

EXCLUSIVE LISTING | MULTIFAMILY OPPORTUNITY

780-786 NORTH SHATTUCK PLACE

Orange, CA 92867

4 UNITS



Property Highlights

- Single Story Construction
- 4 Spacious 2BD/1BA Units
- 3 of 4 Apartments are Upgraded
- \$102,000 Annual Income
- Front and Back Patios
- Garage Parking with Newer Roll Up Doors

DISCLAIMER

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SUBJECT PHOTOS

780-786 NORTH SHATTUCK PLACE

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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

Number Of Units:	4
Unit Mix:	(4) 2BR/1BA
Year Built:	1958
Parcel Number:	386-302-04
Parking:	Garage Parking
Exterior:	Woodframe & Stucco
Lot Size:	8,276 SF
Net Rentable SF:	3,360 SF
Utility Metering	Individually Metered for Gas & Electricity

PROPERTY DESCRIPTION

780-786 North Shattuck Place is a single story 4-plex boasting a current annual income of \$102,000. All four apartments are spacious 2 bedroom 1 bathroom models which have front and rear patios along with laundry hookups, a fireplace, gas cooking and a dishwasher. Three of the four apartments have been updated with vinyl plank flooring, baseboards, stone countertops, and stainless steel appliances. Parking at the building is ideal there are four garages with newer roll up doors, an extra open space beside the garages and adequate street parking since it is a low density neighborhood. The Shattuck Place 4-plex is ideally located one block west of Tustin Street and just south of Collins Avenue so it is within walking distance of several grocery stores and restaurants on Tustin Street.

AMENITIES

- Gated Entrance
- Garage Parking
- Enclosed Patios
- Fire Places
- Gas Cooking
- Washer Dryer Hookups
- Dish Washer
- Wall AC

FINANCIAL DETAILS

780-786 NORTH SHATTUCK PLACE

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Multi-Residential Information

Property Name	No. Units	Address	City	State	
	4	780-786 North Shattuck Place	Orange	CA	
Price	Cost/Unit	GRM: Current	Cap: Current	Approx. SqFt	Lot Size
\$1,595,000	\$398,750	15.49	4.3%	3,360	8,276 SF
Down Payment	Percent Down	GRM: Market	Cap: Market	Cost/SqFt	Approx. Age
\$478,500	30.0%	13.29	5.4%	\$474.7	1958

Proposed Financing

1st Loan	Terms	Monthly Pmt	New / Ex / Private
\$1,116,500	Interest Rate of 6.875%, 30 Year Fixed Rate	\$7,334.58	New

Annualized Operating Data

Annualized Operating Data				Estimated Expenses		CURRENT
		<u>CURRENT</u> <u>RENTS</u>	<u>YEAR 1</u> <u>RENTS</u>	<u>MARKET</u> <u>RENTS</u>		
Scheduled Gross Income:		\$102,996	\$110,976	\$120,000	Taxes:	\$16,865
Less Vacancy Reserve:	3.0%	\$3,089	\$3,329	\$3,600	Special Assessments:	\$1,073
Gross Operating Income:		\$99,906	\$107,647	\$116,400	Insurance:	\$2,856
Less Expenses:	29.7%	\$30,641	\$30,641	\$30,641	Utilities:	\$3,200
Net Operating Income:		\$69,265	\$77,005	\$85,759	Maintenance & Repairs:	\$4,947
Cap Rate:		4.3%	4.83%	5.4%	Landscaping:	\$1,200
Gross Rent Multiplier:		15.49	14.37	13.29	Admin/Misc.:	\$500
					Total Expenses:	\$30,641
					Expenses as % of SGI:	29.7%
					Expenses /Unit/Yr:	\$7,660
					Expenses /SF/Yr:	\$9.12

Scheduled Income

No. Units	No. Bdrms/Baths	<u>Current Rents</u>		<u>Year 1 Rents</u>		<u>Market Rents</u>	
		Mo. Rent/Unit	Monthly Income	Mo. Rent/Unit	Monthly Income	Mo. Rent/Unit	Monthly Income
(4)	2BR/1BA	\$1,648-\$2,500	\$8,500	\$2,067-\$2,720	\$9,248	\$2,500	\$10,000
		Monthly SGI:	\$8,583		\$9,248		\$10,000
		Annual SGI:	\$102,996		\$110,976		\$120,000
		Utilities Paid By					
		Owner:	Water & Trash				

