

OFFERING MEMORANDUM



STANFORD APARTMENTS AVAILABLE FOR SALE

111 N. STANFORD AVENUE, FULLERTON, CA 92831

circa

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ABOUT 111 N. STANFORD AVENUE

Stanford Apartments is an 18-unit apartment community located in a high demand area of Fullerton. This 2 story gated complex features 18 - 1 bed/1 bath apartments each with its own enclosed single car garage as well as 9 additional garages which provide additional revenue. Amenities include two on-site coined laundry rooms, on-site pool, grass areas, driveway parking and an additional parking pad. Recent improvements include new exterior paint, new exterior lighting and new electrical panels. Most of the units have been remodeled with laminate or LVP flooring, new ceiling fans and lights, new stoves, new A/C units, new paint and window coverings. Six of units offer a private fenced yard and three of the units have a private balcony. This turn-key property has been diligently maintained by the same family since it was custom built in 1973 and offers steady rental income with long-term tenants and low maintenance ownership perfect for investors seeking cash flow and value-add potential in a high demand area. Situated at the end of a quiet cul-de-sac and conveniently located close to Downtown Fullerton, Fullerton College, Fullerton Train Station, Cal State Fullerton and the 91 and 57 freeways.

PROPERTY INFORMATION

PROPERTY TYPE	Multi-Family
BUILDING SIZE	11,013 sqft (Living)
LOT SIZE	36,155 sqft (0.83 Acres)
YEAR BUILT	1973
ZONING	R-3
APN	033-173-55



RENT ROLL

111 N STANFORD AVENUE INCOME

UNIT	TYPE	CURRENT MONTHLY RENT	PROFORMA MONTHLY RENT	APPROXIMATE SQUARE FOOTAGE
1	1 bd / 1 bath	\$1,387	\$2,150	584
2	1 bd / 1 bath	\$1,387	\$2,150	584
3	1 bd / 1 bath	\$1,900	\$2,100	584
4	1 bd / 1 bath	\$1,387	\$2,000	584
5	1 bd / 1 bath	\$693	\$2,150	584
6	1 bd / 1 bath	\$1,387	\$2,050	584
7	1 bd / 1 bath	\$1,945	\$2,050	584
8	1 bd / 1 bath	\$1,945	\$2,050	584
9	1 bd / 1 bath	\$1,387	\$2,000	584
10	1 bd / 1 bath	\$1,900	\$2,050	584
11	1 bd / 1 bath	\$1,945	\$2,000	584
12	1 bd / 1 bath	\$1,900	\$2,000	584
13	1 bd / 1 bath	\$1,945	\$2,050	584
14	1 bd / 1 bath	\$1,387	\$2,150	584
15	1 bd / 1 bath	\$1,387	\$2,000	584
16	1 bd / 1 bath	\$1,827	\$2,000	584
17	1 bd / 1 bath	\$1,945	\$2,000	584
18	1 bd / 1 bath	\$1,900	\$2,000	584
	Laundry Income	\$325	\$500	141
	Garage Income	\$1,450	\$2,700	
		\$31,329	\$40,150	11,013 sf

The financial information provided herein, including any pro forma projections, estimates, or statements, has been prepared by the Brokers for illustrative purposes only. While reasonable effort has been made to provide accurate and current data, the Seller and Broker make no representations, warranties, or guarantees, expressed or implied, regarding the accuracy, completeness, or reliability of the information. The Buyer is strongly advised to conduct their own due diligence and independent verification of all financial information to their satisfaction prior to making any investment decisions or commitments.

