

# 1300 WEST VALENCIA DRIVE

1300 W Valencia Dr, Fullerton, CA 92833-3369



VANGUARD  
PROPERTY GROUP



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# COMPLETE HIGHLIGHTS

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## PROPERTY HIGHLIGHTS

- Prime Fullerton Location
- Six well-maintained units - see list of cap improvements on page 8
- Each Unit Separately metered for gas & electric & RUBS in place for low landlord expenses
- 6 Enclosed Garage Spaces, Common Laundry Room
- Near Vibrant Downtown Fullerton Restaurants & Transportation Corridor: Metrolink, Amtrack, Bus Depot
- Near Numerous Universities & Colleges (CSUF, Fullerton College, College of Optometry)
- Excellent access to 91, 5 & 57 freeway with close proximity for major employment centers
- Excellent investment opportunity with upside



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# ADDITIONAL PHOTOS

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$1,775,000
Building Size:	3,652 SF
Lot Size:	7,275 SF
Number of Units:	6
Price / SF:	\$486.04
Cap Rate:	4.34%
NOI:	\$77,057
Year Built:	1956

## PROPERTY OVERVIEW

We are proud to present the Valencia Apartments - a prime investment opportunity in Fullerton, CA! This multifamily garden style complex offers a 3,652 SF building with 6 well-maintained units (see complete list of capital improvements in expense section), each separately metered for gas and electric, and with RUBS in place, providing for low landlord operating expenses. There is also exceptional ADU possibilities with garage conversion, or new ADU over the garage, or ADU ground up - buyer to consult with the City for options. The subject property also includes a common laundry room for additional landlord income and 6 enclosed garage spaces. The Valencia Apartments are ideally situated near major transportation hubs, freeways and within close proximity to universities and colleges, providing exceptional access to freeways and employment centers. The subject property presents an excellent, stable investment opportunity for the savvy multifamily investor.



# RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
1	1	1	\$1,615	\$1,795	\$2.99
2	1	1	\$1,775	\$1,795	\$2.99
3	1	1	\$1,675	\$1,795	\$2.99
4	1	1	\$1,575	\$1,795	\$2.99
5	1	1	\$1,775	\$1,795	\$2.99
6	1	1	\$1,770	\$1,795	\$2.99
<b>TOTALS</b>			<b>\$10,185</b>	<b>\$10,770</b>	<b>\$17.94</b>
<b>AVERAGES</b>			<b>\$1,698</b>	<b>\$1,795</b>	<b>\$2.99</b>

# FINANCIAL SUMMARY

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<b>INVESTMENT OVERVIEW</b>	<b>ACTUAL</b>	<b>PRO FORMA</b>
Price	\$1,775,000	\$1,775,000
Price per SF	\$486	\$486
Price per Unit	\$295,833	\$295,833
GRM	14.52	13.54
CAP Rate	4.34%	4.73%
Cash-on-Cash Return (yr 1)	4.34%	4.73%
Total Return (yr 1)	\$77,057	\$83,899

<b>OPERATING DATA</b>	<b>ACTUAL</b>	<b>PRO FORMA</b>
Gross Scheduled Income	\$122,220	\$131,120
Total Scheduled Income	\$124,100	\$131,120
Vacancy Cost	\$2,444	\$2,622
Gross Income	\$121,656	\$128,498
Operating Expenses	\$44,599	\$44,599
Net Operating Income	\$77,057	\$83,899
Pre-Tax Cash Flow	\$77,057	\$83,899

<b>FINANCING DATA</b>	<b>ACTUAL</b>	<b>PRO FORMA</b>
Down Payment	\$1,775,000	\$1,775,000

# INCOME & EXPENSES

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INCOME SUMMARY	ACTUAL	PRO FORMA
Rent	\$122,220	\$129,240
RUBS	\$1,601	\$1,601
Laundry	\$280	\$280
Vacancy Cost	(\$2,444)	(\$2,622)
<b>GROSS INCOME</b>	<b>\$121,656</b>	<b>\$128,498</b>
EXPENSES SUMMARY	ACTUAL	PRO FORMA
Property Taxes (1.15%)	\$20,413	\$20,413
Insurance - Property	\$6,056	\$6,056
Insurance - Workers Comp	\$460	\$460
Management Fees (est 5% of collected rents)	\$6,083	\$6,083
Gas	\$146	\$146
Electric	\$10	\$10
Water	\$2,108	\$2,108
Sewer	\$508	\$508
Trash	\$2,987	\$2,987
Landscape	\$2,335	\$2,335
Pest Control	\$275	\$275
Repairs	\$3,219	\$3,219
<b>OPERATING EXPENSES</b>	<b>\$44,599</b>	<b>\$44,599</b>
<b>NET OPERATING INCOME</b>	<b>\$77,057</b>	<b>\$83,899</b>



