

912 E Commonwealth Ave, Fullerton

\$1,275,000 | 3 Units | 14.86 GRM | 3.7% Cap Rate



BUCKINGHAM INVESTMENTS
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INVESTMENT HIGHLIGHTS

- Perfect move-in ready house plus 2 ADUs in an excellent Fullerton location
- Detached 2 bed, 1 bath SFR completely remodeled in 2021 with new kitchen, bathroom, windows, finishes, AC, laundry, and overhead lighting
- Two new 2 bed, 1 bath ADUs in rear built in 2022 , also with modern finishes, open concept floor plans, AC and in-unit laundry
- Parking lot for 4 cars off street
- Separately metered for gas and electricity plus solar panels on ADUs
- In-place rent from ADUs can nearly cover your mortgage at \$2300 each
- Turnkey, low maintenance property perfect for a start investment property





AREA OVERVIEW

Excellent Fullerton location only minutes away from Downtown, Fullerton College, and Chapman University

Outdoor amenities nearby in the Fullerton Arboretum, Craig Regional Park, Fullerton Sports Complex, and numerous golf courses

Convenient transit access located only minutes away from the 91 and 57 freeways

Very walkable location with a walk score of 80

INVESTMENT SUMMARY

ANNUALIZED OPERATING DATA

GENERAL INFORMATION

Price	\$1,275,000
Year Built	1923/2023
Units	3
Building Sq. Ft	2,250
Lot Sq. Ft	4,400
Price / Sq. Ft	\$567
Price / Lot Sq. Ft	\$290
Price / Unit	\$425,000
Current GRM	14.86
@ Market GRM	14.66
Current Cap Rate	3.7%
@ Market Cap Rate	3.8%

Income	Actual	Pro Forma
Gross Scheduled Rents	\$85,800	\$87,000
Other Income	-	-
Less Vacancy @ 5%	(\$4,290)	(\$4,350)
Effective Gross Income	\$81,510	\$82,650
Expenses	Actual	Market
Taxes	\$15,938	\$15,938
Insurance	\$3,938	\$3,938
Repairs and Maintenance	\$4,990	\$4,990
Property Management	\$4,891	\$4,959
Utilities	\$2,721	\$2,721
Pest Control	\$500	\$500
Gardening & Cleaning	\$720	\$720
City Licensing and Permits	\$500	\$500
Total Expenses	\$34,197	\$34,265
Net Operating Income	\$47,313	\$48,385

PROPOSED FINANCING

Loan Amount (75%)	\$956,250
Down Pmt (25%)	\$318,750
Rate (%)	6.50%
Amortization (years)	30
Payment (monthly)	(\$6,044)
Debt Cov. Ratio	0.65



RENT ROLL



# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	*2BD/1BA	\$2,550	\$2,550
1	2BD/1BA	\$2,300	\$2,350
1	2BD/1BA	\$2,300	\$2,350
TOTAL		\$7,150	\$7,250

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

ADU Floorplan



Front House Floorplan





Anthony Walker | CEO, Buckingham Investments

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Anthony is the CEO and Managing Broker of Buckingham Investments, a 60 year Southern California investment real estate brokerage. He's presided in over \$1 billion in sales during his tenure and has leveraged his brokerage experience to develop an extensive portfolio of multi-family and commercial properties in one of the most challenging markets in the country. He has also been the sponsor and principal in the acquisition and sale of numerous multi-family and ground up construction syndications.

He teaches frequent seminars on many aspects of investing and has been an invited guest speaker at multiple educational institutions and trade organizations throughout Southern California. He believes that real estate wealth is not created only at the time of purchase, but well before an investment is ever made through education and planning.

Anthony received his Bachelor of Arts from The University of Southern California and his Masters of Business Administration from Loyola Marymount University

Josh Ess | Associate Broker

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Josh Ess brings 18 years of corporate and consulting engineering experience to his investment real estate practice, leveraging his background in managing multi-million-dollar projects to evaluate portfolio performance and potential. Inspired by Rich Dad Poor Dad and the Bigger Pockets Podcast, Josh and his wife purchased their first duplex in 2016, sparking a passion for real estate investing.

He was introduced to Buckingham Investments at a local REIA event and immediately connected with the company's client-focused, wealth-building philosophy. Today, Josh helps others achieve their real estate goals while pursuing his own. He holds a Mechanical Engineering degree from the University of Michigan and a California Professional Engineer license, and lives in Redondo Beach with his wife and two children.



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