

EXECUTIVE SUMMARY

10972-10976, Anaheim, CA 92804



VANGUARD
PROPERTY GROUP



OFFERING SUMMARY

Sale Price:	\$1,099,000
Building Size:	1,933 SF
Lot Size:	8,712 SF
Number of Units:	2
Price / SF:	\$568.55
Cap Rate:	4.21%
NOI:	\$46,222
Year Built:	2015

PROPERTY OVERVIEW

Newer 2015 Built Two Units located in a quiet cul-de-sac near Disneyland, Anaheim Platinum triangle and numerous, vibrant employment centers and retail amenities. This property is exempt, and currently not subject to California state rent control (AB 1482) as it is less than 10 years old. This spacious two-unit complex consists of: one four bedroom, three bath ground level unit with attached/direct access garage; and one upper two bedroom, one bath unit. Both units are appointed with outdoor patio or balcony space, tankless water heaters, AC and Heat, inside washer and dryer hookups, and stainless-steel appliances including stoves, dishwashers and microwaves. Priced right for your owner occupant or savvy investor.

PROPERTY HIGHLIGHTS

- Spacious Units (4+3) and (2+1)
- Exempt and currently not subject to California State rent control (AB-1482) as the property is less than 10 years old
- Near Disneyland, Platinum Triangle and numerous Vibrant Employment Centers.
- Quiet Cul-de-sac Street
- Tankless water heaters, stainless steel appliances, inside laundry hook ups, central AC/Heat, downstairs-direct access from garage

www.VANGUARDPROPERTY.com

INCOME & EXPENSES

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INCOME SUMMARY	ACTUAL	PRO FORMA
Vacancy Cost	(\$1,881)	(\$2,050)
GROSS INCOME	\$60,819	\$66,290
EXPENSES SUMMARY	ACTUAL	PRO FORMA
OPERATING EXPENSES	\$14,597	\$16,401
NET OPERATING INCOME	\$46,222	\$49,889

ADDITIONAL PHOTOS

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RENT ROLL

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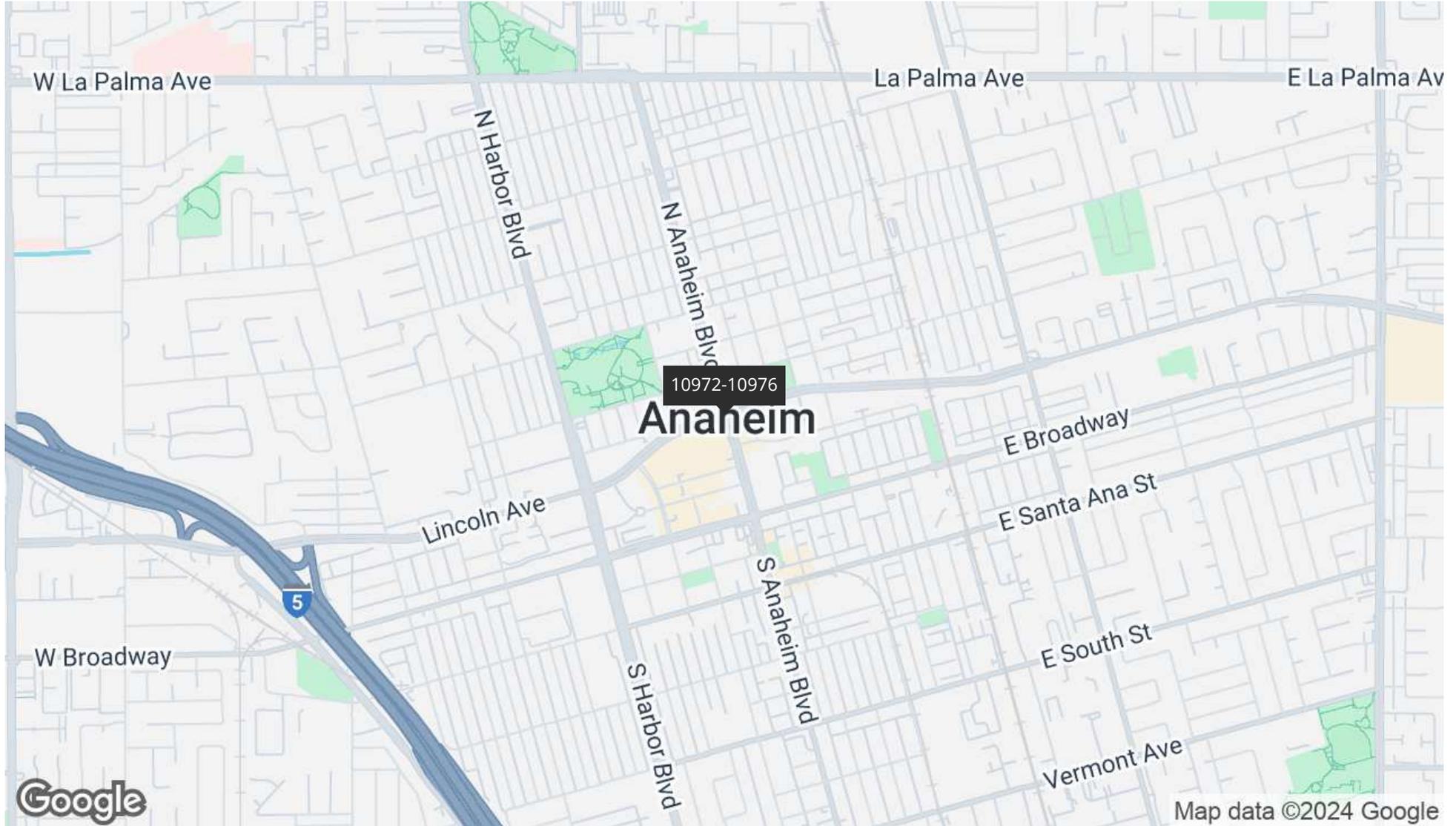
SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
1	4	3	\$3,500	\$3,800	-
1	2	2	\$1,725	\$1,895	-
TOTALS			\$5,225	\$5,695	\$0.00
AVERAGES			\$2,613	\$2,848	

