

# 1184 W Casa Grande Ave

ANAHEIM, CA



## OFFERING MEMORANDUM

**KW COMMERCIAL**

6621 E. Pacific Coast Highway, Ste. 150

Long Beach, CA 90803

*PRESENTED BY:*

**KATHLEEN KRAMER**

Director

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BRE #01198187

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ANAHEIM, CA

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# Executive Summary



**SALE PRICE:** \$2,150,000

**UNITS:** 9

**PRICE PER UNIT:** \$238,889

**CAP RATE:** 4.64%

**GRM:** 12.8

**NOI:** \$99,740

**LOT SIZE:** 0.21 Acres

**BUILDING SIZE:** 7,408 SF

**YEAR BUILT:** 1961

**CROSS STREETS:** Katella Ave X South Casa Vista Street

## PROPERTY OVERVIEW

Watch Disneyland Fireworks from the Sun Deck Every Night! Walking Distance to Restaurants, Banks and Stores. Quiet and Private 9-Unit Apartment Building with Enclosed Garages. Located near Disneyland, Anaheim Convention Center and in Close Proximity to Angel Stadium and Chapman University. Income/expense is proforma.

## PROPERTY FEATURES

- Individually Metered for Gas and Electric
- Laundry Facility Provides Added Income
- Easy Access to Public Transportation and the 5 and 22 Freeways
- Upside Income Potential
- All but one rental agreements month to month
- 4 Large 2BR/1BA Units
- 5 Large 1BR/1BA Units
- Owner pays trash, water, sewer



