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14101 & 14103 RONDEAU, WESTMINSTER, CA

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INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

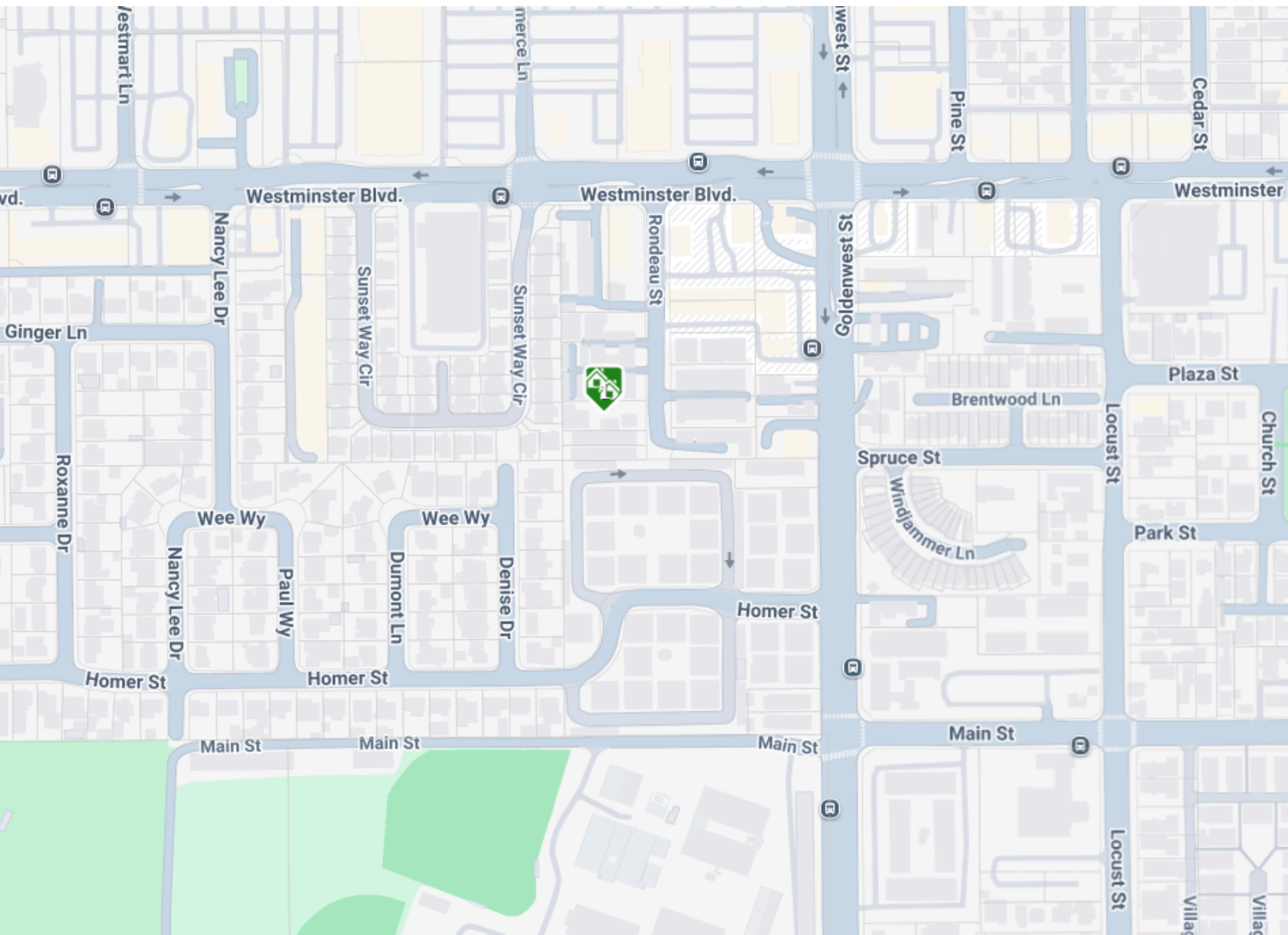
This is a fantastic investment opportunity with the potential for generational wealth. The property consists of two buildings at two different addresses: 14101, which has 2 units, and 14103, which has 5 units, totaling 7 units overall, comprising (3) 1-bedroom, 1-bath apartments and (4) 2-bedroom, 1.5 -bath apartments. Additionally, there are 5 shared garages available. Conveniently located, this property provides quick access to the 22 Freeway and is just ten minutes away from a variety of shopping and dining options, including Rodeo39, Bella Terra, and Westminster Mall!

