

**MULTIFAMILY LISTING**  
**Anaheim - Off Market 4 Units**  
**Call 714-742-3700 for Address**



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**RE/MAX PROPERTY CONNECTION**

26381 CROWN VALLEY PKWY. SUITE #180  
MISSION VIEJO, CA 92691  
[SoCalMultifamilyBroker.com](http://SoCalMultifamilyBroker.com)

**LISTING AGENT:**

**Mike Lembeck**  
Multifamily Advisor  
714-742-3700 Mobile  
[mike@socalmultifamilybroker.com](mailto:mike@socalmultifamilybroker.com)

**HUGE 4 PLEX  
ANAHEIM  
APPROX. 8,712 SQ. FT.  
ASKING PRICE  
\$1,600,000**



**UNITS: 4**

**NO. OF BUILDINGS: 1**

**APARTMENT MIX:**

1 Two Bedroom 2 Bath

3 Two Bedroom 1 Bath

**ADDRESS: Call 714-742-3700 for Address**

**LOCATION:**

Great location – close to Disneyland, Anaheim Convention Center, Angel Stadium of Anaheim and 5 freeway.

**SUMMARY:**

We are pleased to present a 4-unit multifamily investment property located in the City of Anaheim. Built in 1962 the subject property offers an exceptional unit mix comprised of 100% large 2-bedroom units. Situated on a large 8,552 square foot lot. Ownership has a recently installed a commercial grade 100 gallon water heater. Amenities include on-site laundry, private patios, private balconies, and gated entry. Property also has (5) enclosed garages. Current rents will be increased 10% effective September 1, 2022. New gross scheduled income at that time will be approx. \$95,000.



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# OVERVIEW

We are pleased to present a 4-unit multifamily investment property located in the City of Anaheim. Built in 1962 the subject property offers an exceptional unit mix comprised of 100% large 2-bedroom units. Situated on a large 8,552 square foot lot. Ownership has a recently installed a commercial grade 100 gallon water heater. Amenities include on-site laundry, private patios, private balconies, and gated entry. Property also has (5) enclosed garages. Current rents will be increased 10% effective September 1, 2022. New gross scheduled income at that time will be approx. \$95,000.

## PROPERTY HIGHLIGHTS

- Five Enclosed Garages
- Common Laundry Area
- Private Balconies
- Private Patios
- Gated Entry
- Great Rental Location

## PROPERTY SUMMARY

- Asking Price: \$1,600,000
- Year Built: 1962
- Lot Size: 8,712 Sq. Ft.



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# RENT ROLL/FINANCIAL DETAILS

| Unit # | Unit Type  | Current Rent | Proforma Rent |
|--------|------------|--------------|---------------|
| 1      | 2 Bed 2 Ba | \$1,907      | \$2,500       |
| 2      | 2 Bed 1 Ba | \$1,761      | \$2,000       |
| 3      | 2 Bed 1 Ba | \$1,761      | \$2,000       |
| 4      | 2 Bed 1 Ba | \$1,761      | \$2,000       |
| Total  | Monthly    | \$7,192      | \$8,500       |
| Total  | Annual     | \$86,304     | \$102,000     |



## FINANCIAL DETAILS

| Price:        | Cost Per Unit: | Current GRM:  | Current Cap: | Approx. Sq. Ft.  | Lot Size   |
|---------------|----------------|---------------|--------------|------------------|------------|
| \$1,600,000   | \$400,000      | 18.53         | 3.60%        | 4,314            | 8,712      |
| Down Payment: | Percent Down:  | Proforma GRM: | Market Cap:  | Cost Per Sq. Ft. | Year Built |
| \$640,000     | 40%            | 16.8          | 4.12%        | \$370            | 1962       |