REGIONAL MAP

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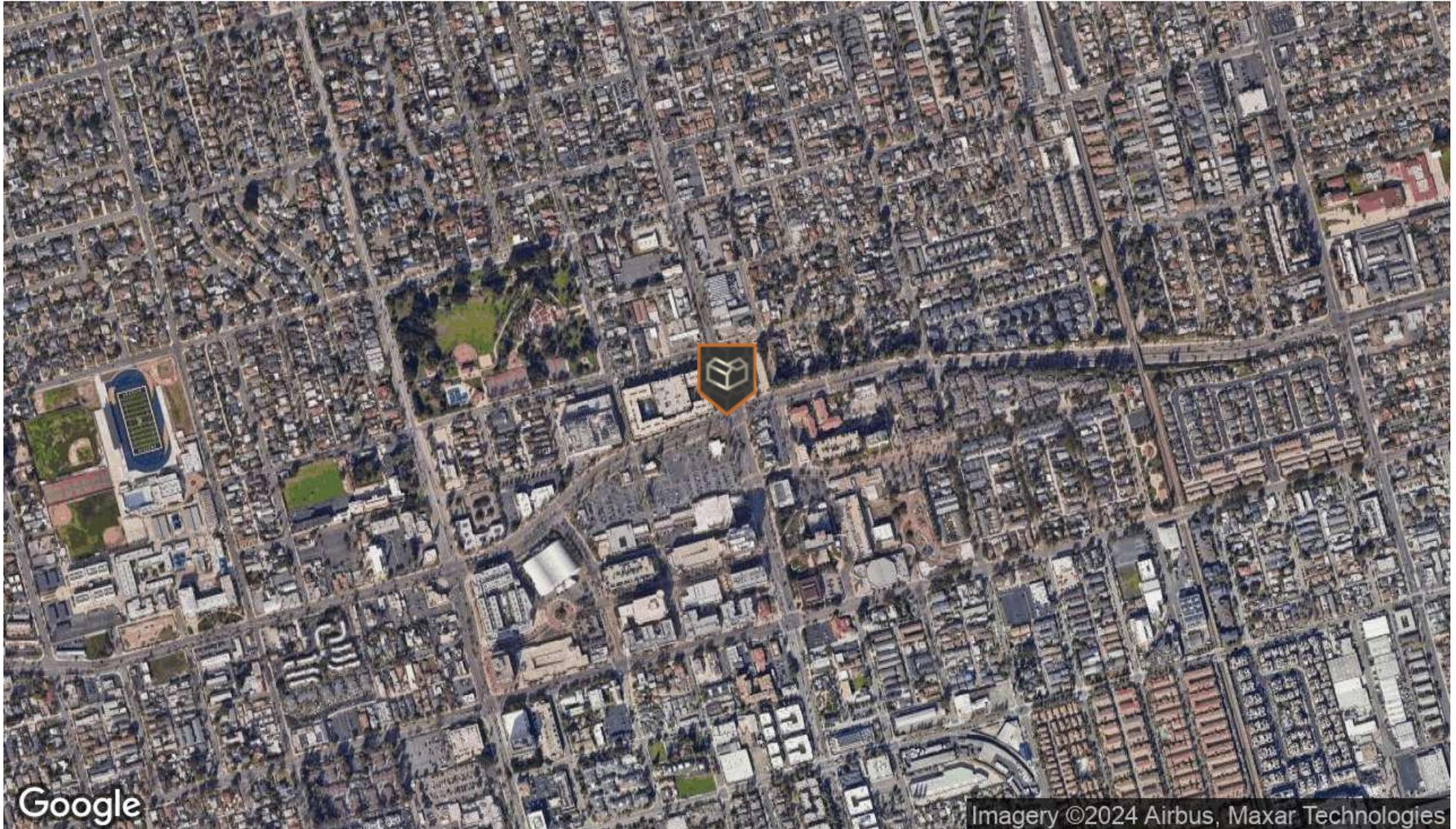


