

Solid Four Plex Investment



OFFERING MEMORANDUM

2163 W. Brownwood Ave.
Anaheim, CA 92801

Jay Cook
First Team Real Estate
Broker-Associate
(714) 350-3728
helpfulrealtor@gmail.com
Lic: 01077799



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Demographics

Exclusively Marketed by:

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18180 Yorba Linda Blvd., Yorba Linda, CA 92886

www.jaycook.com

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2163 W. Brownwood Ave. Anaheim CA 92801
COUNTY	Orange
BUILDING SQFT	4,176 SF
LAND SF	7,392 SF
NUMBER OF UNITS	4
YEAR BUILT	1964
YEAR RENOVATED	2023
APN	07262114

FINANCIAL SUMMARY

PRICE	\$1,525,000
PRICE PSF	\$365.18
PRICE PER UNIT	\$381,250
OCCUPANCY	100.00%
NOI (CURRENT)	\$74,933
NOI (Market)	\$78,632
CAP RATE (CURRENT)	4.91%
CAP RATE (Market)	5.16%
GRM (CURRENT)	15.04
GRM (Market)	14.51

PROPOSED FINANCING

new mortgage	
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,525,000
LOAN AMOUNT	\$0
INTEREST RATE	0.00%
LOAN TO VALUE	0%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	31,896	283,874	677,354
2024 Median HH Income	\$89,338	\$83,542	\$91,395
2024 Average HH Income	\$113,628	\$108,394	\$120,054

- Well maintained 4 unit building with 5 separate garages. Great opportunity for an investor. All 2 bedroom units (2 bedroom 2 bath apartment, two 2 bedroom 1.5 bath and one 2 bedroom 1.25 bath). Among the upgrades are new 400 amp electrical panel, new sewer line, fresh paint, new water heater. All units have spacious floorplans. Two apartments have been remodeled with quartz counters, new shaker style kitchen cabinets, luxury vinyl plank flooring, fresh paint & new carpet. On-site laundry room with leased coin-operated washer & dryer (WASH lease), enclosed one car garage and extra one garage is rented for \$75/mo. additional parking on premises. The subject property is within two blocks of home depot, and other employers. The property is located close to schools, shopping and easy freeway access. This investment property has been well maintained. It is a solid investment both now and going forward. R.U.B.S. (Ratio Utility Billing System) being used to allocate utility costs to tenants.



02

Property Description

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SQFT	4,176
LAND SF	7,392
YEAR BUILT	1964
YEAR RENOVATED	2023
# OF PARCELS	1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	5
WASHER/DRYER	yes



