

# 13561 Arizona St · Westminster, California 92683

Offering Memorandum

**RLM EQUITIES**  
OFFERING MEMORANDUM



## Randall Mycorn

Managing Partner · RLM Equities · DRE #02078223  
(949) 573-5309 · [Randall@rlmequities.com](mailto:Randall@rlmequities.com) · [www.rlmequities.com](http://www.rlmequities.com)  
2618 San Miguel Dr., STE 1715 · Newport Beach, CA 92660

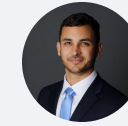
# Westminster

## CONTENTS

---

- 01** **Executive Summary**  
Investment Summary · Unit Mix
- 02** **Financial Analysis**  
Rent Roll · Income & Expense Analysis
- 03** **Sale Comparables**  
Closed Sale Comparables

*Exclusively Marketed by:*



### **Randall Mycorn**

RLM Equities · Managing Partner

(949) 573-5309

[Randall@rlmequities.com](mailto:Randall@rlmequities.com)

DRE# 02078223

**RLM EQUITIES**

Information obtained from sources believed reliable. No guarantee of accuracy. All figures should be independently verified.

PROPERTY PHOTOS

# 13561 Arizona St





SECTION ONE

# Executive Summary

## INVESTMENT OVERVIEW

RLM Equities is pleased to exclusively present **13561 Arizona St**, a 4-unit multifamily property located in Westminster, CA. The property presents a compelling acquisition opportunity in one of Southern California most coveted submarkets with below-market rents and meaningful pro forma upside.

## PROPERTY DETAILS

Address	<b>13561 Arizona St, Westminster, CA 92683</b>
Year Built	<b>1965</b>
Building Size	<b>4,215 SF</b>
Land Size	<b>7,405 SF</b>
APN	<b>096-262-13</b>
Total Units	<b>4</b>



ASKING PRICE

**\$2,085,000**

Total Investment

PRICE PER UNIT

**\$521,250**

Avg. Per Unit

PRICE PER SF

**\$494.66**

Building

CAP - CURRENT

**4.74%**

In-Place Income

CAP - PRO FORMA

**4.92%**

At Market Rents

OCCUPANCY

**100%**

Fully Stabilized

SECTION TWO

# Financial Analysis

ASKING PRICE  
**\$2,085,000**  
Total

PRICE/UNIT  
**\$521,250**  
Avg

PRICE/SF  
**\$494.66**  
Bldg

CAP CURRENT  
**4.74%**  
In-Place

CAP PRO FORMA  
**4.92%**  
Mkt Rents

GRM PRO FORMA  
**14.30x**  
Gross Mult

## RENT ROLL

UNIT	TYPE	SF	CURRENT RENT	MARKET RENT	UPSIDE
Unit 1	1Bd/1Ba	700	\$2,050	\$2,195	+\$145
Unit 2	2Bd/1Ba	900	\$2,695	\$2,750	+\$55
Unit 3	2Bd/2Ba	1000	\$2,795	\$2,850	+\$55
Unit 4	3Bd/2Ba	1200	\$3,795	\$3,850	+\$55
<b>TOTALS -- 4 Units</b>			<b>\$11,335/mo</b>	<b>\$11,645/mo</b>	<b>+\$310/mo</b>

## INCOME SUMMARY

	CURRENT	PRO FORMA
Gross Scheduled Rent	\$136,020	\$139,740
Laundry	\$1,440	\$1,440
RUBS	\$4,644	\$4,644
Vacancy (3%)	(\$4,081)	(\$4,192)
Effective Gross Income	\$137,841	\$141,449
Total Expenses	(\$38,932)	(\$38,932)
<b>NET OPERATING INCOME</b>	<b>\$98,909</b>	<b>\$102,517</b>

## ANNUAL EXPENSES

EXPENSE	ANNUAL	PER UNIT
Real Estate Taxes	\$23,174	\$5,794
Additional Assessments	\$2,294	\$574
Insurance	\$3,794	\$949
Other Utilities	\$6,630	\$1,658
Repairs & Maintenance	\$1,600	\$400
Landscaping	\$1,440	\$360
<b>TOTAL EXPENSES</b>	<b>\$38,932</b>	<b>\$9,733</b>