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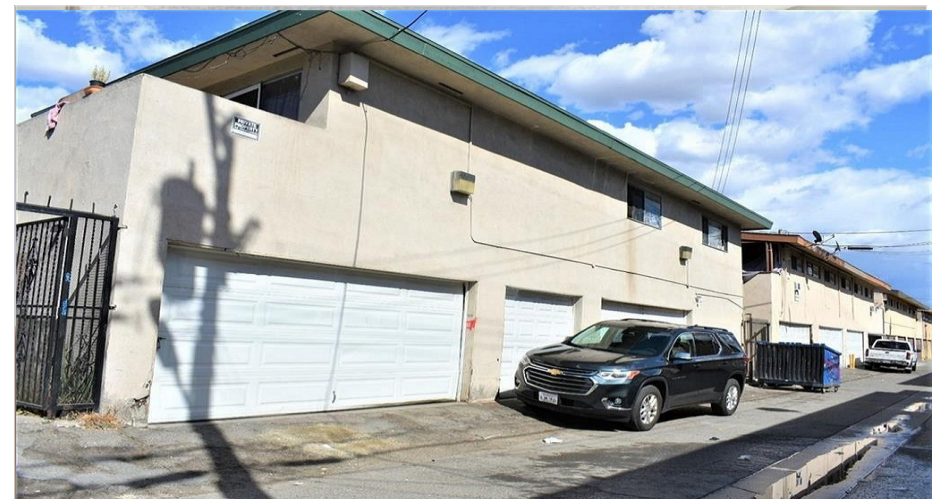
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# PROPERTY PHOTOS



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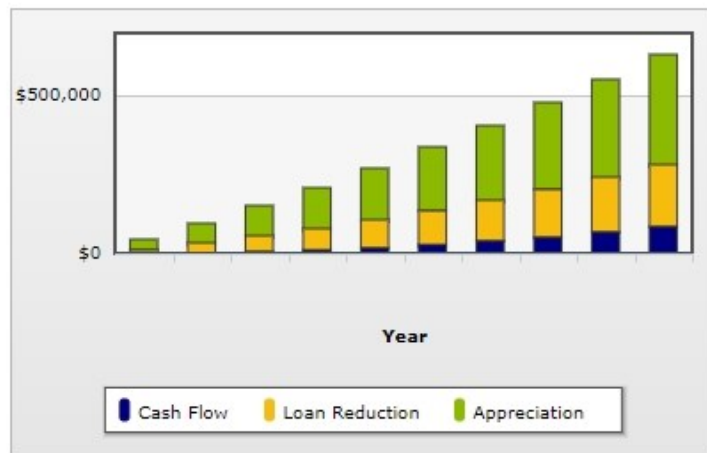
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# Cumulative Wealth - Equity vs Debt

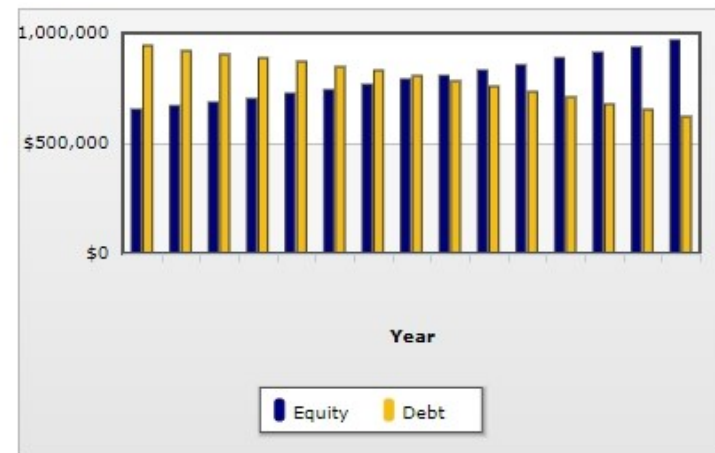
## Cumulative Wealth

The Cumulative Wealth chart portrays three types income streams often associated with a real estate investments. The cash flow which comes after all income and expenses are accounted for, the loan reduction due to paying the mortgage and the appreciation in value of the investment property.



## Equity vs. Debt

The chart below depicts the annual increase in equity and the annual decrease in debt for the investor. This occurs when mortgage payments are made and a portion of the principal is paid off. By paying off the mortgage principal, the investor's equity in the property increases and the debt is reduced.



