4 UNITS IN OC | ANAHEIM

NOHCO
REAL ESTATE INVESTMENTS

2337 E. OMEGA AVE
ANAHEIM, CA 92806

Total Units:	4
Bldg Size:	4,345 sf
Lot Size:	7,769 sf
GRM:	12.6 (actual)
Cap Rate:	5.8% (actual)
Cost/Unit:	$398,750
Cost/SF:	$367.09
Year Built:	1972
Occupancy:	75%
County:	Orange
APN:	253-172-09

EXCLUSIVELY LISTED:

$1,595,000

THE OFFERING

2337 Omega is a solid opportunity to acquire a 4 unit property in the city of Anaheim near Disneyland in Orange County with NO local rent control.

There is a front 3 Bedroom potential owner's unit with a spacious layout, and in the rear are (3) large 2 bed/2 bath units each with a primary suite, and private balcony/patio space. There's tons of yard space, a laundry and storage room, and 4 individual garages for dedicated parking for each unit.

The entire property sits on a 7,769 sized lot, offering tons of potential for an ADU conversion, expansion, and maximize rents in the future.

Incredible Anaheim Location in Orange County Near Disneyland, Angels Stadium, Honda Center, & OC Vibe.

This won't last long!

HIGHLIGHTS

- One Unit Delivered Vacant & Rent Ready!
- Actual 12.6 GRM/5.8% Cap Rate w/ Upside.
- Good Unit Mix w/ 3+1 & (3) 2+2 Units.
- 4 Individual Garages in Rear for ADU Conversion.

PROPERTY PHOTOS

RENT ROLL

UNIT#	TYPE	TENANT	CURRENT RENTS	MARKET RENTS	DEPOSIT	LAST INCREASE	LEASE START	LEASE EXP.
1	3/1	Occupied	$3,060	$3,600	$0	12/01/25	8/1/16	MTM
2	2/2	**VACANT**	$0	$2,850	-	-	-	-
3	2/2	Occupied	$2,435	$2,850	$0	12/01/25	8/1/16	MTM
4	2/2	Occupied	$2,240	$2,850	$1,000	08/01/25	12/4/17	MTM
	4		**$7,735**	**$12,150**	**$1,000**			

FINANCIAL ANALYSIS

4 UNITS | ANAHEIM

PRICING SUMMARY

Purchase Price	**$1,595,000**

FINANCIAL INDICATORS

Actual Cap Rate	5.8%
Actual GRM	12.6
Pro Forma Cap Rate	7.0%
Pro Forma GRM	10.9
Price Per Unit	$398,750
Price Per Sq. Ft.	$367.09
Occupancy	75%

PROPERTY SUMMARY

APN#	253-172-09
No. Units	4
No. of Buildings	1
Year Built	1972
Building Sq. Ft.	4,345
Lot Size	7,769
Parking	4
Meter (Separate)	Electric & Gas
Meter (Master)	Water

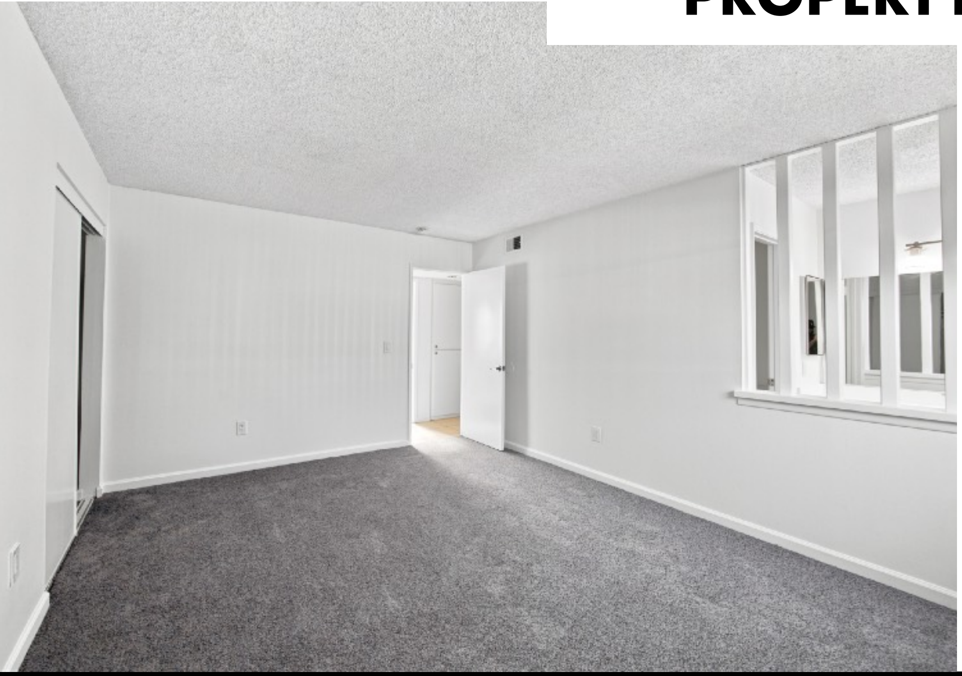
SCHEDULED INCOME

Unit #	*Unit Type*	*Actual*	*Pro Forma*
1	3+1	$3,060	$3,600
2	2+2	$2,850	$2,850
3	2+2	$2,435	$2,850
4	2+2	$2,240	$2,850
Total	**4**	**$10,585**	**$12,150**

ANNUAL OPERATING INFORMATION

		Actual		*Pro Forma*
Gross Scheduled Rent		$127,020		$145,800
Estimated Expenses				
Property Taxes (1.2%)		($19,140)		($19,140)
Insurance		($4,198)		($4,198)
Utilities (Water & Sewer)		($3,363)		($3,363)
Maintenance & Repairs		($4,223)		($4,223)
Landscaping		($2,550)		($2,550)
Miscellaneous/Admin		($600)		($600)
Total Expenses		($34,073)		($34,073)
Expenses Per Unit		$8,518		$8,518
Expenses Per SF		$7.84		$7.84
% of GSI		27%		23%
Net Operating Income	**5.8%**	$92,947	**7.0%**	**$111,727**


PROPERTY PHOTOS




NOHCO REAL ESTATE 2337 E. OMEGA AVE, ANAHEIM, CA 92806

EXCLUSIVELY LISTED BY

NOHCO
REAL ESTATE INVESTMENTS

Brian Noh, CCIM
Broker | President

O: (213) 804-7647
C: (949) 308-5775

E: brian@nohco.com
linkedin.com/in/briannoh

DRE# 01438155

Bachelors Degree from University of California, Irvine (2002)

Sold $750M in Transactions

Apartments/Multi-Family
Retail/Shopping Centers
Residential/Residential Income
Owner-User/SBA Financing
Office/Industrial
1031 Exchange/NNN