SECTION THREE

# Sale Comparables

# 13561 Arizona St, Westminster

4 Units · Built 1965 · 4215 SF · \$2,085,000

 COMP ANALYSIS  
**6 Sales Compared**

Photo	Property Address	Units	Sale Price	Sale Date	Price/Unit	Cap Rate	GRM	Price/SF	Year Built	Notes
	★ 13561 Arizona St <b>SUBJECT</b>	4	\$2,085,000	—	\$521,250	4.74%	14.67x	\$495	1965	Subject Property
	13262 Verde St, Garden Grove	4	\$2,065,000	03/23/26	\$516,250 (-1.0%)	4.7% (-0.04%)	14.3x	\$490	1963	Substantially renovated in 2024 & 2025
	13282 Verde St, Garden Grove	4	\$2,100,000	10/24/25	\$525,000 (+0.7%)	4.64% (-0.10%)	14.95x	\$510	1963	Substantially renovated in 2024 & 2025
	16531 Sabot Ln, Huntington Beach	4	\$2,199,000	12/04/25	\$549,750 (+5.5%)	4.91% (+0.17%)	13.91x	\$491	1968	Fully renovated in 2024-2025, Covington-style fourplex
	7832 14th St, Westminster	4	\$2,174,100	2024-03-19	\$543,525 (+4.3%)	3.34% (-1.40%)	20.94x	\$457	1985	4-unit condominium style, well-maintained
	7541 Volga Dr, Huntington Beach	4	\$2,200,000	2024-10-23	\$550,000 (+5.5%)	3.65% (-1.09%)	19.13x	\$493	1967	Covington built 4-plex, near Bella Terra
	13252 Newland St, Garden Grove	4	\$2,100,000	2025-09-18	\$525,000 (+0.7%)	3.12% (-1.62%)	22.39x	\$567	2001	Fourplex townhouse style, 3 units 2bed/2bath, 1 unit 1bed/2bath
<b>COMP AVERAGES (6 sales)</b>		—	<b>\$2,139,683</b>	—	<b>\$534,921</b>	<b>4.06%</b>	<b>17.60x</b>	<b>\$501</b>	—	—

This Sale Comparables analysis has been prepared by RLM Equities for informational purposes only. All data is based on publicly available records and reported transactions. CONFIDENTIAL · FOR QUALIFIED INVESTORS ONLY

## WESTMINSTER MARKET DEMOGRAPHICS · ORANGE COUNTY, CA

## POPULATION

**90,857**

2024 estimate

## MEDIAN HH INCOME

**\$69,234**

Above county avg

## MEDIAN HOME VALUE

**\$785,000**

+3.2% YoY

## MEDIAN GROSS RENT

**\$2,195/mo**

Avg asking rent

## RENTER OCCUPIED

**52.8%**

Strong rental demand

## MEDIAN AGE

**38.2 yrs**

Stable workforce

## EMPLOYMENT RATE

**94.7%**

Low unemployment

## AVG COMMUTE

**25.1 min**

Regional access

**Market Overview**

Westminster's rental market benefits from its central Orange County location and diverse housing stock, with strong demand from families and professionals seeking affordable alternatives to coastal cities. The city's established neighborhoods and proximity to major employment centers support consistent rental demand and stable occupancy rates.

**Economic Foundation**

The local economy is anchored by healthcare, retail, and manufacturing sectors, with major employers including Kaiser Permanente and numerous small to medium businesses along the Bolsa Avenue corridor. Westminster's strategic location provides residents easy access to job centers in Irvine, Costa Mesa, and Long Beach, supporting economic stability.

**Long-Term Appreciation**

Home values in Westminster have shown steady appreciation over the past decade, benefiting from Orange County's overall market strength and limited housing supply. The city's ongoing redevelopment efforts and infrastructure improvements position it well for continued property value growth relative to the broader Orange County market.



## CONFIDENTIALITY AND DISCLAIMER

The information contained in this offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from R.L.M. Equities. This memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers to establish only a preliminary level of interest. The information herein is not a substitute for thorough due diligence. All figures should be independently verified.



### **Randall Mycorn**

RLM Equities · Managing Partner  
(949) 573-5309 · [Randall@rlmequities.com](mailto:Randall@rlmequities.com) · DRE# 02078223

**RLM EQUITIES**