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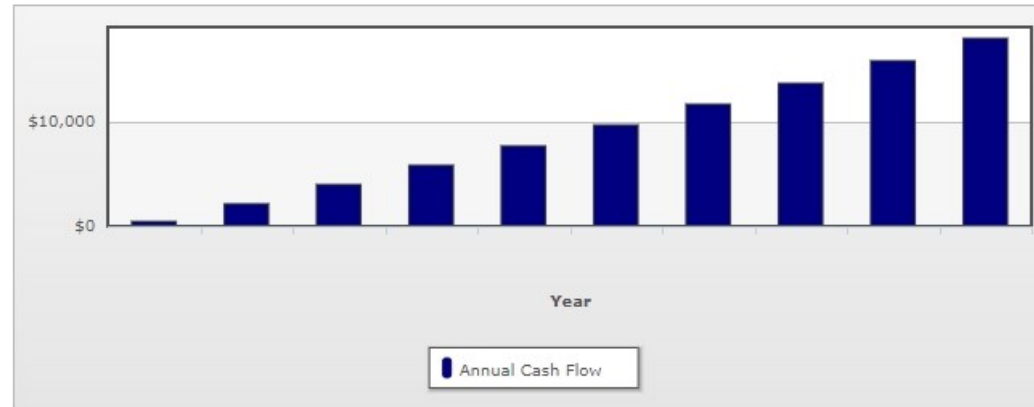
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# Annual Cash Flow

The Annual Cash Flow below is a fundamental analysis used to evaluate an investment opportunity. It depicts what amount is left over after all the income and expenses have been accounted for. A positive amount represents a gain to the investor. A negative amount is a loss and the investor will be required to put more cash into the investment.



| Description              | Year 1     | Year 2     | Year 3     | Year 4     | Year 5     | Year 6     | Year 7     | Year 8     | Year 9     | Year 10    |
|--------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Description              |            |            |            |            |            |            |            |            |            |            |
| Gross Scheduled Income   | \$86,304   | \$88,893   | \$91,560   | \$94,307   | \$97,136   | \$100,050  | \$103,051  | \$106,143  | \$109,327  | \$112,607  |
| Total Operating Expenses | (\$29,062) | (\$29,934) | (\$30,832) | (\$31,757) | (\$32,710) | (\$33,691) | (\$34,702) | (\$35,743) | (\$36,815) | (\$37,919) |
|                          |            |            |            |            |            |            |            |            |            |            |
| Net Operating Income     | \$57,242   | \$58,959   | \$60,728   | \$62,550   | \$64,426   | \$66,359   | \$68,350   | \$70,400   | \$72,512   | \$74,688   |
| Loan Payment             | (\$56,671) | (\$56,671) | (\$56,671) | (\$56,671) | (\$56,671) | (\$56,671) | (\$56,671) | (\$56,671) | (\$56,671) | (\$56,671) |
|                          |            |            |            |            |            |            |            |            |            |            |
| Before-Tax Cash Flow     | \$571      | \$2,288    | \$4,057    | \$5,878    | \$7,755    | \$9,688    | \$11,678   | \$13,729   | \$15,841   | \$18,016   |
| Cash-On-Cash Return      | 0.09%      | 0.36%      | 0.63%      | 0.92%      | 1.21%      | 1.51%      | 1.82%      | 2.15%      | 2.48%      | 2.82%      |



