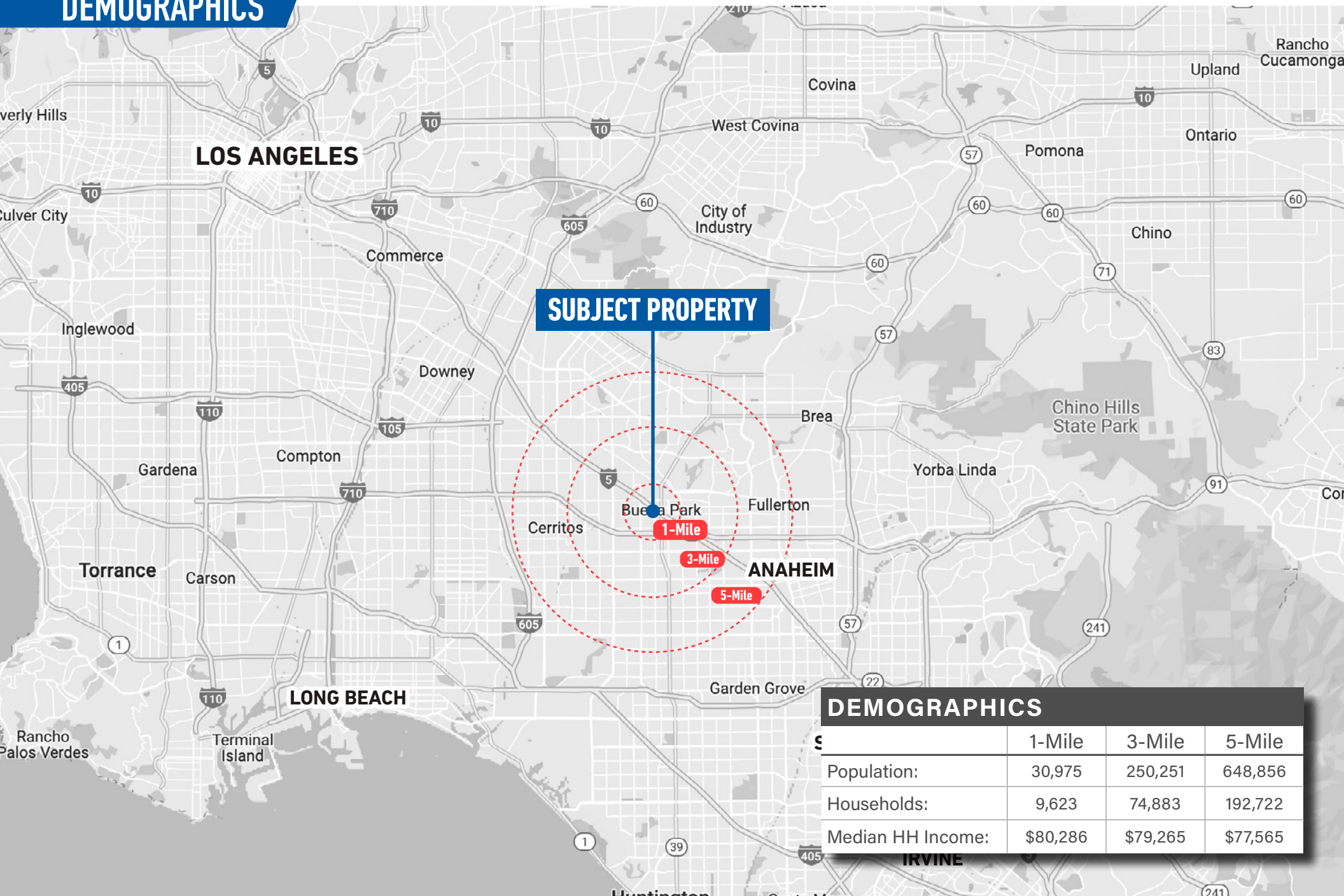


## MARKET AERIAL





# DEMOGRAPHICS





# PHOTOS





# PHOTOS