The above information has been obtained from sources we believe to be reliable, but we do not accept responsibility for its correctness

RENT ROLL

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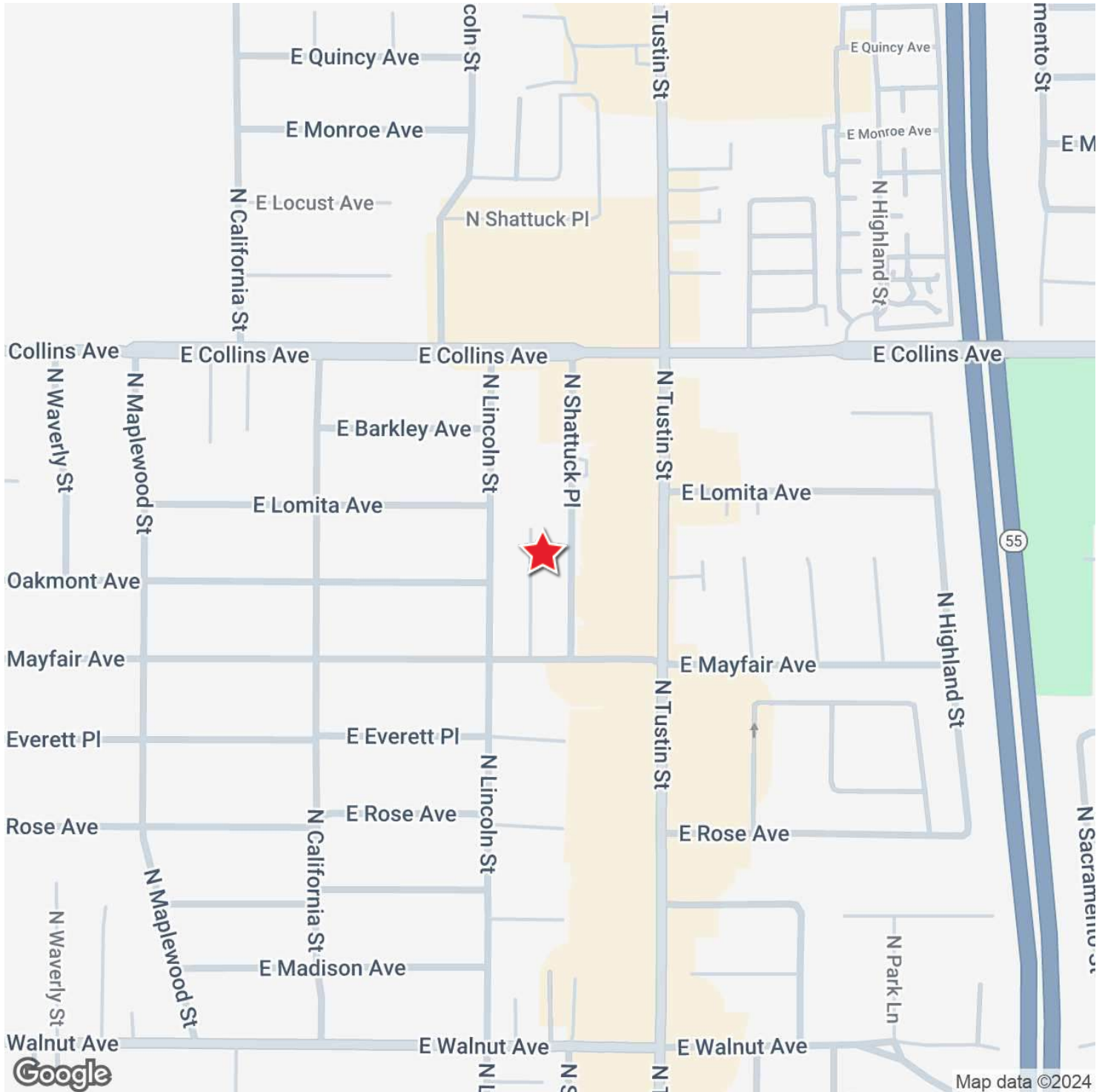
UNIT NUMBER	UNIT TYPE	CURRENT RENT	MARKET RENT
	2BR / 1BA	\$2,500	\$2,500
	2BR / 1BA	\$2,450	\$2,500
	2BR / 1BA	\$1,648	\$2,500
	2BR / 1BA	\$1,985	\$2,500
Totals		\$8,583	\$10,000



