

OFFERING MEMORANDUM

EXCELLENT INVESTMENT OPPORTUNITY IN CITY OF ORANGE



PROUDLY PRESENTED BY BAIKHOME

1918 E Del Mar, Orange, CA 92865



INVESTMENT HIGHLIGHTS

- Well-maintained front yard with lush grass leads to a two-story building.
- Brick wall, glass windows, and tiled roof complement the green lawn surrounding the property.
- Five garage spaces and eight total parking support tenants and visitors.
- Separate metering for gas and electricity helps keep owner expenses low.
- Income stream includes \$10,055 gross monthly plus onsite coin laundry.
- Recent improvements include furnaces in Units A and B and a commercial water heater.



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PROPERTY OVERVIEW

Excellent investment opportunity in the highly desirable City of Orange. This well-maintained fourplex offers an attractive unit mix of one spacious 3-bedroom, 2-bath unit and three 2-bedroom, 2-bath units, providing strong tenant appeal and excellent rental stability. Current gross monthly income is approximately \$10,055, plus additional income from the onsite community coin laundry. All tenants are current on rent, and the property features long-term month-to-month tenants with a strong payment history. Each unit is separately metered for gas and electricity, helping keep owner expenses low. Excellent parking with five garage spaces and additional onsite parking. Recent improvements include replacement of furnaces in Units A and B, a commercial-sized water heater, and a timer for the common area electrical system.

LOCATION

Ideally located near The Village at Orange, shopping, dining, schools, and major employment centers, with convenient access to the 55, 57, and 91 freeways. A rare opportunity to acquire a stable, income-producing asset with strong in-place cash flow and future rental upside in one of Orange County's most established rental markets.

1918 E Del Mar, Orange, CA 92865



Multi-Family

PROPERTY TYPE

1968

YEAR BUILT

4,302 Sq.Ft.

SIZE

7,841 Sq.Ft.

LOT SIZE

5 Car Garage

PARKING

RENT ROLL

Unit	Unit Type	SF	Current Rent	Pro Forma Rent
A	3 Bed / 2 Bath		\$2,850	\$3,200
B	2 Bed / 2 Bath		\$2,385	\$2,800
C	2 Bed / 2 Bath		\$2,385	\$2,800
D	2 Bed / 2 Bath		\$2,435	\$2,800
4	OCCUPIED		\$10,055	\$11,600
4	TOTAL		\$10,055	\$11,600

INCOME

INCOME	CURRENT	PRO FORMA
Community Coin Laundry	\$1,200	\$1,200
GROSS POTENTIAL RENT	\$120,660	\$139,200
GROSS POTENTIAL INCOME	\$121,860	\$140,400

CAP RATE & PRICE

CAP RATE - CURRENT	CAP RARE PRO FORMA	PROPOSED SALES PRICE
5.01%	5.70%	\$1,800,000

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EXPENSES

EXPENSES	CURRENT	PRO FORMA
Water/Sewer - City of Orange Utilities	\$2,131	\$2,131
Trash Services - CR&R Environmental Services	\$2,767	\$2,767
Insurance	\$5,298.29	\$5,298.29
SoCal Gas	\$2,633	\$2,633
Southern California Edison (SCE)	\$103	\$103
Gardening	\$600	\$600
Fire Extinguisher Service	\$100	\$100
Mgmt Payment	\$1,800	\$1,800
PROPERTY TAX (1.24%)	\$16,303.72	\$22,320
TOTAL EXPENSES	\$31,736.01	\$37,752.69
NET OPERATING INCOME	\$90,123.99	\$102,647.31

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OFFERED AT
\$1,800,000

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