13392

MAGNOLIA STREET

SEVEN GABLES
REAL ESTATE

Exclusively Listed By

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Executive Summary

15 UNITS	1951 YEAR BUILT	6 BUILDINGS
27,443 LOT SQUARE FOOTAGE	992.13 AVERAGE UNIT SIZE	14,882 RENTABLE SQUARE FEET

The Opportunity

13392 Magnolia Street is a 15-unit multifamily community situated in the heart of Garden Grove, California. The property consists of a well-curated unit mix including five two-bedroom/one-bath apartments, eight two-bedroom/one-and-a-half-bath townhomes, one three-bedroom/two-bath home, and one four-bedroom/two-bath home. Three of the 15 units are newly constructed ADUs completed in 2022, representing a meaningful capital improvement that added both density and rental income to the asset.

Existing units have undergone substantial interior renovation, featuring dual-pane windows, vinyl flooring, recessed lighting, granite countertops, shaker cabinets, and stainless steel appliances. The ADUs were delivered with an elevated finish level, including quartz countertops, contemporary bathroom vanities, and individual mini-split or central HVAC systems. Residents have access to a central courtyard, private patios or yards on select units, on-site laundry, and a mix of garage, tuck-under, and surface parking.

The property is well-positioned within Garden Grove, surrounded by a strong concentration of retail and dining options, including Hanmi Plaza and an H Mart-anchored center at the intersection of Garden Grove Boulevard and Magnolia Street. Little Saigon's vibrant mix of restaurants, specialty retail, and cultural amenities is minutes to the south. State Route 22 provides direct regional connectivity, placing residents within easy reach of employment and entertainment corridors across Orange and Los Angeles Counties. The surrounding neighborhood is further supported by Garden Grove Park and proximity to Bolsa Grande High School, making the property well-suited for a broad renter demographic.

13392 Magnolia Street represents a stabilized, turn-key acquisition opportunity for investors seeking a well-located, fully renovated multifamily asset in a supply-constrained Orange County submarket.

Investment Summary

INVESTMENT	
Purchase Price	$6,350,000
Address	13392 Magnolia Street Garden Grove, CA 92844
Number of Units	15
Unit Mix	2 Bed / 1 Bath, 2 Bed / 1.5 Bath Townhouse, 3 Bed / 2 Bath House, 4 Bed / 2 Bath House
Price / Unit	$423,333
Price / Square Foot	$426.69
Current Cap Rate	5.49%
Pro Forma Cap Rate	5.99%
Current GRM	12.90
Pro Forma GRM	12.07

PROPERTY	
Year Built	1951
Rentable Square Feet	14,882
Lot Square Footage	27,443
Avg. Unit Square Feet	992.13
Number of Buildings	6
Number of Floors	2
Parcel Numbers	098-023-65 & 098-023-66
Parking	Garage / Tuck-Under / Surface

Highlights

- FULLY RENOVATED IN 2022
- THREE NEWLY BUILT ADUS
- SPACIOUS COURTYARD
- PRIVATE PATIOS OR PRIVATE YARDS
- MULTIPLE PARKING OPTIONS, INCLUDING BOTH GARAGE, COVERED, AND SURFACE SPACES
- TURNKEY INVESTMENT
- NEW ROOF, FULLY REPLACED IN 2022
- SB-721 INSPECTION COMPLETED JULY 31, 2025