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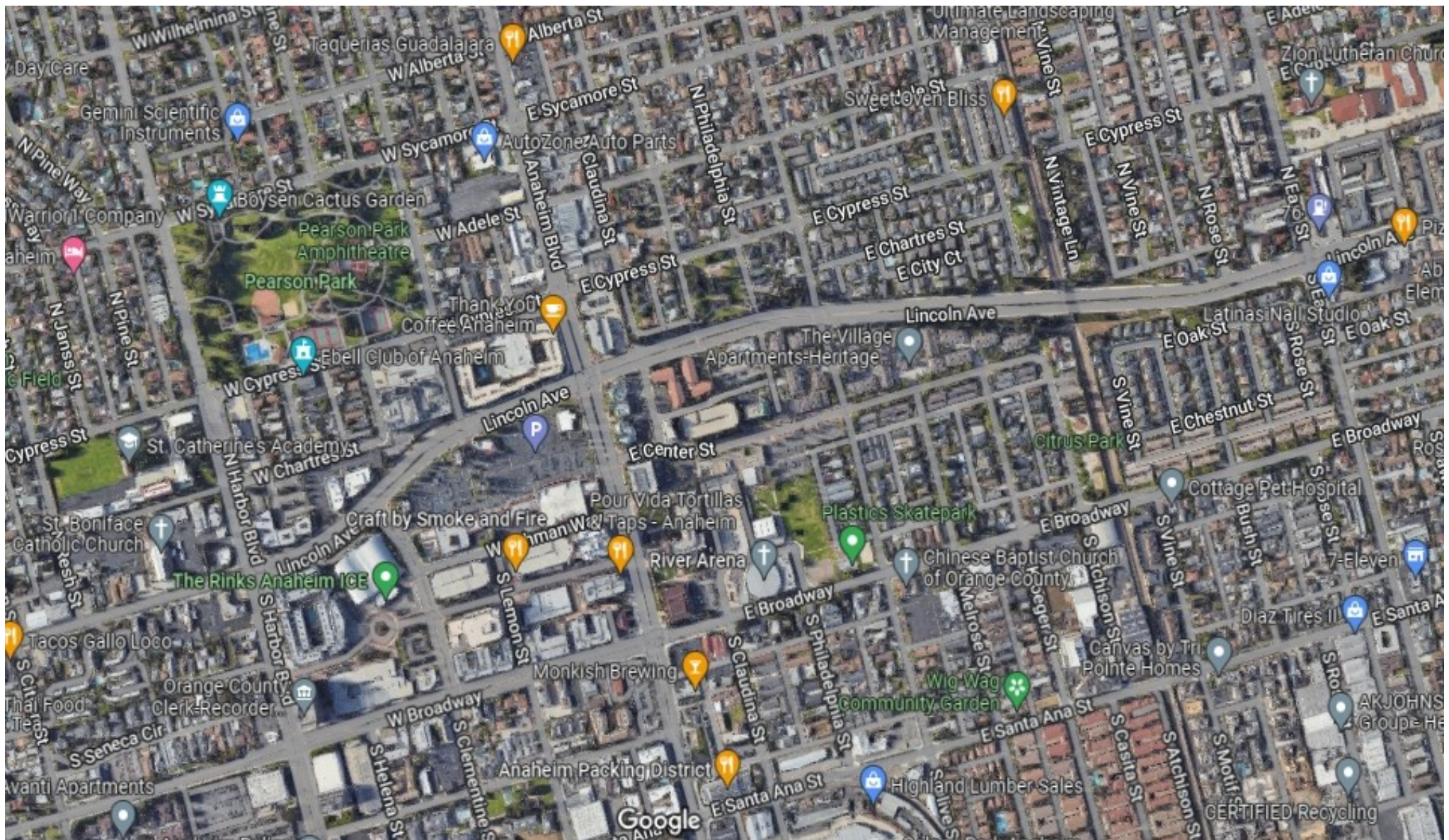
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# AERIAL MAP