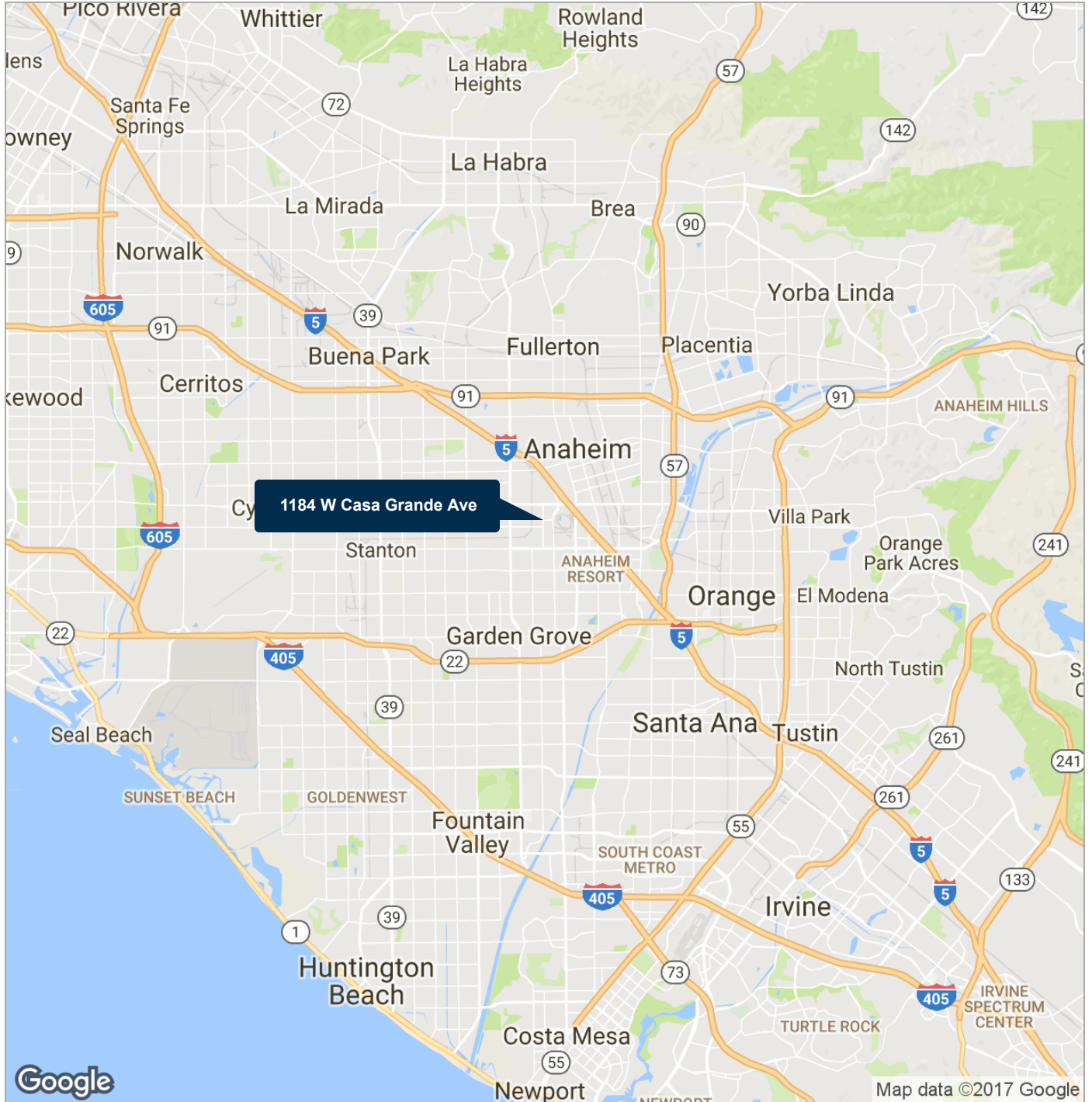
# Additional Photos



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