



**BLVD** Real Estate  
Investment  
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## Franklin Avenue Apartments - Fullerton, CA

4-Plex Multi-Family Investment Opportunity in Orange County







## FRANKLIN AVENUE APARTMENTS

3921, 3923, 3925 Franklin Avenue, Fullerton, CA

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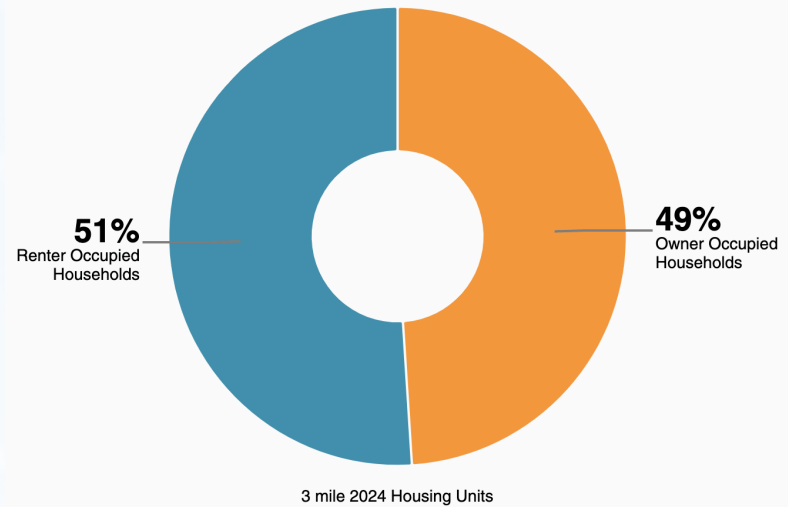
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# PROPERTY OVERVIEW

## PRICING

**Asking Price:** \$2,500,000  
**Cap Rate:** 5.50%  
**Price Per Unit:** \$625,000



## PROPERTY SPECIFICATIONS

**Address:** 3921, 3923, 3925 Franklin Ave, Fullerton, CA  
**Building Size:** 5,278 square feet  
**Land Size:** 9,510 square feet  
**Zoning:** R3  
**APN:** 070-221-11  
**Walk Score:** Somewhat Walkable (55)

## DEMOGRAPHICS

Source: Costar 2024	1 Mile	3 Miles	5 Miles
Population	27,187	226,106	616,626
Average Household Income:	\$93,419	\$107,971	\$110,077
Employees	7,745	112,313	264,301

## Rare Orange County Multi-Family (Apartment) Investment Opportunity

- The subject property is located in Fullerton (Orange County), CA which is one of the top real estate markets nationwide
- The subject property is 100% leased
- In September 2024, the median listing price for a home in Fullerton, California was \$950,000, well above the national average

## Excellent Location for Residential/Apartment Units

- The subject property is located within close proximity to Interstate 5 Freeway and Highway 91, which are both major thoroughfares within Orange County
- This location allows residents ease of access to and from work or recreational activities
- No shortage of renters in the area
- Located in North Orange County, Fullerton is approximately 25 miles southeast of downtown Los Angeles and less than 20 minutes away from Disneyland.

## Strong Demographics - Affluent Rental Market

- There are over 616,000 permanent residents living within a 5-mile radius of the subject property, with an average household income over \$110,000
- 51% of residents live in rental units within a 3-mile radius (Source: Costar.com)

## Fullerton - North Orange County Location

- Fullerton is renowned for its unique mix of residential, business, educational and cultural environments.
- Fullerton has over 280+ days of sunshine and a diverse blend of amenities with abundant cultural, educational and entertainment resources.
- Today, Fullerton is home to award-winning elementary and secondary school systems, plus five universities and colleges, including California State University Fullerton (CSUF) and Fullerton College.
- Distance from Top Nearby Attractions:
  - Disneyland Park: 6.5 km away in Anaheim
  - Disney California Adventure Park: 7.2 km away in Anaheim
  - Downtown Disney District: 6.8 km away in Anaheim
  - Knott's Berry Farm: 7.2 km away
  - Angel Stadium of Anaheim: 8.9 km away
  - Anaheim Packing District: 4.6 km away in Anaheim
  - Richard Nixon Presidential Library and Museum: 10 km away in Yorba Linda
  - Universal Studios Hollywood: 49 km away in Los Angeles
  - Griffith Observatory: 44 km away in Los Angeles
  - The Getty Center: 55 km away in Los Angeles