Amenities

- ON-SITE LAUNDRY FACILITY
- GARAGE, TUCK-UNDER, AND SURFACE PARKING
- SECURITY DOORS
- SPACIOUS COURTYARD


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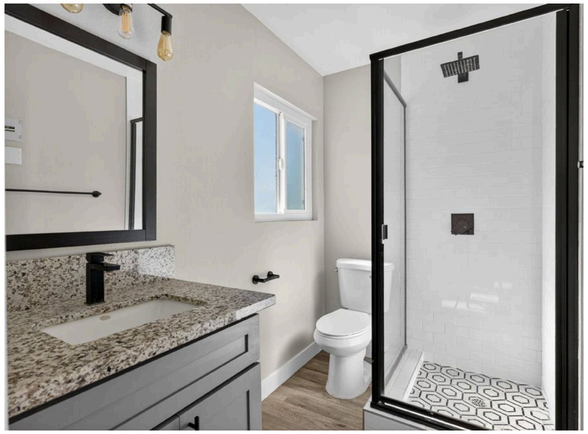
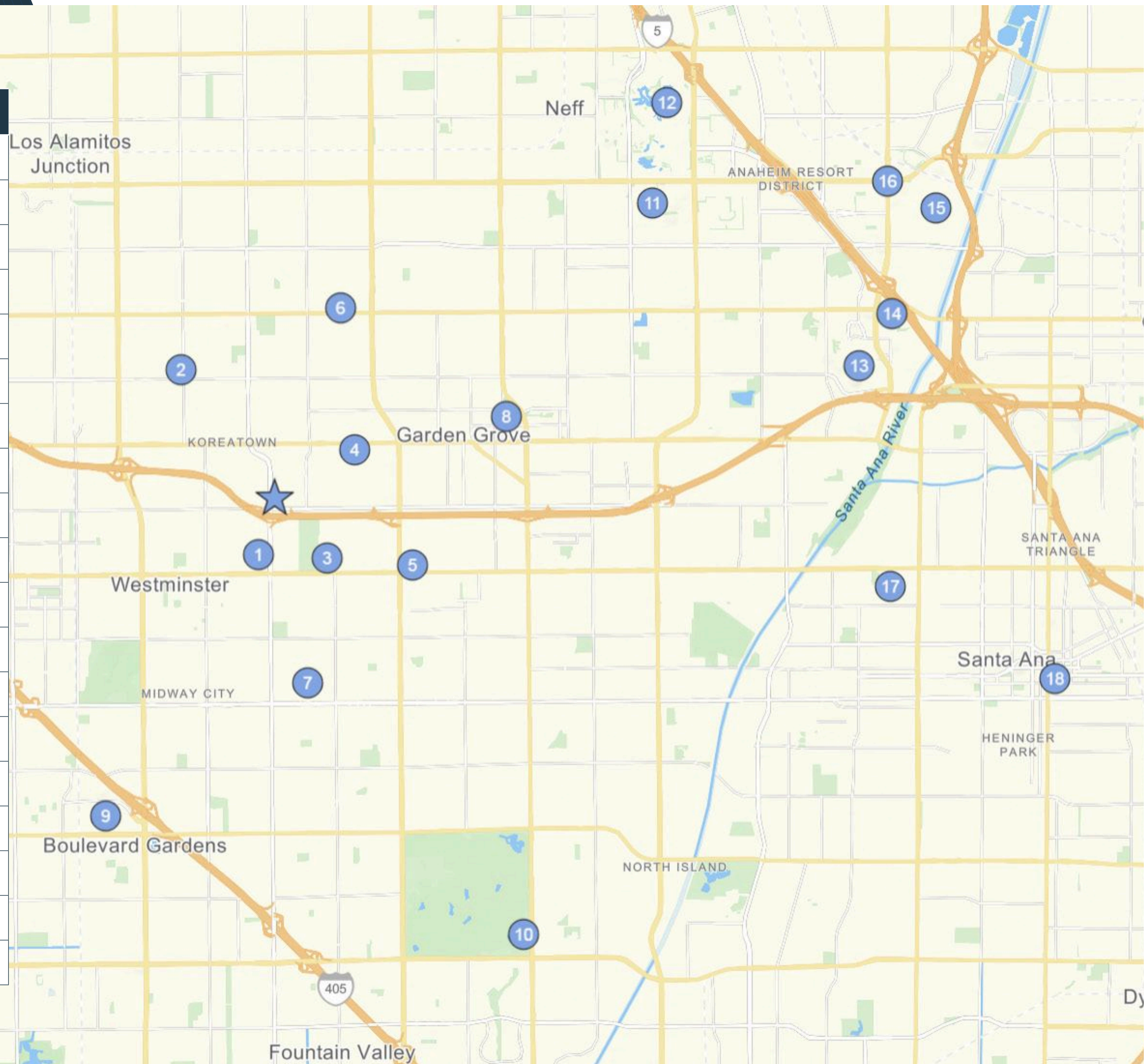


Location Maps

LOCATION	
Subject (★)	13392 Magnolia St
1	Anderson Elementary School
2	Alamitos Intermediate School
3	Bolsa Grand High School
4	Hanmi Plaza
5	Garden Grove Shopping Plaza
6	The Promenade
7	Little Saigon
8	Garden Amp
9	Bella Terra
10	Mile Square Park
11	Anaheim Convention Center
12	Disneyland
13	Outlets at Orange
14	UCI Medical Center
15	Angel Stadium
16	Platinum Triangle
17	Santa Ana College
18	Downtown Santa Ana Historic District



