



Multifamily

3 detached residences - on a HUGE lot 10,000 sq.ft

Upto 4% Compensation

- Reach upto 8% CAP rate
- Build in 1988 (Big house)
- 2 Extra ADU/additions approved
- Close to Orange
- High Dense rental market
- Major Remodel in 2022
- Overmarket \$ Rent
- 9 Rooms
- 3 Living Areas
- 3 Full bath
- 3 Kitchens



About **\$40,000** Additional yearly Income from the ADU

Bring in your Highest & Best offer - Sellers found 1031
REPLACEMENT

DSCR CASH flow loan

Rent Analysis Income available