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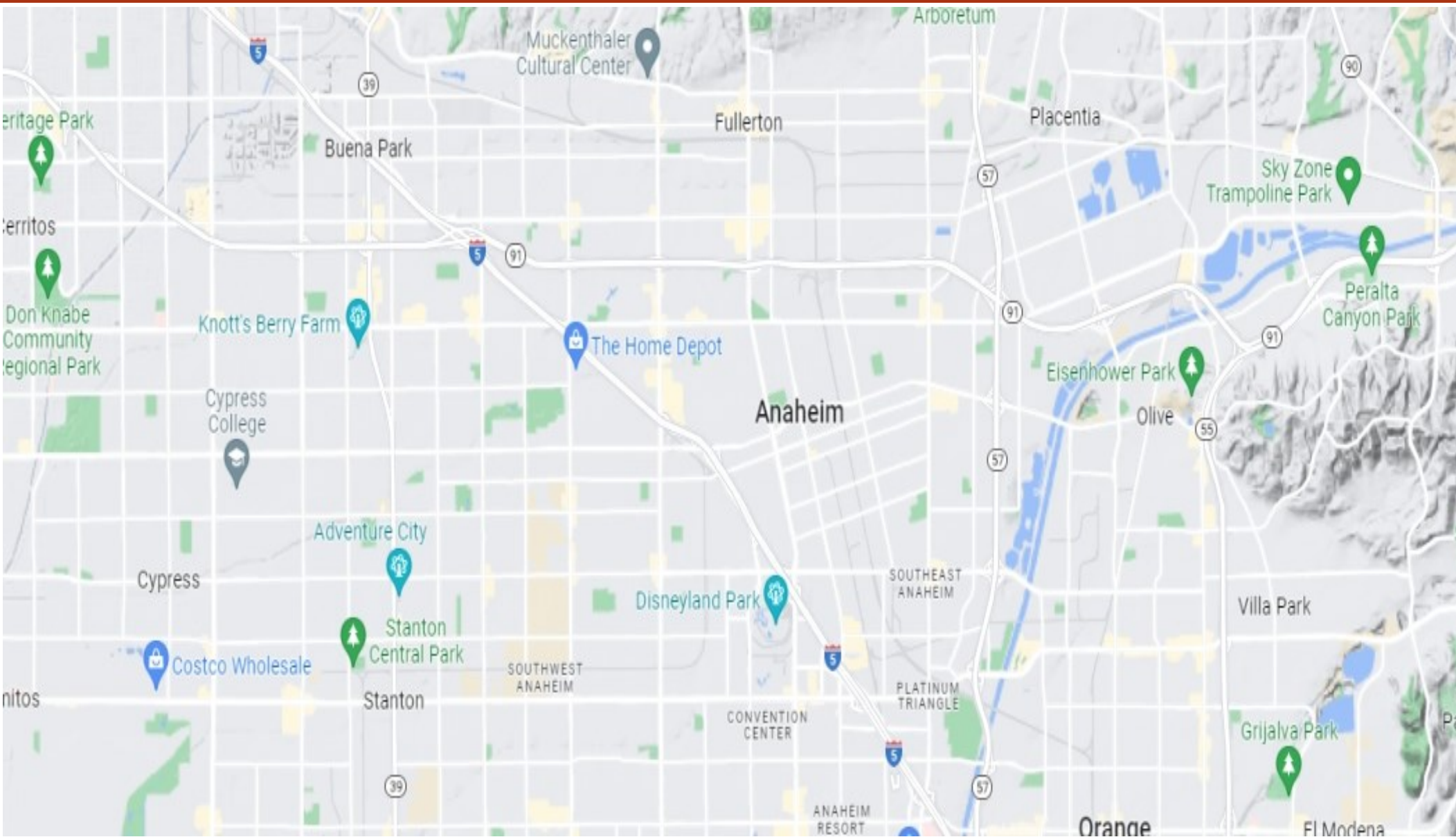
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# STREET MAP