Exterior Renovations

NEW PAINT

LANDSCAPING

NEW ROOF

PRIVATE PATIOS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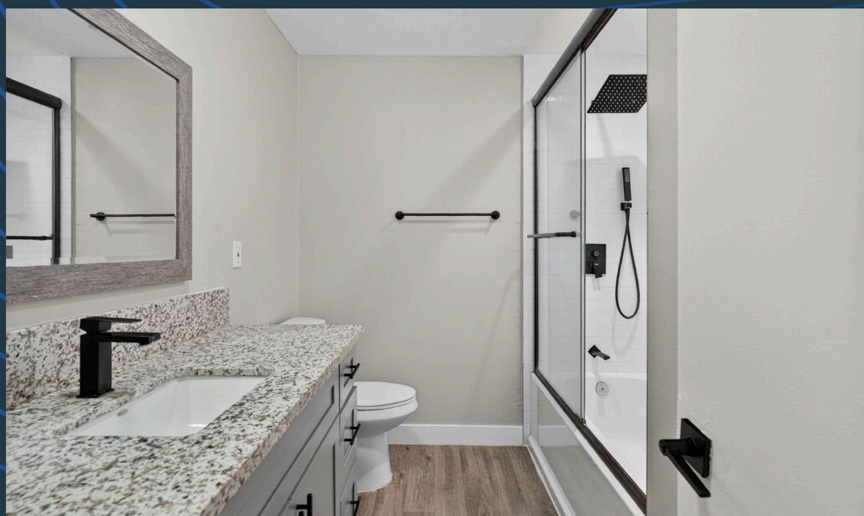
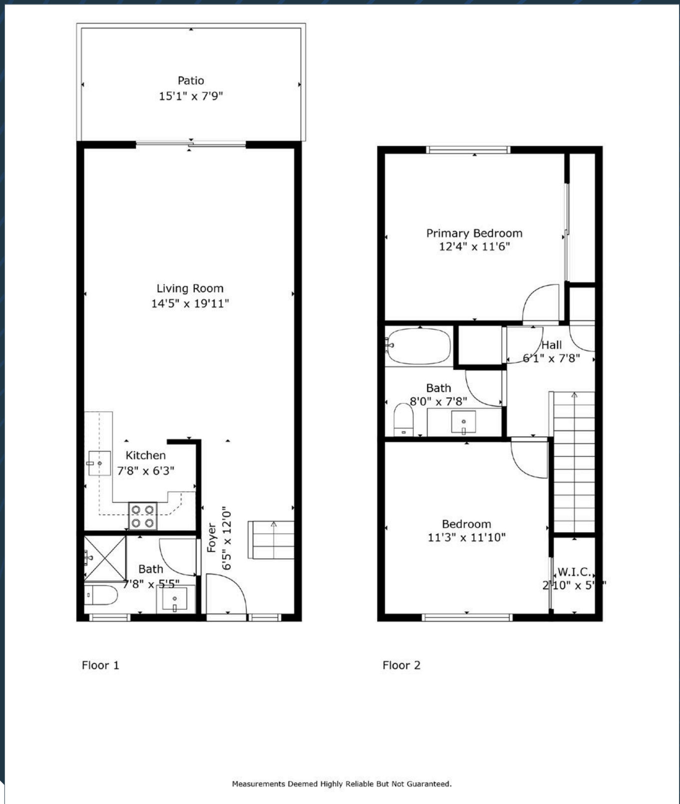
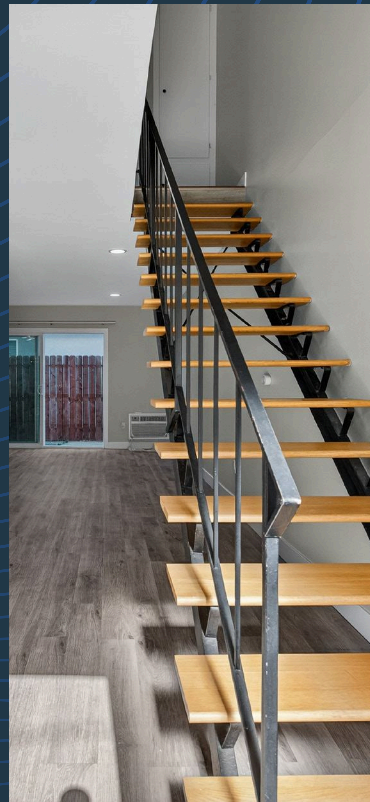




Interior Renovations

FULLY UPDATED BATHROOMS

CEILING FANS

DUAL-PANE WINDOWS

GRANITE COUNTERTOPS

MODERN FAUCETS

SHAKER-STYLE CABINETS

STAINLESS STEEL APPLIANCES

VINYL FLOORING

CENTRAL A/C SYSTEMS

RECESSED LIGHTING

Financial Summary

FINANCIAL INDICATORS	
Purchase Price	$6,350,000
Down Payment	$2,350,000
Price / Unit	$423,333
Price / Square Foot	$426.69
Current Cap Rate	5.49%
Pro Forma Cap Rate	5.99%
Current GRM	12.90
Pro Forma GRM	12.07
Ownership	Fee Simple

	CURRENT	MARKET
INCOME	TOTAL	TOTAL
Gross Potential Rent	**$492,058**	**$525,900**
Less: Vacancy/Deductions (3% of GPR)	*($14,762)*	*($15,777)*
Total Effective Rent	**$477,296**	**$510,123**
Other Income	*$11,358*	*$11,358*
Effective Gross	**$488,655**	**$521,481**
Less: Expenses	*($140,135)*	*($141,120)*
Net Operating Income	**$348,519**	**$380,361**
Less: Debt Service	*($238,000)*	*($238,000)*
Net Cash After Debt Service	**$110,519**	**$142,361**
Total Return	*$110,519*	*$142,361*