SOLID FOUR PLEX INVESTMENT

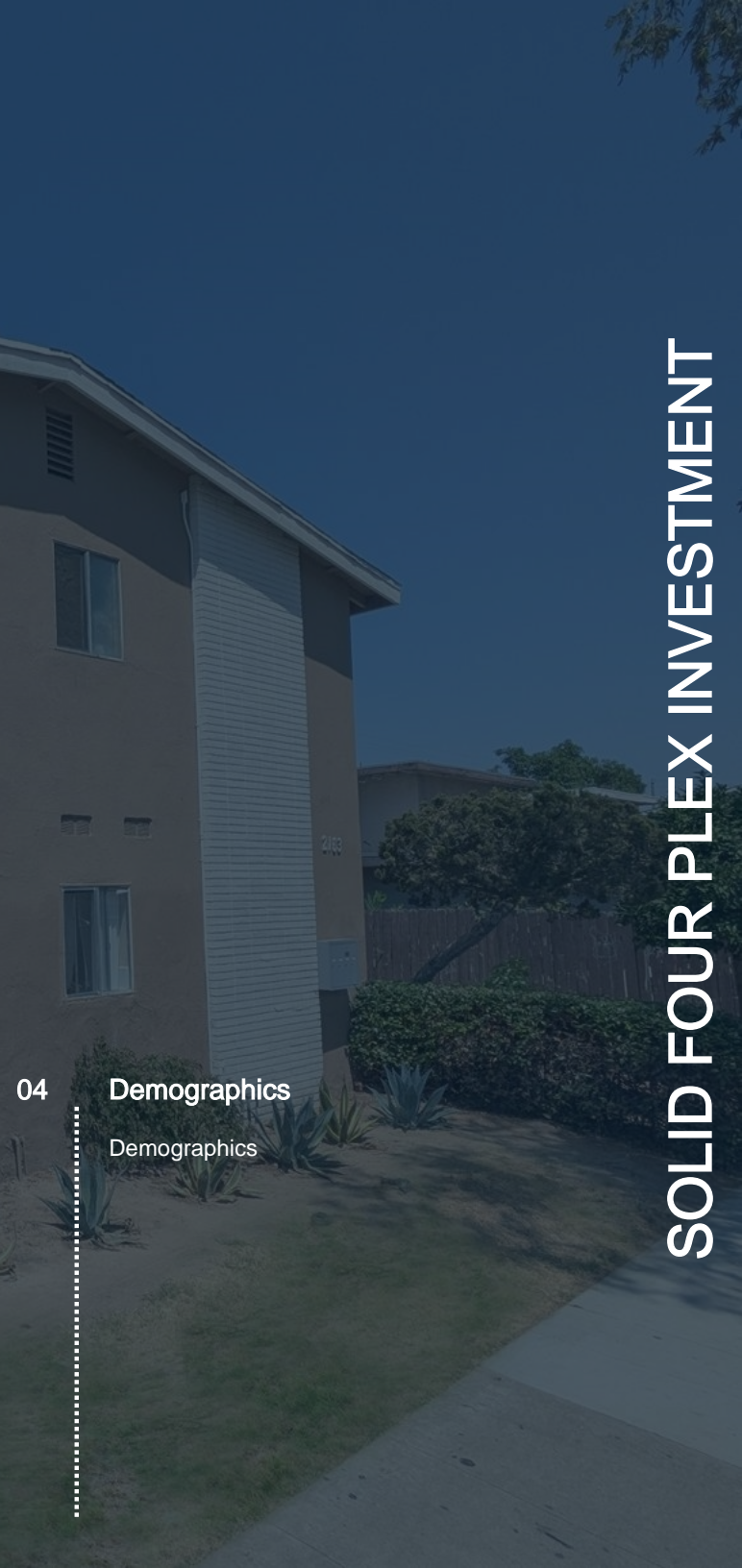
03 Rent Roll

Rent Roll

03

Unit	Unit Mix	Current Rent	Market Rent	Move-in Date	Notes
#1	2 bd + 1.5 ba	\$1,960.00	\$2,000.00	01/08/2016	new flooring downstairs, tile kitchen counter tops, gas stove
#2	2 bd + 1 ba	\$2,230.00	\$2,250.00	04/15/2023	Remodeled unit in 2023. new granite counters, new flooring, fresh paint
#3	2 bd + 1 ba	\$2,195.00	\$2,250.00	11/02/2021	remodeled in 2019, granite counters, new flooring, fresh paint, \$75/mo. pet cat included in \$2195/mo. rent
#4	2 bd + 1.5 ba	\$2,060.00	\$2,300.00	01/08/2016	apartment above the garages. one level
Totals / Averages		\$8,445.00	\$8,800.00		