NET OPERATING INCOME

\$258,134.06 IN PLACE

\$349,480.36 PRO FORMA



105 N STANFORD AVENUE EXPENSES

ITEM	COST	COST AFTER SALE
PROPERTY TAXES	\$51,627.30	\$64,800.00
INSURANCE	\$23,667.00	\$25,000.00
TOTAL	\$75,294.30	\$89,800.00
LANDSCAPE	\$8,400.00	\$8,400.00
POOL MAINTENANCE	\$2,700.00	\$2,700.00
PEST CONTROL	\$1,411.00	\$1,411.00
LAUNDRY RENTAL	\$1,836.00	\$1,836.00
GENERAL MAINTENANCE	\$5,748.64	\$5,748.64
TOTAL	\$20,095.64	\$20,095.64
UTILITIES		
SOCAL GAS	\$5,196.00	\$5,196.00
SOCAL EDISON	\$3,367.00	\$3,367.00
REPUBLIC SERVICES	\$1,615.00	\$1,615.00
FULLERTON WATER	\$12,246.00	\$12,246.00
TOTAL	\$22,424.00	\$22,424.00
TOTAL EXPENSE	\$117,813.94	\$132,319.64

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LOCATION OVERVIEW

FULLERTON, CA

Nestled in the heart of Orange County, Fullerton offers a vibrant mix of historic charm and modern energy, making it a magnet for students, professionals, and families alike. Known for its tree-lined streets, historic downtown, and thriving arts and dining scene, Fullerton provides a warm, welcoming atmosphere with everything minutes away. Residents enjoy easy access to top-rated schools, lush parks, hiking trails and cultural landmarks, including the Muckenthaler Cultural Center and Fullerton Museum Plaza. The city's lively downtown district buzzes with local cafes, craft breweries, top rated restaurants, nightlife and boutique shops.

The huge number of students enrolled at Fullerton College and Cal State Fullerton comprise a hefty chunk of the local population, and clusters of restaurants and nightlife hotspots can be found around their campuses.

With its central location, Fullerton is ideal for commuters - 3 major freeways (5, 91 and 57) touch its borders. Fullerton's train station offers both Amtrak and Metrolink services and the Fullerton Airport provides a unique transportation opportunity for the area. Just a short drive to Disneyland, Knotts Berry Farm, OC Vibe, Honda Center, Angel Stadium and Cal State Fullerton, makes it a prime location for residents.

EDUCATION - COLLEGES & UNIVERSITIES

Fullerton College	Drive: 3 min	1.2 mi
Hope International University	Drive: 4 min	1.9 mi
Cal State Fullerton	Drive: 5 min	2.3 mi
Chapman University	Drive: 13 min	8.4 mi

TRANSPORTATION - COMMUTER RAIL

Fullerton	Drive: 3 min	1.2 mi
Buena Park	Drive: 10 min	5.1 mi
Anaheim Canyon	Drive: 10 min	6.0 mi
Anaheim	Drive: 11 min	6.6 mi
Anaheim-Artic Metrolink Station	Drive: 11 min	6.7 mi

TRANSPORTATION - AIRPORTS

Fullerton	Drive: 14 min	4.8 mi
John Wayne/Orange County	Drive: 22 min	17.3 mi
Long Beach (Daugherty Field)	Drive: 30 min	21.3 mi