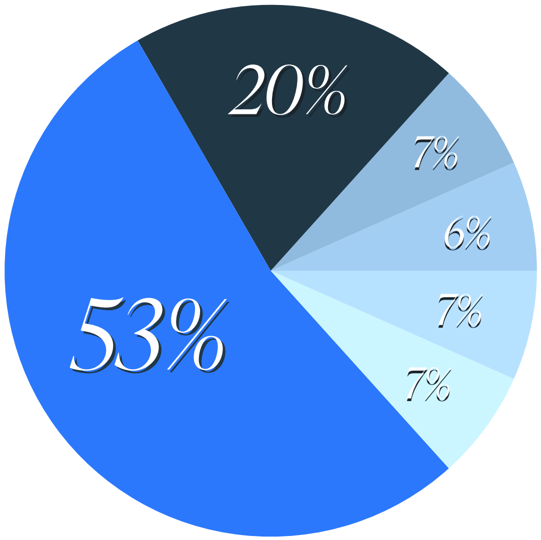
FINANCING	
Loan Amount	$4,000,000
Interest Rate	5.95%
Period	5yrs
Amortization	30yrs
Prepay	54321%
Origination Fee	1.00%

	CURRENT	MARKET
EXPENSES	TOTAL	TOTAL
Real Estate Taxes	$74,632	$74,632
Insurance	$11,039	$11,039
Utilities	$18,227	$18,227
Contract Services	$4,473	$4,473
Repairs & Maintenance	$9,442	$9,442
Special Assessments	$3,163	$3,163
General & Administrative	$2,250	$2,250
Operating Reserves	$2,250	$2,250
Management Fee	$14,660	$15,644
Total / % of EGI	*$140,135 / 28.68%*	*$141,120 / 27.06%*

Rent Roll

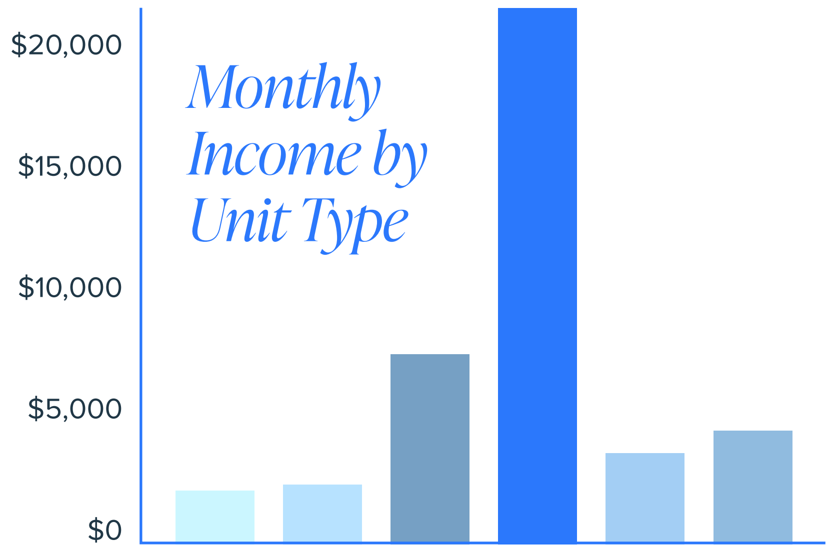
#	UNIT TYPE	CURRENT SF	CURRENT MONTHLY RENT	CURRENT MOVE-IN	MARKET MONTHLY RENT
A	2 BR / 1.5 BA Twnhs	1,016	$2,595	11/12/11	$2,895
B	2 BR / 1.5 BA Twnhs	1,016	$2,695	1/3/26	$2,895
C	2 BR / 1.5 BA Twnhs	1,016	$2,795	8/25/25	$2,895
D	2 BR / 1.5 BA Twnhs	1,016	$2,616	3/1/21	$2,895
E	2 BR / 1.5 BA Twnhs	1,016	$2,606	10/25/21	$2,895
F	2 BR / 1.5 BA Twnhs	1,016	$2,776	3/1/24	$2,895
G	2 BR / 1.5 BA Twnhs	1,016	$2,695	12/19/25	$2,895
H	2 BR / 1.5 BA Twnhs	1,016	$2,673	3/23/13	$2,895
I	2 BR / 1 BA	920	$2,570	3/19/24	$2,595
J	2 BR / 1 BA	920	$2,495	10/1/24	$2,595
K	2 BR / 1 BA	920	$2,495	4/20/24	$2,595
13394	4 BR / 2 BA	1,816	$3,914	3/25/22	$4,195
13396	3 BR / 2 BA	1,209	$3,595	7/17/25	$3,795
13398	2 BR / 1 BA	407	$2,075	6/28/24	$2,295
13400	2 BR / 1 BA	562	$2,410	2/13/23	$2,595
Totals		*14,882*	*$41,005*		*$43,825*

13392 Magnolia Street



Unit Mix

- 2 BR / 1.5 BA Twnhs
- 2 BR / 1 BA (±920 SF)
- 2 BR / 1 BA
- 2 BR / 1 BA
- 3 BR / 2 BA House
- 4 BR / 2 BA House