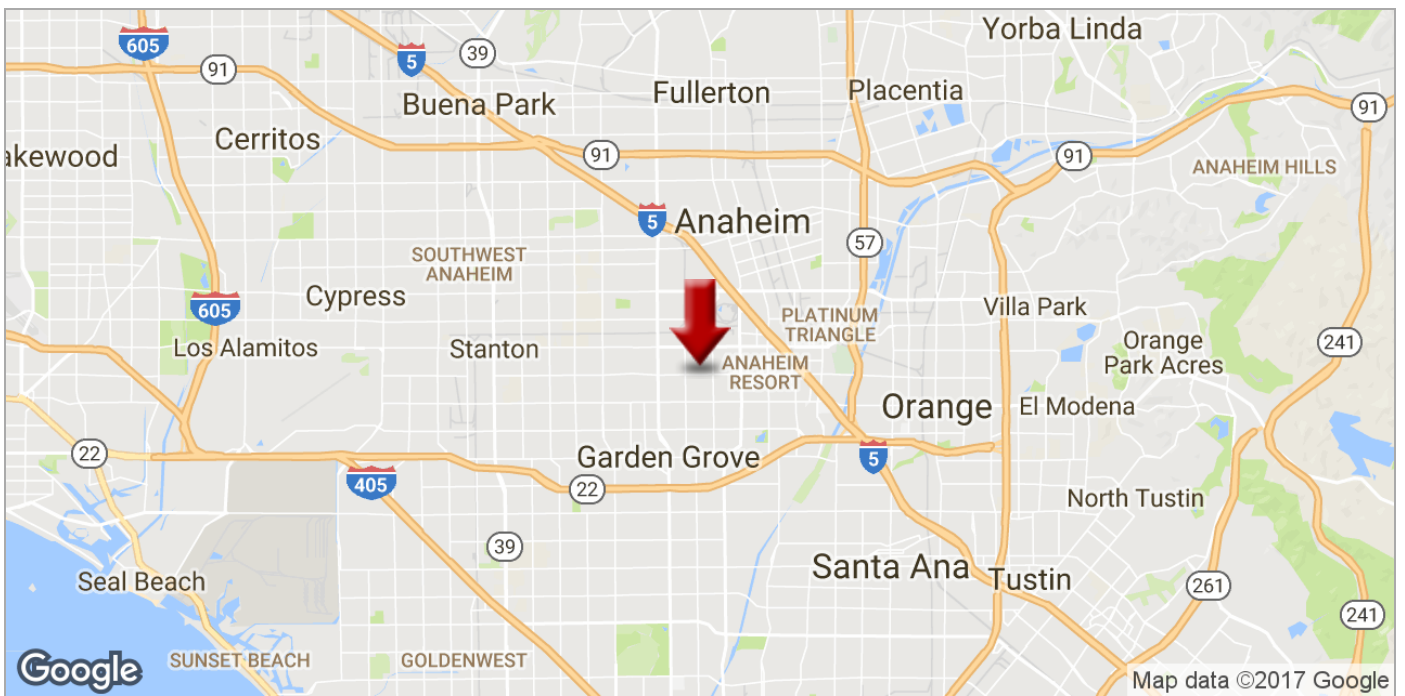
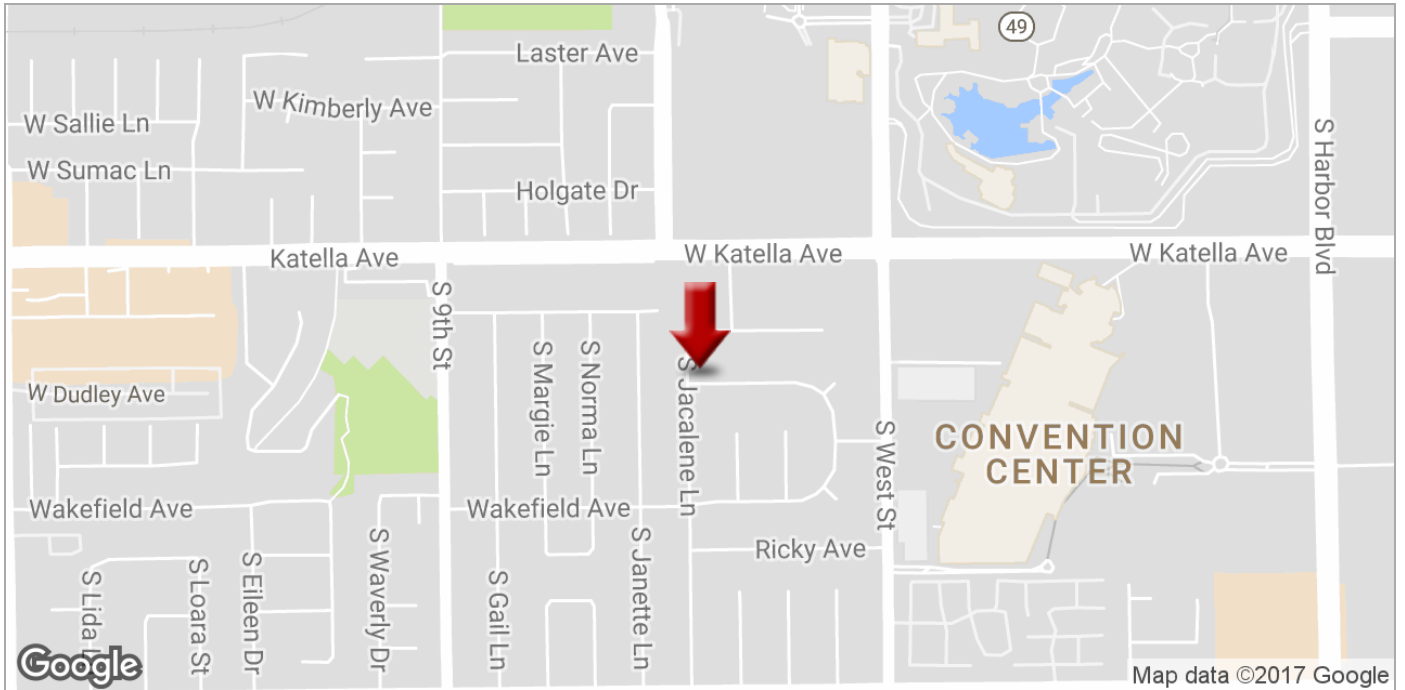