# CLOSE AERIAL - FACING SOUTH



 Buena Park High School  
Home of Scholars and Champions

**Franklin Ave  
Apartments**

**S OLIN STREET**

**FRANKLIN AVENUE**



# FAR AERIAL - FACING SOUTH

NEWPORT BEACH

HUNTINGTON BEACH

IRVINE



**IDEAL/DENSE RENTAL MARKET - OVER 616,000 PERMANENT RESIDENTS LIVING WITHIN A 5-MILE RADIUS WITH AN AVERAGE HOUSEHOLD INCOME OVER \$110,000**

**Franklin Ave  
Apartments**



(277,769 VPD)



(280,588 VPD)

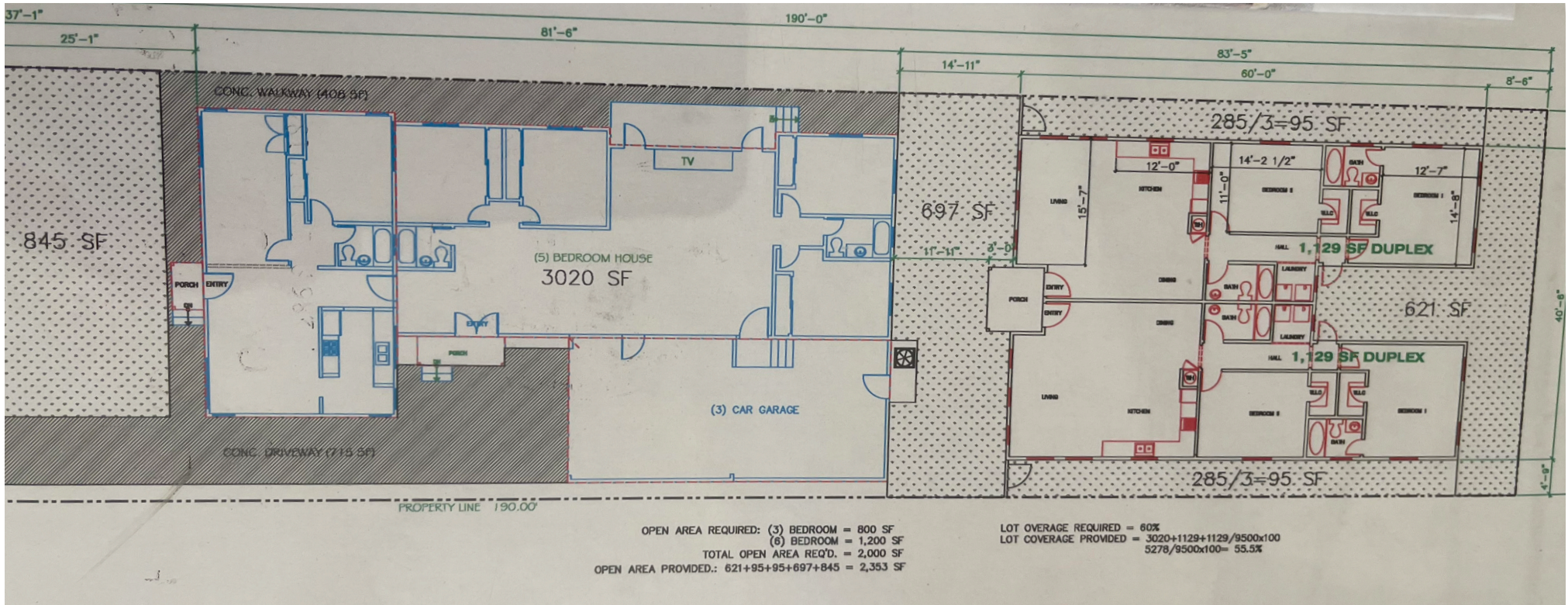


# PROPERTY PHOTOS





# FLOOR PLAN / SITE PLAN





# TRANSACTION SUMMARY / RENT ROLL

## TRANSACTION SUMMARY

<u>Estimated Operating Information</u>		<u>In-Place</u>
Gross Potential Rent		\$169,200
Less Expenses		<u>(\$31,657)</u>
<b>Net Operating Income</b>		<b>\$137,543</b>
<b>\$2,500,000</b>	Price	5.50% Cap Rate
<b>\$625,000</b>	Price Per Unit	
<b>\$474</b>	Price Per SF	
<b>5,278</b>	Building Size	
<b>9,500</b>	Lot Size	

<u>Estimated Operating Expenses</u>		
Property Taxes (Re-assessed)	1.062%	\$26,550
Property Taxes (Special Assessments)		\$773
Insurance		\$1,274
Utilities		\$2,460
Gardening		<u>\$600</u>
<b>Total</b>		<b>\$31,657</b>

## RENT ROLL

3921/A*	3B/1BA	\$3,800
3921/B**	4B/2BA	\$4,300
3923	2B/2BA	\$3,000
3925	2B/2BA	\$3,000
*Half (VA) Half (Tenant)		
**OC Housing		



## 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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