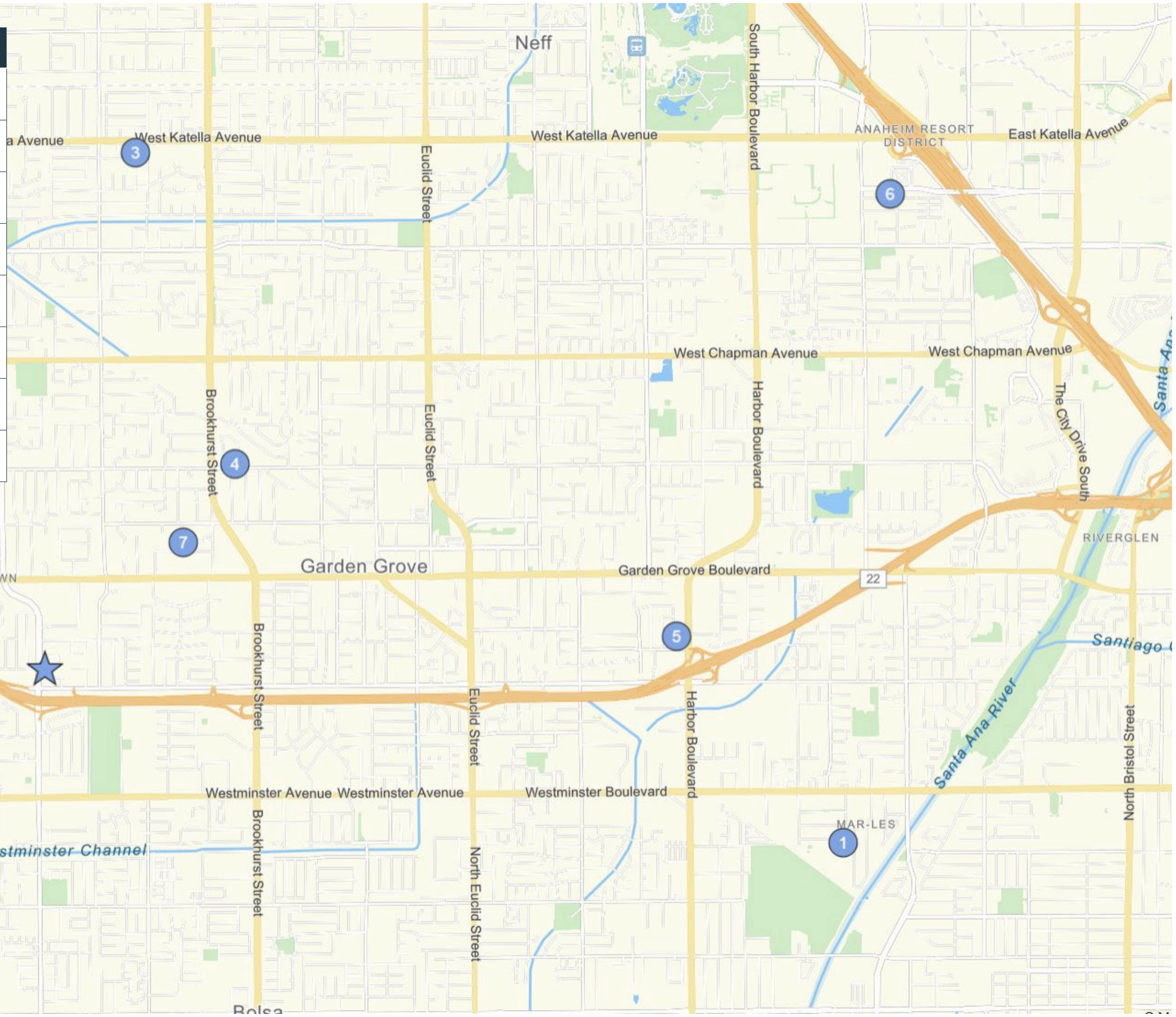
			CURRENT				MARKET		
UNIT TYPE	UNITS	±SF	RENT RANGE	±RENT	±RENT / SF	MONTHLY INCOME	±RENT	±RENT / SF	MONTHLY INCOME
2 BR / 1 BA	1	407	$2,075	$2,075	$5.10	$2,075	$2,295	$5.64	$2,295
2 BR / 1 BA	1	562	$2,410	$2,410	$4.29	$2,410	$2,595	$4.62	$2,595
	3	920	$2,495-$2,570	$2,520	$2.74	$7,560	$2,595	$2.82	$7,785
2 BR / 1.5 BA Twnhs	8	1,016	$2,595-$2,795	$2,704	$2.66	$21,632	$2,895	$2.85	$23,160
3 BR / 2 BA House	1	1,209	$3,595	$3,595	$2.97	$3,595	$3,795	$3.14	$3,795
4 BR / 2 BA House	1	1,816	$3,914	$3,914	$2.16	$3,914	$4,195	$2.31	$4,195
Totals	*15*	*14,882*				*$41,005*			*$43,825*