LOCATION MAP

780-786 NORTH SHATTUCK PLACE

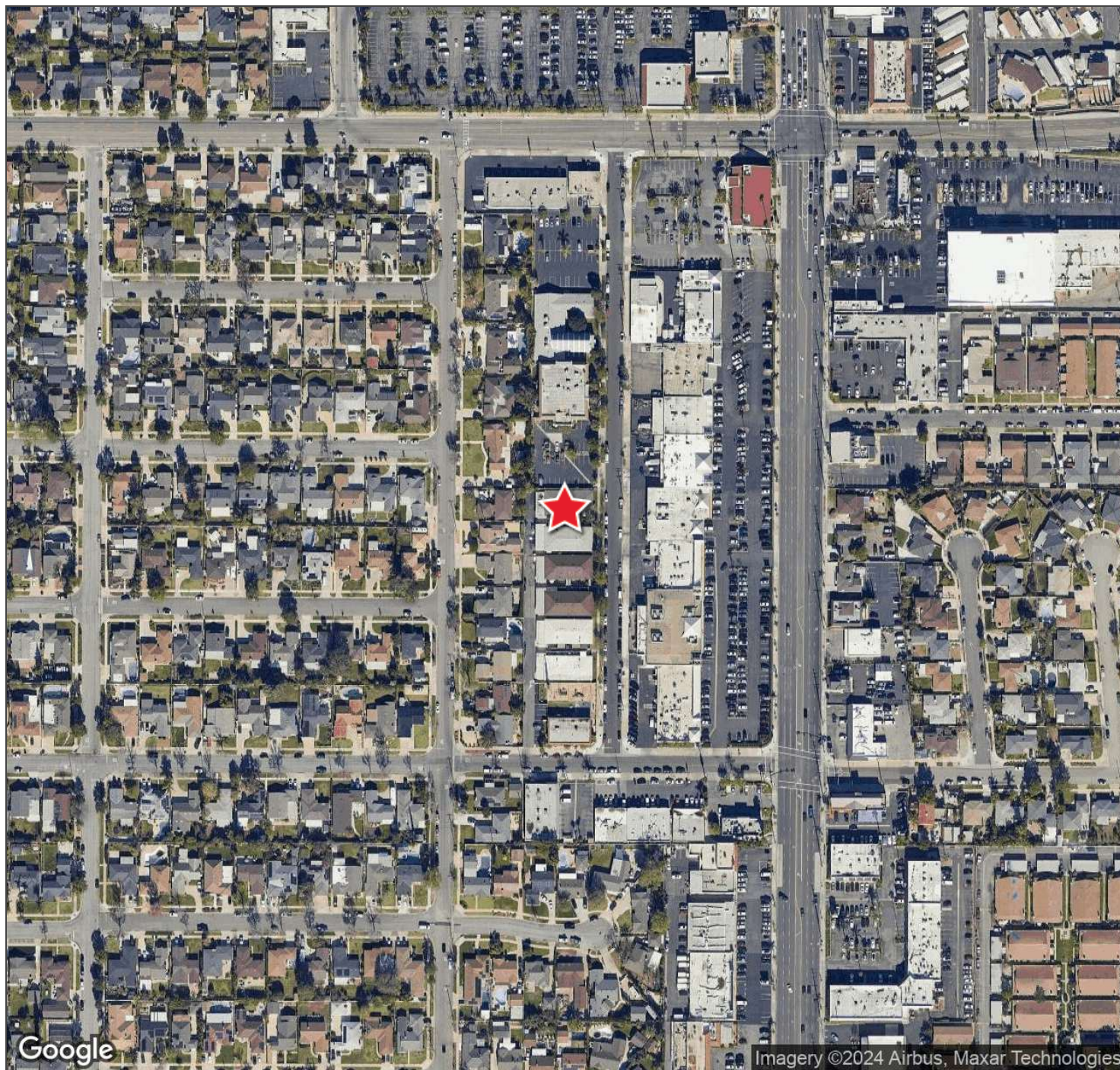
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AERIAL MAP

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RETAILER MAP

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