04

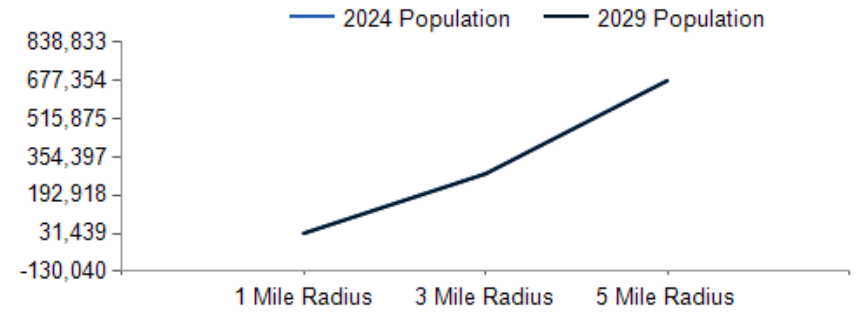
Demographics

Demographics

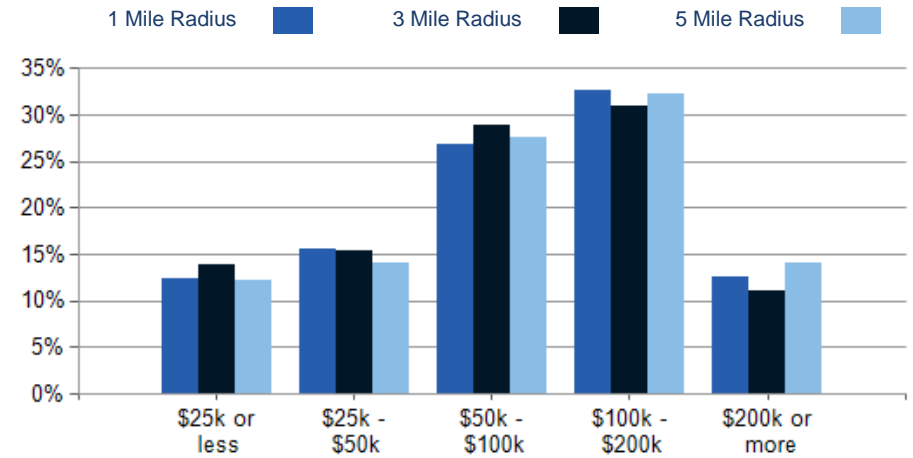
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,287	278,437	643,485
2010 Population	32,437	286,269	667,649
2024 Population	31,896	283,874	677,354
2029 Population	31,439	282,910	676,299
2024-2029: Population: Growth Rate	-1.45%	-0.35%	-0.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	672	6,945	15,082
\$15,000-\$24,999	532	4,795	10,292
\$25,000-\$34,999	703	5,361	11,262
\$35,000-\$49,999	815	7,790	17,797
\$50,000-\$74,999	1,325	12,896	30,291
\$75,000-\$99,999	1,293	11,726	26,717
\$100,000-\$149,999	2,191	17,263	42,342
\$150,000-\$199,999	987	9,008	24,629
\$200,000 or greater	1,227	9,373	29,143
Median HH Income	\$89,338	\$83,542	\$91,395
Average HH Income	\$113,628	\$108,394	\$120,054

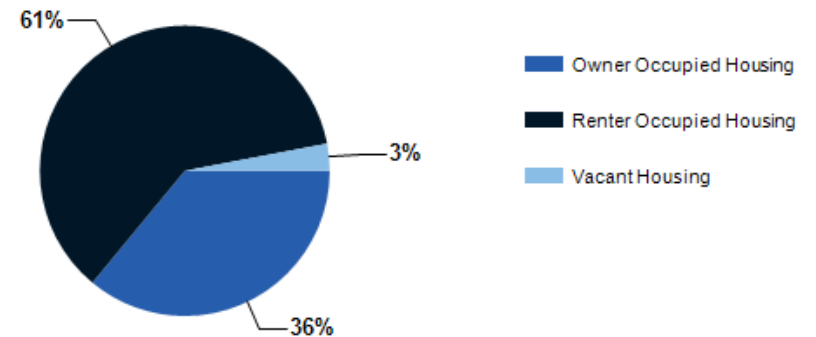
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,370	81,998	194,383
2010 Total Households	9,176	80,074	192,771
2024 Total Households	9,745	85,157	207,568
2029 Total Households	9,878	87,387	213,304
2024 Average Household Size	3.26	3.29	3.22
2024-2029: Households: Growth Rate	1.35%	2.60%	2.75%