Sales Comparables

	PROPERTY	BUILT	UNITS	±GROSS SF	PRICE	CURRENT CAP	$ / UNIT	SALE DATE
Subject	**13392 Magnolia St**	**1951**	**15**	**14,882**	**$6,350,000**	**5.49%**	**$423,333**	**N/A**
1	12702 Morningside Ave, Garden Grove	1961	8	5,340	$2,630,000	5.27%	$328,750	4/28/25
2	13784-13792 Newland St, Garden Grove	1964	10	9,840	$4,780,000	4.10%	$478,000	2/25/26
3	9661-9671 Maureen Dr, Garden Grove	1958	12	8,329	$4,000,000	5.10%	$333,333	4/8/25
4	10101-10121 Lampson Ave, Garden Grove	1950	12	7,750	$3,620,000	4.00%	$301,667	11/1/25
5	13272-13292 Roan Rd, Garden Grove	1964	8	8,448	$3,750,000	2.54%	$468,750	3/28/25
6	201 East Wakefield Ave, Anaheim	1964	7	9,436	$3,200,000	5.73%	$457,143	10/27/25
7	9821 Acacia Ave, Garden Grove	1960	24	32,482	$9,700,000	4.00%	$404,167	10/28/24
Averages						*4.36%*	*$395,973*	

Sales Comparables

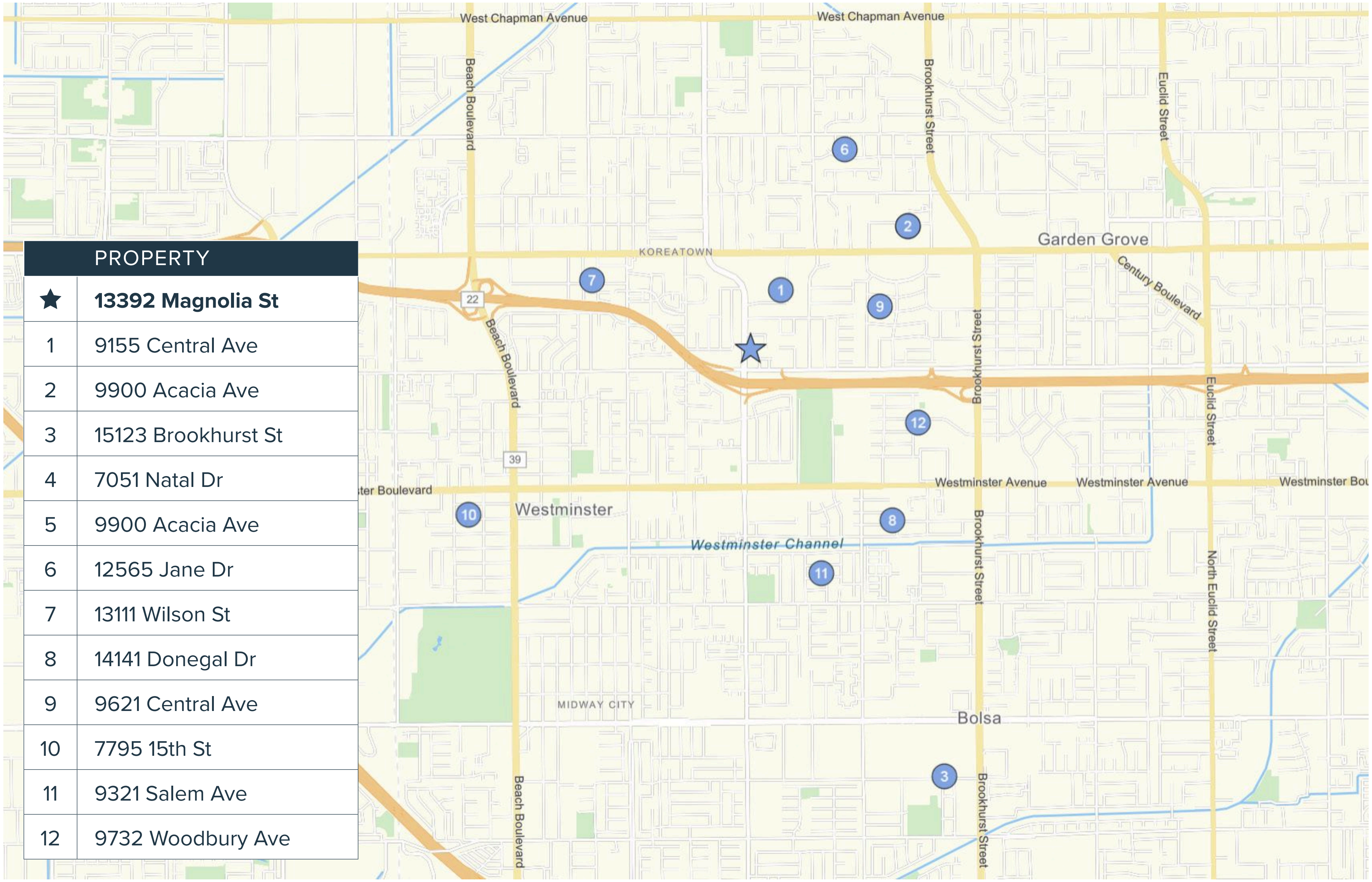
	PROPERTY
★	**13392 Magnolia St**
1	12702 Morningside Ave
2	13784-13792 Newland St
3	9661-9671 Maureen Dr
4	10101-10121 Lampson Ave
5	13272-13292 Roan Rd
6	201 East Wakefield Ave
7	9821 Acacia Ave