# Regional Map

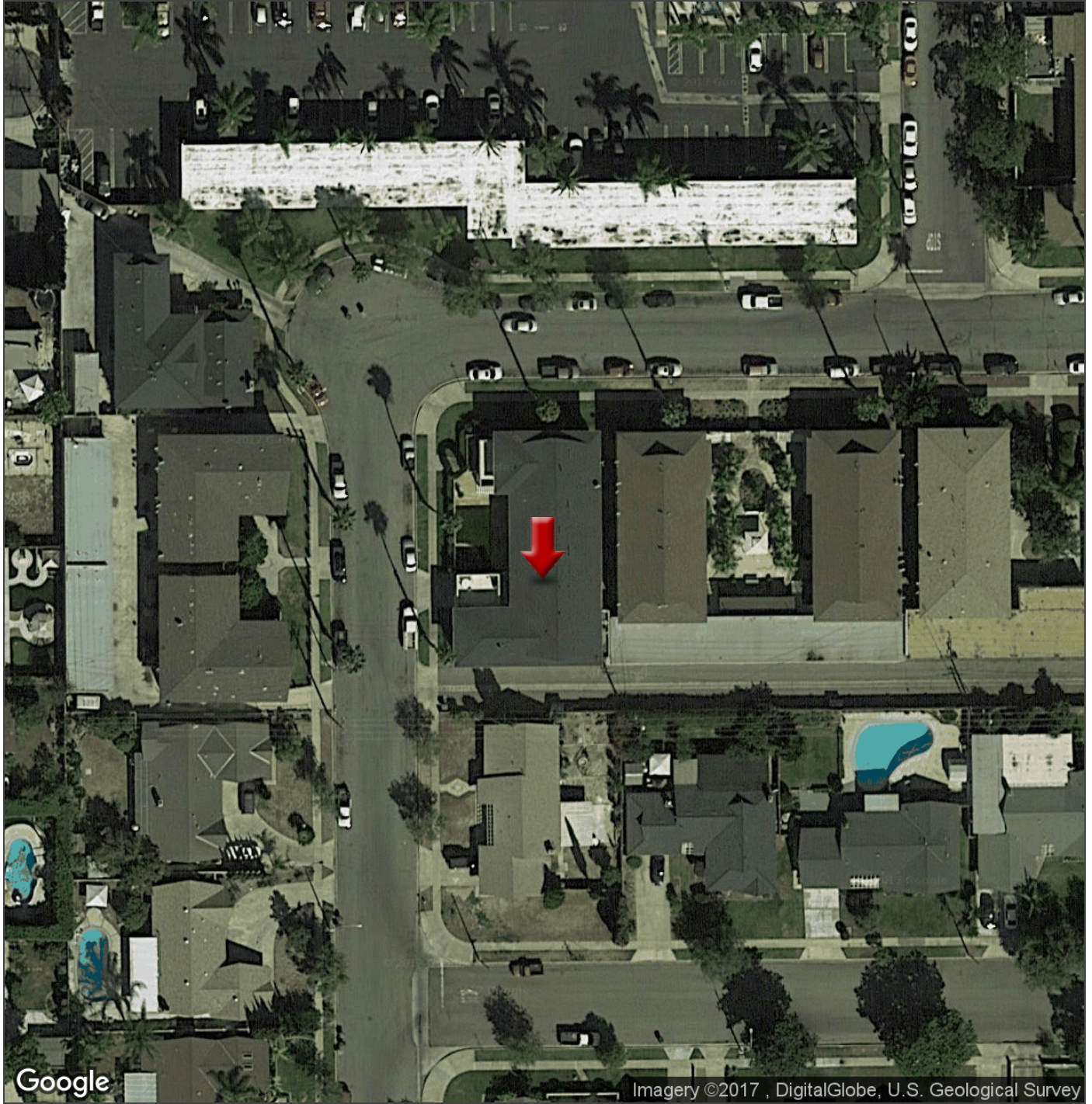




# Location Maps



# Aerial Map





# Financial Summary

## INVESTMENT OVERVIEW

## PROFORMA

Price	\$2,150,000
Price per Unit	\$238,888
GRM	12.8
CAP Rate	4.6%
Cash-on-Cash Return (yr 1)	4.64 %
Total Return (yr 1)	\$99,740
Debt Coverage Ratio	-

## OPERATING DATA

## PROFORMA

Gross Scheduled Income	\$168,000
Other Income	\$1,000
Total Scheduled Income	\$169,000
Vacancy Cost	\$5,070
Gross Income	\$163,930
Operating Expenses	\$64,190
Net Operating Income	\$99,740
Pre-Tax Cash Flow	\$99,740

## FINANCING DATA

## PROFORMA

Down Payment	\$2,150,000
Loan Amount	\$1,375,000-
Debt Service	\$83,116-
Debt Service Monthly	\$6,926-

# Rent Roll

TENANT NAME	UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
	A	2	1		\$1,550		\$1,750		\$1,650
	B	1	1		\$575		\$1,400		
	C	1	1		\$925		\$1,400		\$1,125
	D	1	1		\$925		\$1,400		\$600
	E	2	1		\$1,500		\$1,750		\$1,550
	F	1	1		\$915		\$1,400		\$1,115
	G	1	1		\$1,000		\$1,400		\$720
	H	2	1		\$1,200		\$1,750		\$1,350
	I	2	1		\$1,250		\$1,750		\$1,200
<b>TOTALS/AVERAGES</b>				<b>0</b>	<b>\$9,840</b>		<b>\$14,000</b>		<b>\$9,310</b>

