

OFFERING MEMORANDUM

Address: 2166 W Alameda Ave, Anaheim 92801

Presented by: Christian Hernandez

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Golden Eagle Properties

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Subject Property: 2166 W Alameda Ave, Anaheim 92801
(FOURPLEX)

EXECUTIVE SUMMARY

Investment Opportunity: Fourplex.

This is a rare opportunity to acquire a well-located income-producing property in the city of **Anaheim**. The property consists of **4 of units** totaling approximately **3.952 SQFT** Building on a Lot size 6,398 SQFT.

Highlights include:

- Strong rental demand area
- Value-add potential
- Desirable location near schools, shopping, transportation, and freeways
- Stable tenancy / upside in rents

PROPERTY OVERVIEW

Property Address: 2166 W Alameda Ave, Anaheim 92801.

Property Type: Fourplex.

Year Built: 1964.

Lot Size: 6,398 Lot SF.

Building Size: 3,952 Building SF.

APN: 072-621-05

Zoning: RM1200

Parking: Covered area for five cars.

UNIT MIX

Unit	Bed/Bath	Actual Rent	Pro Forma	Lease Type	Status
Unit #1	2/2	\$2,000.00	\$2,800.00	8 months left	Occupied
Unit #2	2/1	\$2,100.00	\$2,500.00	Month to month	Occupied
Unit #3	2/2	\$2,000.00	\$2,500.00	Month to month	Occupied
Unit #4	2/1	\$1,900.00	\$2,800.00	8 months left	Occupied

FINANCIAL SUMMARY

Purchase Price: \$1,475,000.00

Gross Scheduled Income: \$96,000.00

Other Income: \$.00

Gross Operating Income: \$96,000.00

Operating Expenses:

- Utilities: \$4,970.00
- Repairs/Maintenance: \$4,200.00
- Management: \$.00

Net Operating Income (NOI): \$86,830.00

CAP Rate: 5.89%

GRM: 15.36

INVESTMENT HIGHLIGHTS

- Potential rental upside through repositioning
 - Separately metered [gas/electric]
 - Low maintenance construction
 - Strong local employment drivers
 - Convenient access to Interstate 5 / Interstate 91 / major transportation corridors
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LOCATION OVERVIEW

The property is strategically located in **Anaheim, CA**, a growing market with access to retail centers, schools, employment hubs, and transportation.

Nearby amenities:

- Shopping centers
 - Restaurants
 - Schools
 - Parks
 - Freeways and transit access
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TERMS & OFFER INSTRUCTIONS

Please submit offers with:

- Proof of Funds
- Pre-Approval / DU Approval

Send offers to: christian@christianhernandez.net

No blind offers accepted. Buyer to inspect property after submitting offer subject to interior inspection.

DISCLAIMER

CONFIDENTIALITY & DISCLAIMER

The information contained herein has been obtained from sources believed reliable; however, Broker, Seller, and their representatives make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained in this Offering Memorandum.

Prospective buyers shall conduct their own independent investigations and due diligence regarding the property, including but not limited to physical condition, financial performance, zoning, permits, leases, square footage, lot size, and all other material matters.

Buyer is advised to verify all information independently with appropriate licensed professionals.

This Offering Memorandum is subject to errors, omissions, prior sale, lease, withdrawal from market, and changes in price or terms without notice.