Rent Comparables

	PROPERTY	BUILT	UNITS	UNIT TYPE	±UNIT SF	RENT	NOTES
Subject	**13392 Magnolia St**	**1951**	**15**	**2 BR / 1 BA** **2 BR / 1 BA** **2 BR / 1 BA** **2 BR / 1.5 BA Twnhs** **3 BR / 2 BA House** **4 BR / 2 BA House**	**407** **562** **920** **1,016** **1,209** **1,816**	**$2,075-$3,914**	**Renovated and new construction (flooring, cabinets, appliances, HVAC, bathrooms, lighting, and more). Spacious common courtyard. Private patios and yards (select units). On-site laundry and in-unit laundry (select units). Garage, tuck-under, and surface parking.**
1	9155 Central Ave, Garden Grove			2 BR / 1 BA	990	$3,111	Large garden-style community with vaulted ceilings, private balconies or patios, and renovated interiors. Amenities include pools, fitness center, club, and BBQ lounge. Property has undergone significant upgrades and presents as a well-maintained complex.
2	9900 Acacia Ave, Garden Grove			2 BR / 1 BA	980	$2,770	Mid-sized garden-style community with amenities including central A/C, private patios, gas ranges, and spacious closets.
3	15123 Brookhurst St, Westminster			2 BR / 1 BA	900	$2,825	Units feature vaulted ceilings, heating and A/C, and newly remodeled kitchens. Large, older complex that has been updated.
4	7051 Natal Dr, Westminster			2 BR / 1 BA	900	$2,720	Units include heating and A/C, sunlit kitchens, and large patios and balconies. Amenities include pool, spa, gas BBQs, and covered carports with storage.
5	9900 Acacia Ave, Garden Grove			2 BR / 1.5 BA	1,128	$2,965	Mid-sized garden-style community with amenities including central A/C, private patios (select units), gas ranges, and spacious closets.
6	12565 Jane Dr, Garden Grove			3 BR / 2 BA	1,200	$4,050	Single family residence on large lot shared with ADU. Newly renovated units with vinyl flooring and stainless steel appliances.
7	13111 Wilson St, Garden Grove			3 BR / 2 BA	1,055	$4,000	Duplex, recently renovated, stainless steel appliances, new cabinetry, granite countertops.
8	14141 Donegal Dr, Garden Grove			3 BR / 2 BA	1,067	$3,940	Single family residence with recent upgrades including new kitchen, partially updated flooring, and newer bathrooms.
9	9621 Central Ave, Garden Grove			4 BR / 2 BA	1,653	$4,800	Recently renovated, new stainless steel appliances, new granite countertops, and side yard.
10	7795 15th St, Westminster			4 BR / 2.5 BA	1,650	$4,795	Part of a 4-unit townhome. Built recently with modern kitchen and hardwood flooring.
11	9321 Salem Ave, Westminster			4 BR / 2 BA	1,450	$4,685	Recently renovated, new stainless steel appliances, and new quartz countertops.
12	9732 Woodbury Ave, Garden Grove			4 BR / 2 BA	1,400	$4,500	Older interior and exterior. Great area, right next to large park and major school.

Rent Comparables



	PROPERTY
★	**13392 Magnolia St**
1	9155 Central Ave
2	9900 Acacia Ave
3	15123 Brookhurst St
4	7051 Natal Dr
5	9900 Acacia Ave
6	12565 Jane Dr
7	13111 Wilson St
8	14141 Donegal Dr
9	9621 Central Ave
10	7795 15th St
11	9321 Salem Ave
12	9732 Woodbury Ave