SHOPPING CENTERS

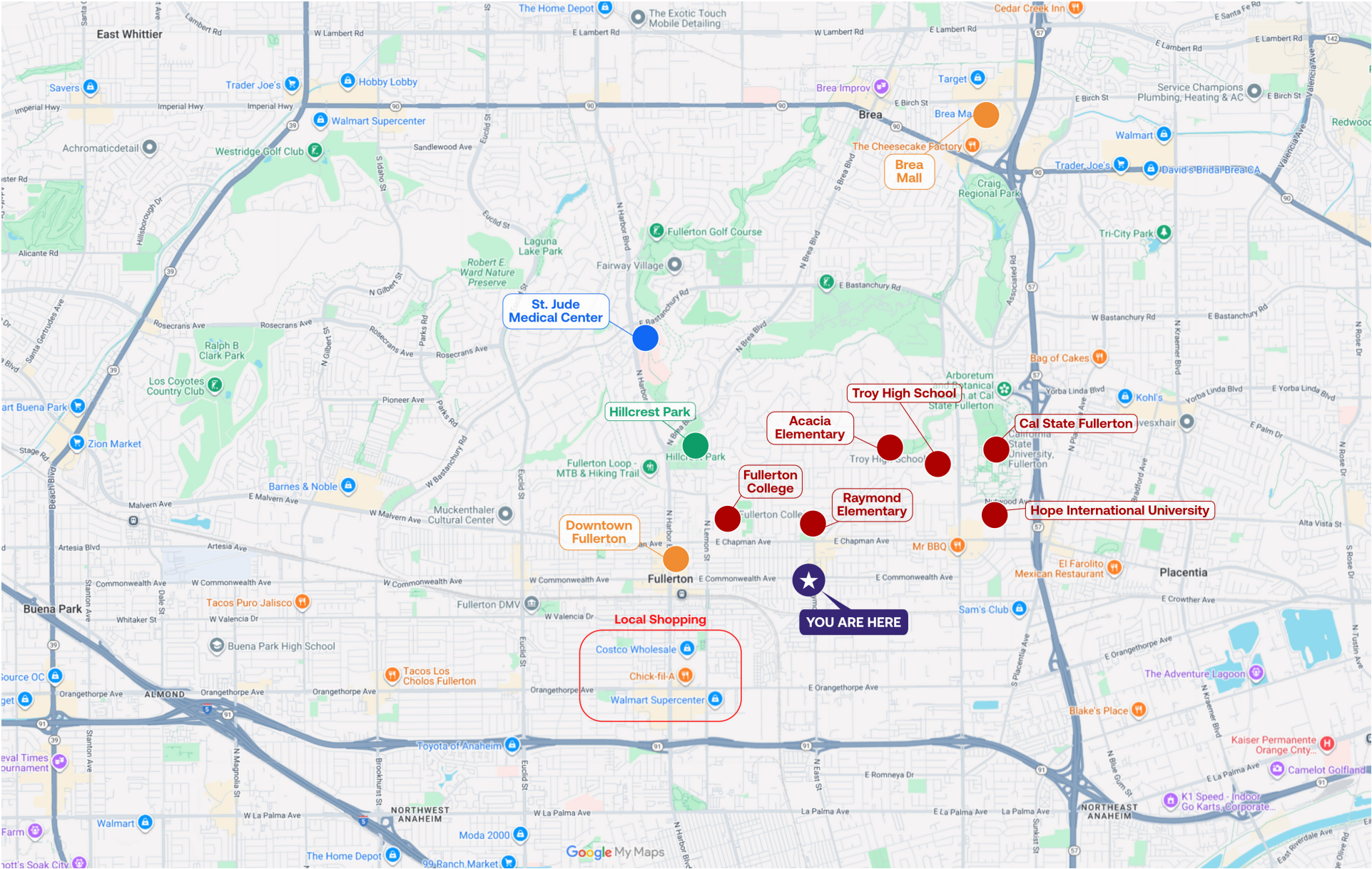
Raymond Center	Walk: 1 min	0.1 mi
Downtown Fullerton	Drive: 4 min	1 mi
Costco	Drive: 6 min	1.6 mi
Brea Mall	Drive: 13 min	4.1 mi

PARKS AND RECREATION

Hillcrest Park	Drive: 9 min	2.3 mi
Fullerton Arboretum	Drive: 9 min	2.6 mi
Craig Regional Park	Drive: 12 min	4.0 mi
Laguna Lake Park	Drive: 12 min	4.3 mi
Disneyland	Drive: 21 min	6.3 mi
Honda Center/Angel Stadium	Drive: 14 min	7.0 mi

HOSPITALS

St. Jude Medical Center	Drive: 8 min	2.5 mi
Anaheim Memorial Hospital	Drive: 13 min	3.3 mi
Placentia Linda Hospital	Drive: 15 min	5.1 mi
Kaiser Permanente	Drive: 15 min	5.3 mi



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