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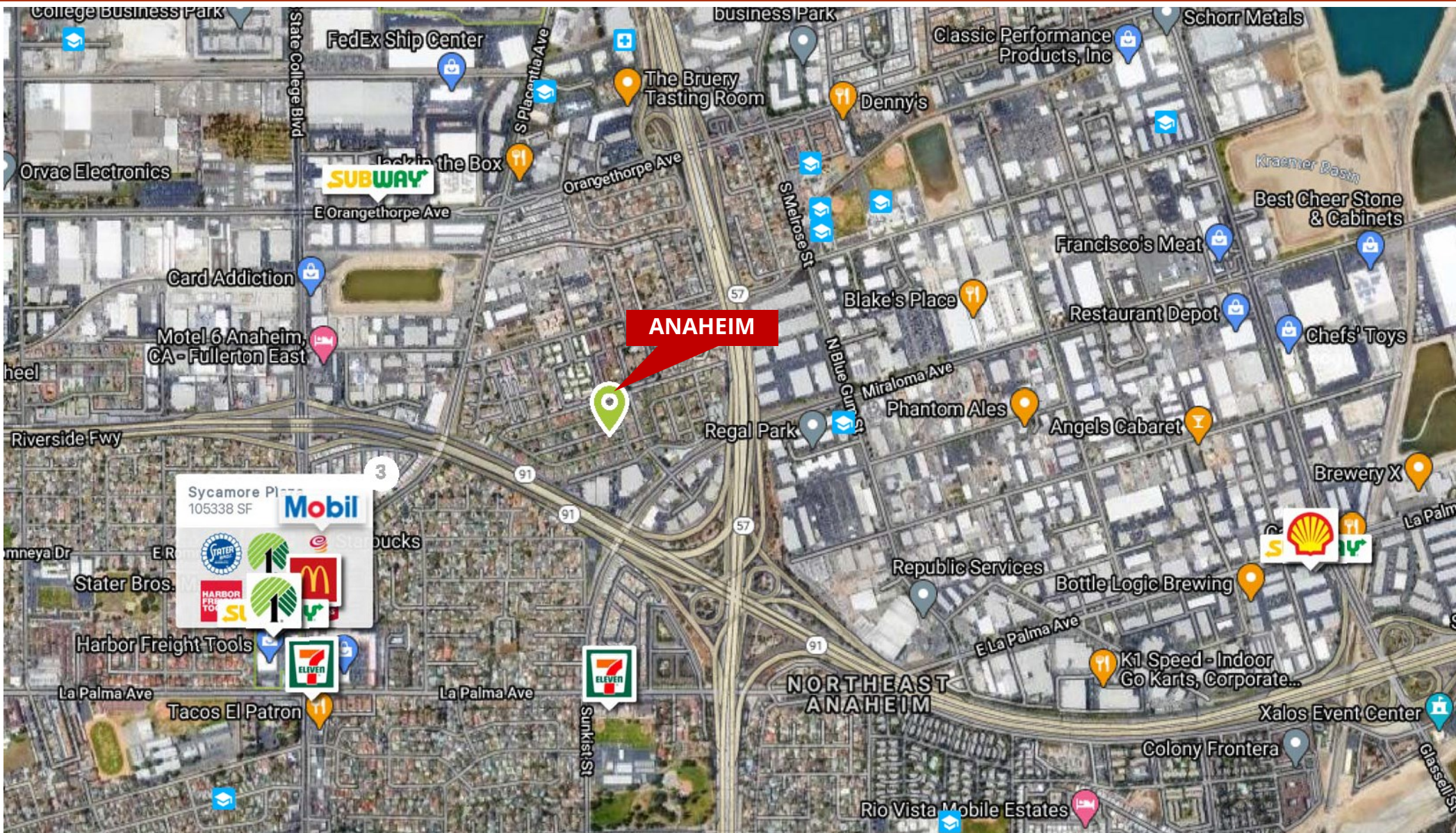
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# RETAILERS/POINTS OF INTEREST MAP



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COMMERCIAL

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# COMMUNITY OVERVIEW

Regarded as one of the top housing markets on the beautiful West Coast, Anaheim's real estate market is constantly developing. Settled right outside of Los Angeles and famous for its theme parks, Anaheim is the 10th most populated city in California, hosting over 351,000 residents. However, the population growth rate was 0.24% in 2017, lower than the national average of 0.7%.

When analyzing the local economy, we've noticed that Anaheim boasts some strong economic indicators. The largest industries in the city are the retail trade, manufacturing, healthcare, and business services. Also, a substantial part of the city's economy is based on tourism thanks to the world famous Disneyland, which attracts an influx of workers and visitors to the area. Thus, real estate investors can consider investing in both single-family homes and vacation rental properties.

Thanks to its flourishing economy sectors and steady population number, Anaheim's real estate market facilitates a solid rental property demand.



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# LISTING AGENT PROFESSIONAL BIO

Mike Lembeck is one of the top producers in listings and sales of income property in Southern California. As a licensed California Real Estate agent Mike is experienced and proven in large and small income producing properties, including: apartment buildings, shopping centers, commercial buildings, and 1031 tax deferred exchanges in Southern California. He is also a member of the Huntington Beach/Fountain Valley Board of Realtors, Orange County Association of Realtors, and Southern California reciprocal Board of Realtors.

Mike Lembeck is a native Southern Californian and has lived in the area his entire life. This has allowed Mike to become familiar with all the different apartment building locations within the cities he services. This expert knowledge along with his familiarity with the Southern California multifamily apartment market make him an expert in apartment building sales.

Mike is a founding member of the Commercial REO Brokers Association and is a member of The Realty Investment Assoc. of Orange County (RIAOC).

Mike has an extensive background in the construction industry and is one of the select few and highly educated graduates of the Fortune Builders Mastery Program specializing in the analysis, acquisition, renovation and disposition of all types of investment properties. He is currently purchasing properties through joint ventures and partnerships to acquire properties



## MIKE LEMBECK

President

RE/MAX Multifamily Sales Division

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