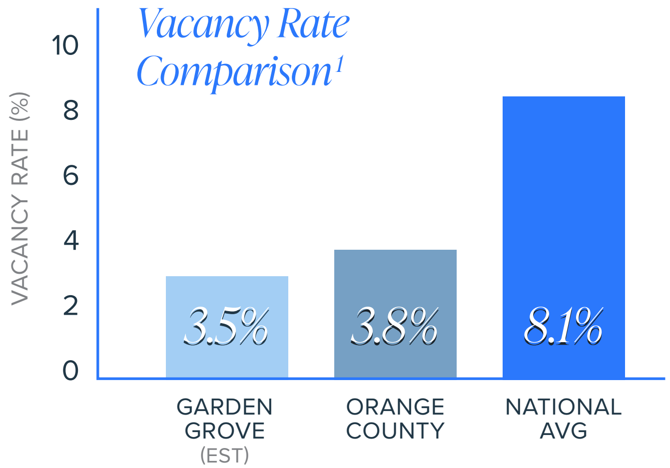
Garden Grove's Market

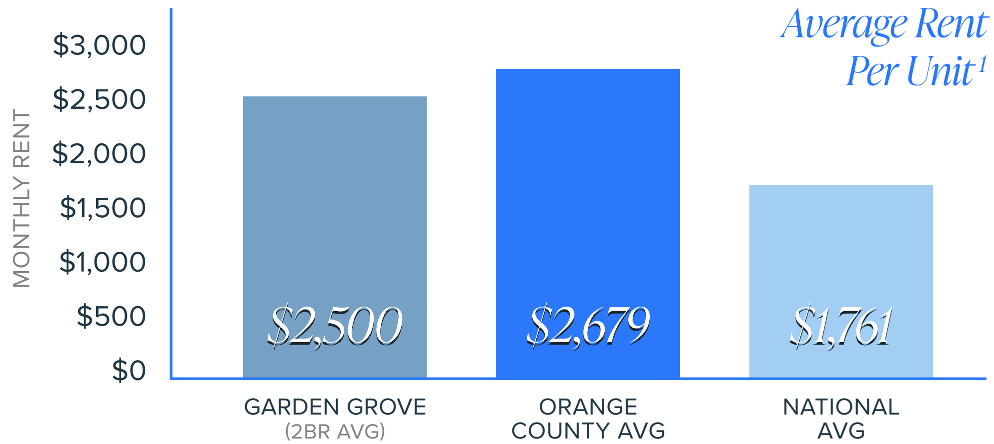
IS RIPE FOR INVESTMENT

Investment Thesis: Garden Grove offers investors a compelling combination of sub-4% vacancy, above-market rent growth (~4% YoY vs. 2% OC avg), and a limited new supply pipeline. These fundamentals support durable, in-place cash flow for stabilized assets. With 46% of households renter-occupied and a median home value of $814K, nearly 2.5x the national average, the city maintains a deep, structurally committed renter base that limits turnover risk and underscores long-term income stability. For investors seeking a fully renovated, income-producing asset in a supply-constrained Southern California submarket, Garden Grove delivers the demand foundation to sustain it.

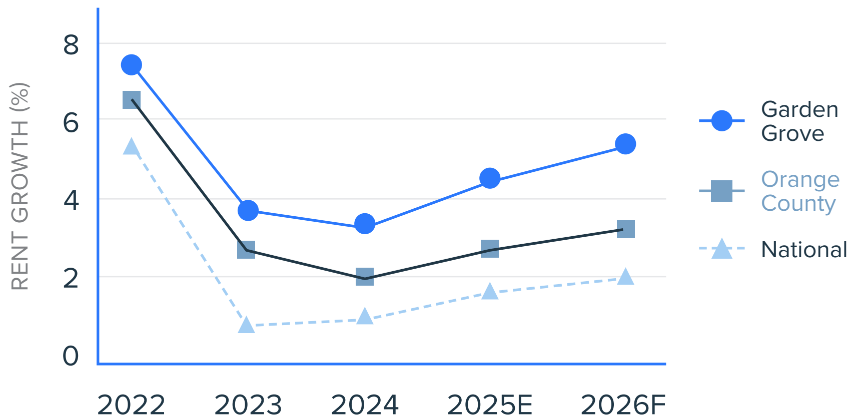
Market Overview

~3.5%	$2,500	170,964	$92,174	46%	$814K
VACANCY RATE	AVG 2BR RENT	POPULATION	MEDIAN HH INCOME	RENTER-OCCUPIED	MEDIAN HOME VALUE
VS. 8.1% NATIONAL	EST. +4% YOY	30TH LARGEST IN CA	+2.2% YOY	VS. 35% NATIONAL	+6.4% YOY





Rent Growth Trend (%)[2]



Side-by-Side Metrics: Garden Grove vs. OC vs. National[3]

METRIC	GARDEN GROVE	ORANGE COUNTY	NATIONAL AVG
Vacancy Rate	~3.5%	3.80%	8.10%
Avg Asking Rent/Unit	$2,500	$2,679	$1,761
Rent Growth (YoY)	~4.0%	2.00%	1.00%
Median HH Income	$92,174	$112,000	$78,538
Renter-Occupied HH	46%	41%	35%
Cap Rate (Value-Add)	5.5%-6.5%	4.4%-5.0%	5.5%-6.5%
Median Home Value	$814,100	$900,000+	$332,700
Income Growth (YoY)	2.20%	2.50%	1.80%

[1] Sources: CoStar, Matthews Real Estate, Kidder Mathews, U.S. Census Bureau ACS, Redfin, Yardi Matrix. [2] Garden Grove rent growth and vacancy estimated based on OC submarket trends and local listing data. 2026F = forecast.
[3] Sources: CoStar, Matthews Real Estate, Kidder Mathews, Northmarq, U.S. Census Bureau ACS, Redfin, Yardi Matrix, JP Morgan CRE | Page 2 of 2 | Uncharted Real Estate – Costa Mesa, CA

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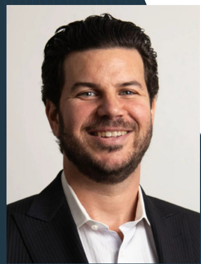

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