2024 Household Income

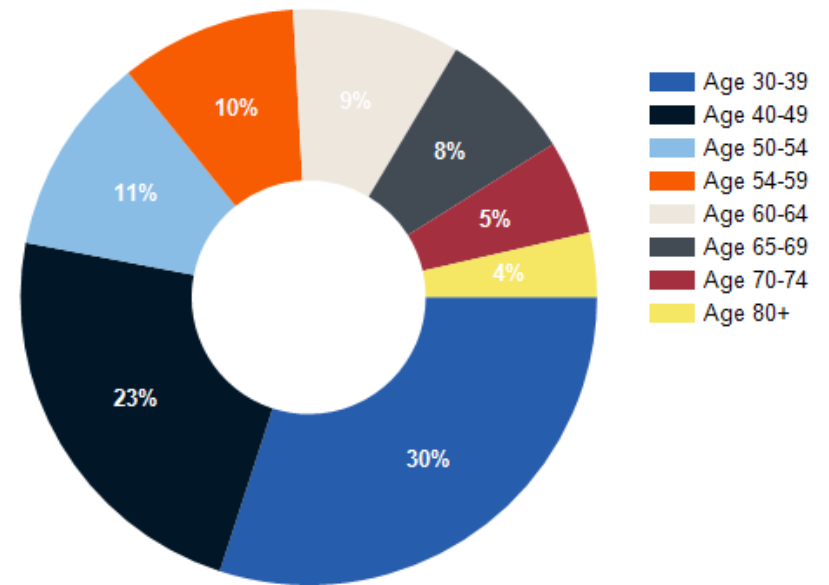


2024 Own vs. Rent - 1 Mile Radius

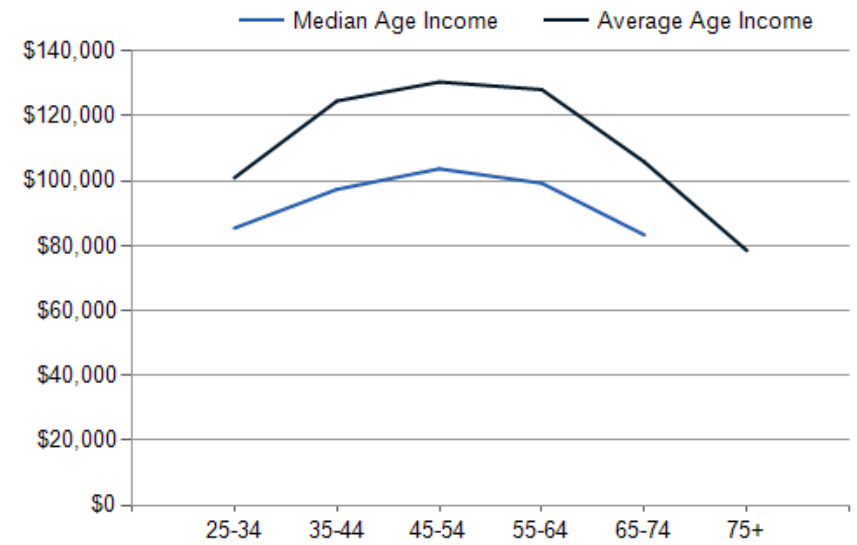


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,888	22,869	53,195
2024 Population Age 35-39	2,440	20,736	47,831
2024 Population Age 40-44	2,235	20,009	47,481
2024 Population Age 45-49	1,858	17,503	42,254
2024 Population Age 50-54	1,988	18,721	45,642
2024 Population Age 55-59	1,759	17,040	41,932
2024 Population Age 60-64	1,672	15,963	39,640
2024 Population Age 65-69	1,340	13,185	33,246
2024 Population Age 70-74	941	9,404	24,276
2024 Population Age 75-79	642	6,684	17,661
2024 Population Age 80-84	369	4,335	11,467
2024 Population Age 85+	393	4,812	12,747
2024 Population Age 18+	24,766	222,967	539,044
2024 Median Age	35	37	38
2029 Median Age	36	38	39



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,407	\$83,791	\$90,274
Average Household Income 25-34	\$100,953	\$104,089	\$113,181
Median Household Income 35-44	\$97,374	\$96,597	\$105,984
Average Household Income 35-44	\$124,619	\$123,269	\$135,773
Median Household Income 45-54	\$103,709	\$101,092	\$111,147
Average Household Income 45-54	\$130,482	\$125,620	\$142,422
Median Household Income 55-64	\$99,278	\$89,824	\$101,490
Average Household Income 55-64	\$128,153	\$115,847	\$131,685
Median Household Income 65-74	\$83,314	\$71,422	\$77,647
Average Household Income 65-74	\$105,836	\$95,406	\$104,845
Average Household Income 75+	\$78,529	\$68,930	\$76,220



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