# CAPITAL IMPROVEMENTS

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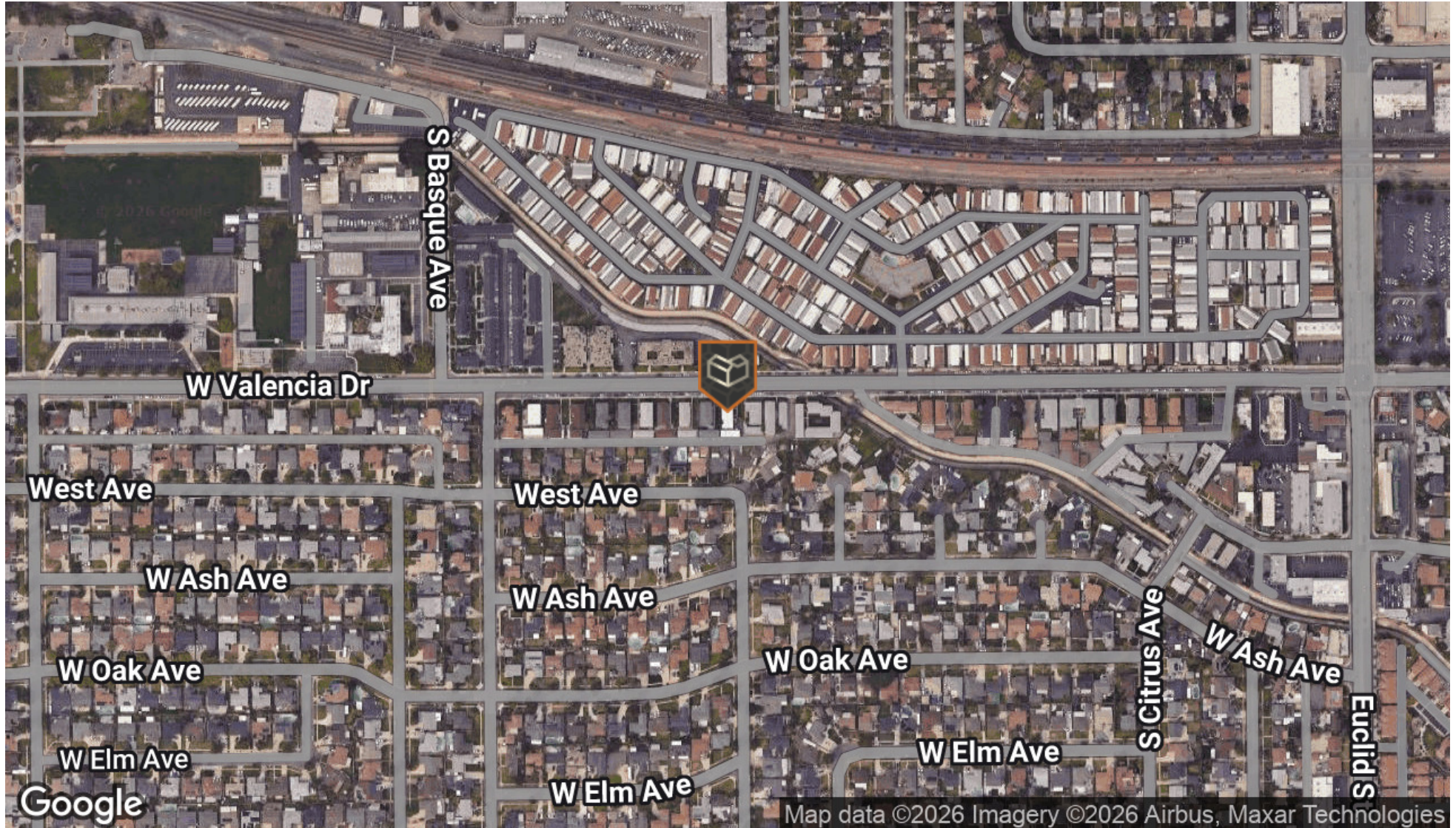
## CAPITAL IMPROVEMENTS