# Sale Comps



**★ SUBJECT PROPERTY**

1184 W Casa Grande Ave | Anaheim, CA 92802

Sale Price:	\$2,150,000	Year Built:	1961
Building SF:	7,408 SF	Price PSF:	\$290.23
No. Units:	9	Price / Unit:	\$238,889
GRM:	12.8	Cap:	4.64%
NOI:	\$99,740		



**16 UNITS W CASA GRANDE**

1172 W Casa Grande Ave | Anaheim, CA 90802

Sale Price:	\$3,800,000	Year Built:	1959
Building SF:	11,936 SF	Price PSF	\$318.36
No. Units	16	Price / Unit	\$237,500
CAP:	4.5%	Closed:	10/24/2016

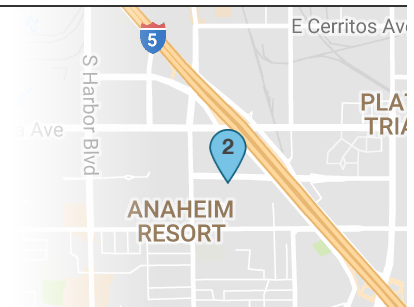
Large 1 and 2 BR units with Garages. Similar condition to subject property.



**8 UNITS WAKEFIELD**

318 Wakefield | Anaheim, CA 92802

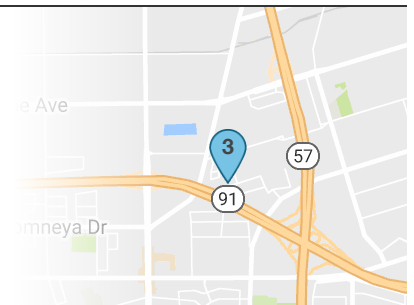
Sale Price:	\$1,900,000	Year Built:	1963
Building SF:	9,022 SF	Price PSF	\$210.60
No. Units	8	Price / Unit	\$237,500
CAP:	4.8%	Closed:	06/30/2016



**8 UNITS E PARK LN**

2520 E Park Lane | Anaheim, CA 92806

Sale Price:	\$2,150,000	Year Built:	1993
Building SF:	8,234 SF	Price PSF	\$261.11
No. Units	8	Price / Unit	\$268,750
CAP:	3.8%	Closed:	02/28/2017





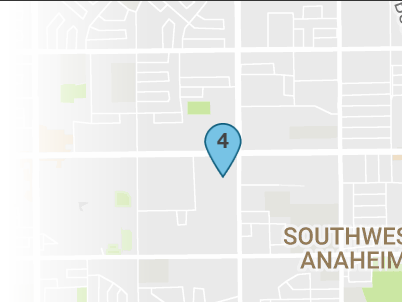
# Sale Comps




## 8 UNITS W DEL MONTE

3517 W Del Monte Dr | Anaheim, CA 92804

Sale Price:	\$2,100,000	Year Built:	1964
Building SF:	8,383 SF	Price PSF	\$250.51
No. Units	8	Price / Unit	\$262,500
CAP:	4.3%	Closed:	05/24/2017