PROPERTY HIGHLIGHTS

- 7-unit multifamily investment across two buildings: 14101 (2 units) and 14103 (5 units)
- Unit mix: 3 × 1-bedroom/1-bath and 4 × 2-bedroom/1.5 bath apartments
- 5 shared garages providing added tenant convenience
- Strong long-term investment potential with opportunity for generational wealth
- Quick access to the 22 Freeway
- Just 10 minutes from shopping and dining at Rodeo 39 Public Market, Bella Terra, and Westminster Mall







Rent Roll

Unit	Bed/Bath	Current Rents	Proforma
1	1 bed 1 bath	\$1,900	\$2,000
2	1 bed 1 bath	\$1,840	\$2,000
3	2 bed 1.5 bath	\$2,200	\$2,600
4	2 bed 1.5 bath	\$1,880	\$2,600
5	1 bed 1 bath	\$1,880	\$2,000
6	2 bed 1.5 bath	\$2,200	\$2,600
7	2 bed 1.5 bath	\$1,835	\$2,600
Annual SGI		\$164,820	\$196,800

Expenses

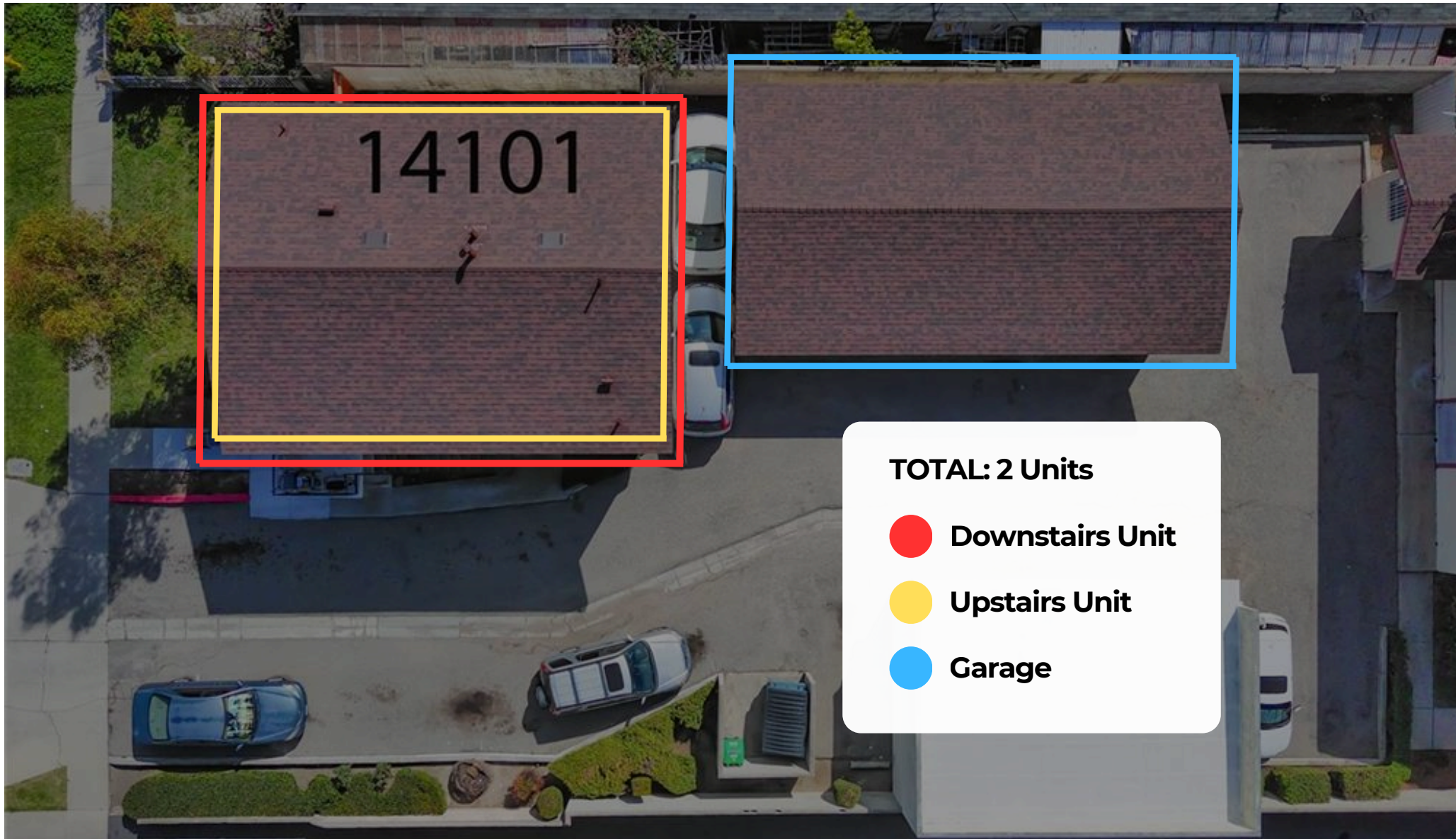
Actual Expenses	Current
Electric	\$645
Gas	\$3,969
Trash	\$3,818
Water/Sewer	\$2,397
Gardener	\$1,728
Insurance	\$8,800
Professional Management	\$8,640
Total Operating Expenses	\$58,761
Gross Schedule Income	\$164,820
Net Operating Income	\$106,059

Financial Analysis

Price	\$2,600,000
Number of Units	7
SqFt	5,940
Price Per SqFt	\$437.71
Lot Size	14,375
Approx. Year Built	1981

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1	1 bed 1 bath	\$1,900	\$2,000
2	1 bed 1 bath	\$1,840	\$2,000
3	2 bed 1.5 bath	\$2,200	\$2,600
4	2 bed 1.5 bath	\$1,880	\$2,600
5	1 bed 1 bath	\$1,880	\$2,000
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7	2 bed 1.5 bath	\$1,835	\$2,600
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14101 Rondeau, Westminster (units)



14103 Rondeau, Westminster (units)

TOTAL: 5 Units

 **Downstairs Unit**

 **Upstairs Unit**





14101



14103