DESCRIPTION	YEAR COMPLETED	COST
Wall Heater Unit #5 & #6	2018	\$3,275
Building and Garage Roof	2018	\$16,400
Water Heater Unit #4	2021	\$1,350
Wall Heater Unit #6	2021	\$1,895
Water Heater Unit #1	2023	\$1,629.75
Sub Panel and Fan #2	2023	\$4,015
Tub #2	2023	\$5,790
Tub #5	2024	\$5,035
Tub #1	2024	\$5,620
Wall Heater #2	2024	\$1,995
Kitchen Cabinets #2	2024	\$9,500
Flooring #5	2024	\$3,910
Stove #5	2024	\$898
Sub Panel #5	2024	\$1,150
Tub #6	2024	\$5,015
Sub Panel #6	2024	\$1,200
Wall Heater #4	2025	\$2,820
Wall Heater #1	2025	\$3,154
Stove #2	2025	\$728.60
Wall Heater #3	2025	\$3,370
Exterior Paint Fascia	2025	\$2,800
<b>TOTAL</b>		<b>\$81,550.35</b>



# AERIAL MAP

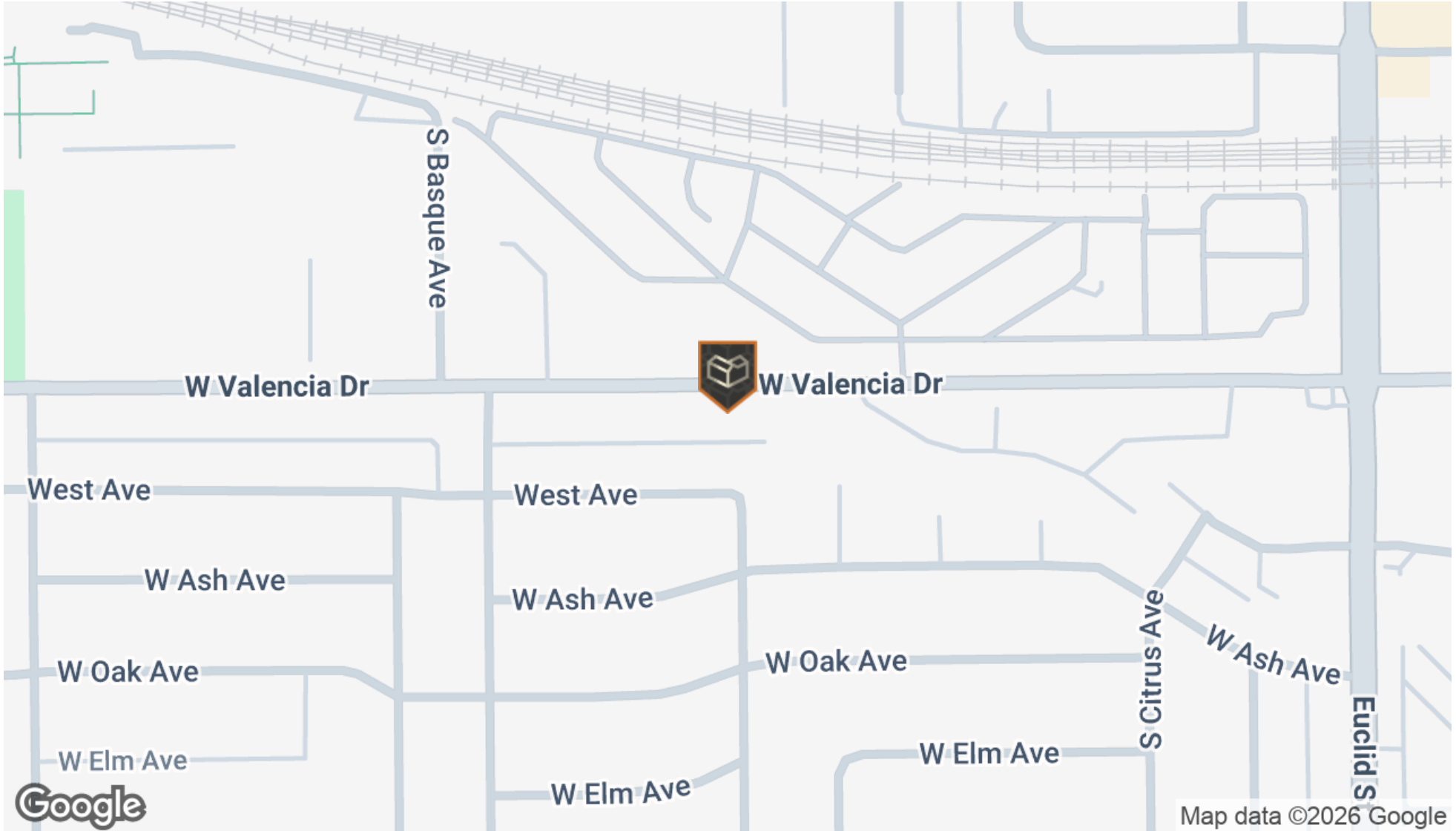
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# LOCATION MAP

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# REGIONAL MAP

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