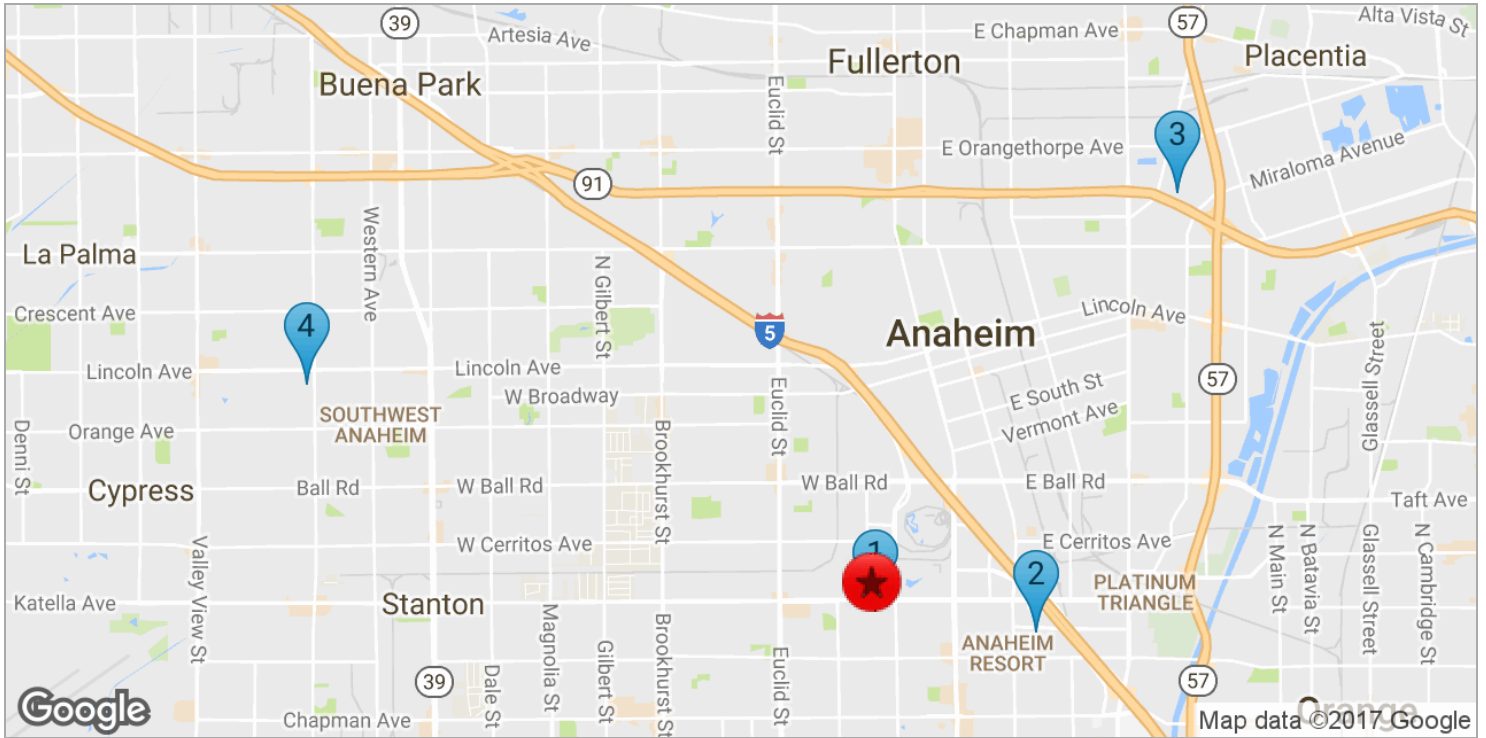
# Sale Comps Summary

SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS
 <b>1184 W Casa Grande Ave</b> 1184 W Casa Grande Ave Anaheim, CA 92802	\$2,150,000	7,408 SF	\$290.23	\$238,889	4.64%	12.8	9

SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
<b>16 Units W Casa Grande</b> <b>1</b> 1172 W Casa Grande Ave Anaheim, CA 90802	\$3,800,000	11,936 SF	\$318.36	\$237,500	4.5%	14.53	16	10/24/2016
<b>8 Units Wakefield</b> <b>2</b> 318 Wakefield Anaheim, CA 92802	\$1,900,000	9,022 SF	\$210.60	\$237,500	4.8%	12.51	8	06/30/2016
<b>8 Units E Park Ln</b> <b>3</b> 2520 E Park Lane Anaheim, CA 92806	\$2,150,000	8,234 SF	\$261.11	\$268,750	3.8%	16	8	02/28/2017
<b>8 Units W Del Monte</b> <b>4</b> 3517 W Del Monte Dr Anaheim, CA 92804	\$2,100,000	8,383 SF	\$250.51	\$262,500	4.3%	14.31	8	05/24/2017

SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS
<b>TOTALS/AVERAGES</b>	<b>\$2,487,500</b>	<b>9,394 SF</b>	<b>\$264.80</b>	<b>\$248,750</b>	<b>4.35%</b>	<b>14.34</b>	<b>10</b>

# Sale Comps Map



### SUBJECT PROPERTY

1184 W Casa Grande Ave | Anaheim, CA 92802



1

### 16 UNITS W CASA GRANDE

1172 W Casa Grande Ave  
Anaheim, CA 90802



2

### 8 UNITS WAKEFIELD

318 Wakefield  
Anaheim, CA 92802



3

### 8 UNITS E PARK LN

2520 E Park Lane  
Anaheim, CA 92806



4

### 8 UNITS W DEL MONTE

3517 W Del Monte Dr  
Anaheim, CA 92804