



OFFER MEMORANDUM

\$3,400,000



12922 & 12932 SHACKELFORD LANE

12-Unit Multifamily Investment Opportunity | Garden Grove, California

INVESTMENT OVERVIEW



Asking Price: **\$3,400,000**

12 Total Units

2 Adjacent 6-Unit Buildings

7,530 SF Building Area

15,682 SF Lot Area | 0.36 Acres

Built 1958

19 Total Parking Spaces

Orange County | Garden Grove S of Chapman, W of Euclid

12922 & 12932 Shackelford Lane are two adjacent 6-unit income properties offered together as a package, with one 2-bedroom/1-bathroom unit and five 1-bedroom/1-bathroom units per building.



PROPERTY & AMENITIES

Well-maintained 12-unit portfolio with newly painted exteriors and brand-new outdoor stairs. All units have upgraded circuit breakers and are individually measured for gas and electricity.



4 two-car garages



12 additional surface parking spaces



On-site coin-operated laundry



12 separate electric meters



12 gas meters



12 water meters



12 public water and public sewer



Forced air heating



No cooling



FINANCIAL OVERVIEW



List Price: **\$3,400,000**



Price per Square Foot: **\$451.53**



INCOME & EXPENSE SUMMARY (ANNUAL)

INCOME	
Gross Schedule Income	\$182,640
Laundry Income	\$2,201
TOTAL INCOME	\$184,841
EXPENSES	
Property Taxes	\$24,120
Insurance	\$8,760
Utilities	\$9,360
Repairs & Maintenance	\$8,400
Management Fees	\$5,604
Other Operating Expenses	\$3,000
TOTAL OPERATING EXPENSES	\$59,244
NET OPERATING INCOME	\$123,396



Approximate going-in cap rate: **3.63%**,
calculated as stated NOI divided by asking price;
verify independently.

Financial figures are based on the supplied property information
and should be independently verified during due diligence.

Each building offers one 2-bedroom/1-bathroom unit and five 1-bedroom/1-bathroom units.



Current tenants are described as reliable, long-term value tenants.

A RARE PRIDE-OF-OWNERSHIP OPPORTUNITY



12-unit portfolio offered as a package



Two adjacent 6-unit buildings



Significant upside rent potential



Future development growth potential



Convenient to local schools, supermarkets, and everyday amenities



Listing ID: PW26198182



Parcel numbers: 13342138 and 13342139



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Drive by only. Please do not disturb tenants.

Information is based on the supplied listing materials and should be independently verified.