735 BARRIS DRIVE

Golden Hills - Fullerton, California

Income Today. Opportunity Tomorrow.

$1,499,000

OFFERING PRICE

LEGAL TRIPLEX	**$80,940**	**18.52**	**12.95**
Today	As-Offered Annual Scheduled Rent	As-Offered GRM	Projected 5-Unit GRM

Legal triplex with two additional unfinished residential spaces offering a clear value-add path. Permits have been pulled for both additional spaces; completion and final governmental approvals remain required.

INCOME TODAY. OPPORTUNITY TOMORROW.

Current legal triplex income kept separate from future income potential.

AS-OFFERED / TODAY

Legal triplex

RESIDENCE / STATUS	MONTHLY
735 Barris - 1 BD / 1 BA Rented	**$2,500**
733 Barris Vacant - asking rent	**$2,495**
733 1/2 Barris Rented - below market	**$1,750**

Monthly Scheduled Rent	**$6,745**
Annual Scheduled Rent	**$80,940**
GRM	**18.52**

POTENTIAL 5-UNIT SCENARIO

Following completion + approval

RESIDENCE / STATUS	MONTHLY
735 Barris - 1 BD / 1 BA Rented	**$2,500**
733 Barris Vacant - asking rent	**$2,495**
733 1/2 Barris Rented - below market	**$1,750**
ADU A - Studio (~300 SF) Projected after completion/approval	**$1,700**
ADU B - Studio (~192 SF) Projected after completion/approval	**$1,200**

Monthly Scheduled Rent	**$9,645**
Annual Scheduled Rent	**$115,740**
GRM	**12.95**

+$34,800

POTENTIAL ADDITIONAL ANNUAL RENT

From ADU A + ADU B only.

733 1/2 remains at its existing below-market $1,750 rent.

Laundry and other ancillary income are excluded from this projection.

* 733 is currently vacant; $2,495 reflects asking rent, not collected rent.
* ADU A and ADU B are unfinished and currently produce no rental income.
* Projected rents, completion, permits, final approvals and legal use are subject to buyer verification.

BUYER UNDERWRITING SNAPSHOT

Illustrative buyer-adjusted NOI and cap rates at the $1,499,000 offering price.

ILLUSTRATIVE EXPENSE ASSUMPTIONS

Seller-reported operating expenses (excl. taxes + insurance)	**$3,600**
Estimated property taxes @ 1.125% of purchase price	**$16,864**
Estimated buyer insurance allowance	**$4,500**
Total buyer-adjusted operating expenses used	**$24,964**

AS-OFFERED / TODAY

Annual Scheduled Rent	**$80,940**
Buyer-Adjusted Expenses	**$24,964**
Illustrative NOI	**$55,976**

3.73% CAP RATE

18.52 GRM

POTENTIAL 5-UNIT

Annual Scheduled Rent	**$115,740**
Buyer-Adjusted Expenses	**$24,964**
Illustrative NOI	**$90,776**

6.06% CAP RATE

12.95 GRM

CONSERVATIVE UPSIDE PRESENTATION

Potential scenario retains 733 1/2 at its existing $1,750/month rent.

Potential laundry income (up to approximately $400/month) is not included.

No garage premium or other ancillary income is included in headline rent or GRM.

Illustrative analysis only; not a representation or guarantee of future performance. Buyer to independently verify all income, expenses, taxes, insurance, permits, legal unit count, rent potential and governmental approvals. Property tax estimate uses 1.125% solely for this illustration; actual tax rate and assessments may differ. Insurance allowance is estimated at $4,500/year and should be replaced by a buyer quote.