AERIAL MAP

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ADVISOR BIO 1

10972-10976, Anaheim, CA 92804



ED DIAZ

President

ed@vanguardproperty.com

Direct: **714.446.0100 x112** | Cell: **714.401.2855**

CalDRE #01022469

PROFESSIONAL BACKGROUND

I am the President and founder of Vanguard Property Group, a professional brokerage and property management firm specializing in the sale & management of Southern California apartment & commercial properties. My professional objective is to guide my clients to a better financial retirement through investment property ownership. Licensed since 1989, I have extensive experience with 1031 exchanges, reverse 1031 exchanges, seller financed transactions, trust & probate sales, REO & short sales,

Professional Accomplishments in Brokerage:

1. Founded Two Multifamily & Commercial Real Estate Firms in North Orange county specializing in the sale of Southern California apartment buildings and commercial properties
2. Brokered over \$500 Million in transactions since 1989
3. Salesman of the Year with a record of 43 transactions closed in a single calendar year
4. Multifamily Closings Highlights (personally brokered): 52U Bellflower, 28 Units Santa Ana, 35 Units Brea; 58 Units Bakersfield; 40 Units Bakersfield, 24 Units Fullerton, 26 Units Norwalk; 24 Units Fullerton
5. Commercial Closing Highlights (personally brokered): 20,000 sf Office Newport Beach; 18,000 sf Office Westminster, 11,000 sf Industrial Costa Mesa, 3500 sf Retail Newport Beach; 35,000 sf Office Fullerton, 6,000 sf Retail Fullerton

Professional Accomplishments in Property Management:

Vanguard Property Group, Inc.
321 N Rampart St. Suite 100
Orange, CA 92868
714.446.0100

ADVISOR BIO 2

10972-10976, Anaheim, CA 92804



BRAD NEW

Income Property Advisor

brad@vanguardproperty.com

Direct: **714.446.0100 x118** | Cell: **714.928.6833**

CalDRE #01347742

PROFESSIONAL BACKGROUND

I have been a Southern California investment advisor for the last 19 years. I enjoy working with my clients and assisting them in the acquisition and disposition of multifamily properties. I've owned several apartment buildings in Southern California and a great amount of experience in property management. I am also experienced with 1031 exchanges. I've always had a passion for the Real Estate Industry.

EDUCATION

California Polytechnic Pomona - Bachelor of Science in Business Marketing

MEMBERSHIPS

California Association of Realtors (CAR)

National Association of Realtors (NAR)

PWR & CRMLS

Costar/Loopnet

Vanguard Property Group, Inc.

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