

EXCLUSIVE OFFERING MEMORANDUM

MAGNOLIA AVENUE

670-684 S. Magnolia Ave. | Anaheim, CA 92804



\$4,200,000

OFFERING PRICE

7-UNIT TOWNHOME-STYLE MULTIFAMILY

Two buildings | Approx. 11,246 rentable SF | Built 2006



Beau BEARDSLEE

US ARMY Combat Veteran

First Team Estates | Luxury Portfolio International

(949) 702-7752 | DRE# 01940693



OFFERING PRICE

\$4,200,000

PRICE / UNIT

\$600,000

UNITS

7

RENTABLE SF

11,246 SF

PRICE / SF

\$373

YEAR BUILT

2006

THE OPPORTUNITY

A rare seven-unit, townhome-style multifamily offering comprised of two buildings and seven individual parcels. Oversized residences average approximately 1,607 SF and feature direct-access two-car garages, private outdoor areas and individually metered utilities.

LOT SIZE

±18,400 SF

PARKING

7 GARAGES +
8 OPEN SPACES

BUILDINGS

2

STORIES

3

RESIDENTIAL DESIGN

- In-unit washer / dryer hookups
- Direct-access two-car garages
- High vaulted ceilings
- Central air conditioning & heating
- Three-story townhome-style layouts
- Individual water heaters
- Private balconies and patios
- Separately metered gas & electricity
- Two units reported recently upgraded with flooring, countertops and interior paint

MARKETING UNDERWRITING - CURRENT VS. MARKET

CURRENT SCHEDULED RENT	MARKET SCHEDULED RENT	ANNUAL GROSS UPSIDE	MARKET MONTHLY RENT
\$245,844 / yr	\$286,800 / yr	+\$40,956	\$23,900

INCOME	CURRENT	MARKET
Gross Potential Income	\$245,844	\$286,800
Vacancy / Deductions (3%)	(\$7,375)	(\$8,604)
Effective Gross Income	\$238,469	\$278,196
Expenses	(\$64,847)	(\$64,847)
Net Operating Income	\$173,622	\$213,349

OPERATING EXPENSE ASSUMPTIONS

EXPENSE	AMOUNT
Real Estate Taxes	\$46,977
Direct Assessments	\$2,791
Insurance (est.)	\$6,000
Utilities (est.)	\$980
Landscaping (est.)	\$1,800
Reserves (est.)	\$1,750
Repairs & Maintenance (est.)	\$4,550
TOTAL EXPENSES	\$64,847

2025 HISTORICAL P&L REFERENCE

2025 ACTUAL	AMOUNT
Rental Income	\$207,342.00
Property Taxes	\$26,208.61
Insurance	\$6,068.00
Repairs & Maintenance	\$11,166.32
Water / Utilities	\$978.93
Other Reported OpEx	\$1,950.00
Total Operating Expenses	\$46,371.86
Net Operating Income	\$160,970.14

2026 Jan-May reference: \$95,270 rental income, \$15,301.58 reported expenses, \$120 other income and \$80,050.43 net income. The supplied 2026 statement notes it may not include all income or expenses, so it is presented as a reference period rather than annualized.

Important: The marketing underwriting above and the historical P&L are separate views of the property. Buyers should independently verify rents, taxes, expenses and all projections.

UNIT MIX SUMMARY

UNITS / TYPE	APPROX. SF	CURRENT AVG.	MARKET RENT	MARKET MO. INCOME
3 - 2BR / 2.5BA	1,566	\$2,920	\$3,300	\$9,900
4 - 3BR / 2.5BA	1,637	\$2,932	\$3,500	\$14,000
7 - TOTAL / AVG.	1,607	\$2,927	-	\$23,900

CURRENT & MARKET RENT ROLL

UNIT	TYPE	SF	CURRENT / MO.	MARKET / MO.	CURRENT / YR.	MARKET / YR.
670	2BR/2.5BA	1,566	\$2,857	\$3,300	\$34,284	\$39,600
672	3BR/2.5BA	1,637	\$2,812	\$3,500	\$33,744	\$42,000
674	3BR/2.5BA	1,637	\$2,754	\$3,500	\$33,048	\$42,000
676	2BR/2.5BA	1,566	\$2,754	\$3,300	\$33,048	\$39,600
680	2BR/2.5BA	1,566	\$3,150	\$3,300	\$37,800	\$39,600
682	3BR/2.5BA	1,637	\$2,812	\$3,500	\$33,744	\$42,000
684	3BR/2.5BA	1,637	\$3,348	\$3,500	\$40,176	\$42,000
TOTAL		11,246	\$20,487	\$23,900	\$245,844	\$286,800

PROPERTY / DUE DILIGENCE NOTES

Seven individual parcels / APNs: 939-340-35, 939-340-36, 939-340-37, 939-340-38, 939-340-39, 939-340-40 and 939-340-41. Current source materials do not provide complete lease start/end dates, security deposits or renewal options for every tenant. Roof, HVAC, paving and other replacement schedules/costs should be verified during due diligence.

ANAHEIM LOCATION

Near Orange Ave. & S. Magnolia Ave.; less than five miles from Disneyland Resort, with convenient access to I-5 and regional Orange County employment, entertainment and transportation corridors.



Beau BEARDSLEE

US ARMY Combat Veteran

First Team Estates | Luxury Portfolio International

(949) 702-7752 | DRE# 01940693

Offering disclaimer: Information is provided for informational purposes only and has not been independently verified. Prospective purchasers should conduct their own investigation of the property, leases, financial statements, physical condition, measurements, expenses, capital requirements and suitability, and consult their own legal, tax and financial advisors.