

THE WALNUT APARTMENTS

911 N Walnut St, La Habra, CA 90631



VANGUARD
PROPERTY GROUP



Presented By:

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321 N Rampart St., Suite 100

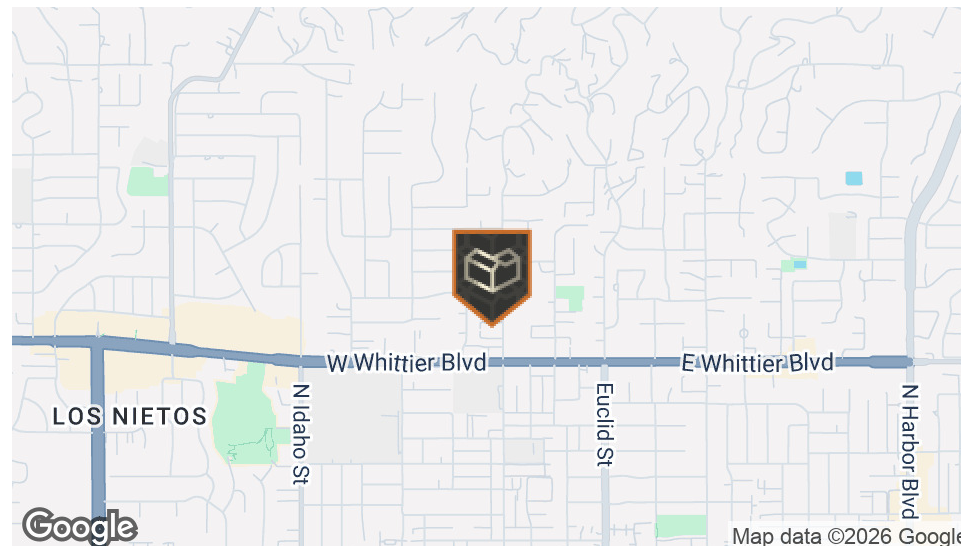
Orange, CA 92868

DRE#02014531

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EXECUTIVE SUMMARY

911 N Walnut St, La Habra, CA 90631



OFFERING SUMMARY

Sale Price:	\$7,500,000
Building Size:	19,900 SF
Lot Size:	34,306 SF
Number of Units:	22
Price / SF:	\$376.88
Cap Rate:	5.36%
NOI:	\$402,205
Year Built:	1962
Zoning:	R4

PROPERTY OVERVIEW

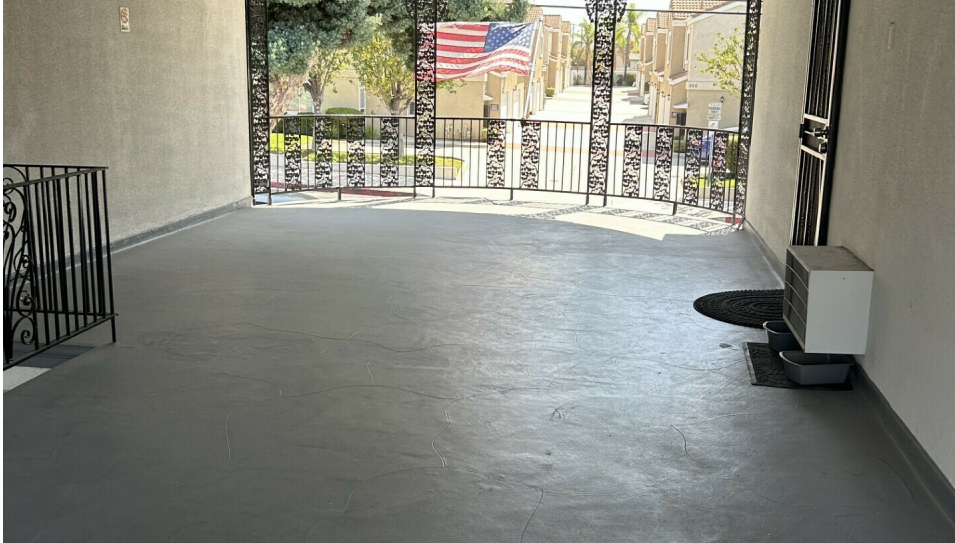
We are proud to present the Walnut Apartments; a pride of ownership 22 unit apartment community located in a prime La Habra, Orange County location. The subject property possess an excellent and diverse unit mix of: 7 (3+1.75), 10 (2+1), and 5 (1+1). Additionally, all of the units are separately metered for gas and electric, plus are RUBS are in place with the tenants offsetting landlord utility bills and improving cash flow. There is also a common laundry room providing the landlord with additional income. The subject property electrical system has been upgraded with newer exterior electrical panels and interior sub panels for all units - a key upgrade required for securing property insurance. Some of the units have been renovated with a combination of new kitchens with new cabinetry, counter tops and fixtures and new bathrooms. Some units have private patios which is a highly coveted tenant amenity along with a sparkling pool. The Walnut Apartments are being offered at an in place 5.36% CAP rate and 11.3 GRM, with upside to a 6.4 CAP rate and 10.08 GRM on proforma rents. ensuring immediate, and future, returns for a savvy multifamily investor.

COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Pride of Ownership Well Maintained 22 Units
- Prime La Habra Location
- Excellent Diverse Unit Mix: 7 (3+1.75), 10 (2+1), 5 (1+1)
- 5.36% CAP Rate Actual Rents with Upside - Stable Cash Flow
- RUBS In Place to Offset Landlord Utility Bills
- Upgraded Electrical Exterior Panel & Interior Sub-Panels
- Separate Tenant Gas & Electric Meters
- Spacious Units & Floor Plans, Some Renovated Units New Kitchen & Bathrooms
- Common Laundry Room for Additional Landlord Income
- Some Private Patios, Carports & Open Spaces
- Sparkling Pool



ADDITIONAL PHOTOS

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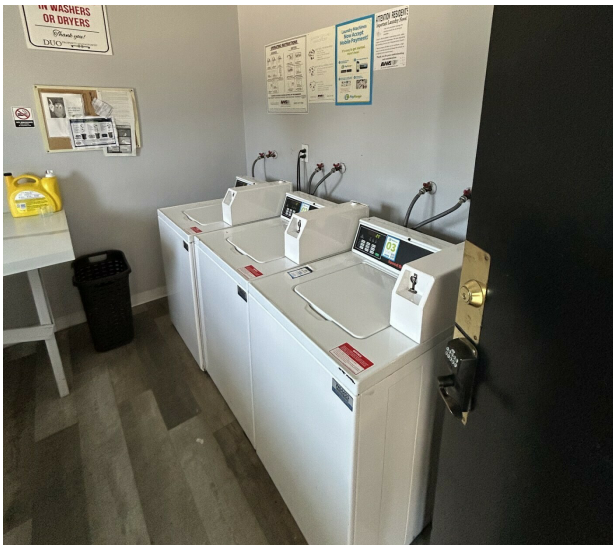
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ADDITIONAL PHOTOS

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RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT
A	3	1.75	\$3,150	\$3,300
B	2	1	\$2,350	\$2,595
C	2	1	\$2,500	\$2,595
D	2	1	\$2,595	\$2,595
E	2	1	\$2,400	\$2,595
F	2	1	\$2,500	\$2,595
G	3	1.75	\$2,585	\$3,300
H	1	1	\$1,895	\$2,045
J	1	1	\$1,650	\$2,045
K	3	1.75	\$2,650	\$3,300
L	3	1.75	\$3,100	\$3,300
M	3	1.75	\$2,600	\$3,300
N	2	1	\$2,400	\$2,595
O	2	1	\$2,235	\$2,595
P	2	1	\$2,400	\$2,595
Q	2	1	\$2,495	\$2,595
R	2	1	\$2,495	\$2,595
S	3	1.75	\$2,850	\$3,300
T	1	1	\$1,775	\$2,045
U	1	1	\$1,950	\$2,045
V	1	1	\$1,950	\$2,045
W	3	1.75	\$2,150	\$3,300
TOTALS			\$52,675	\$59,275

INCOME & EXPENSES

911 N Walnut St, La Habra, CA 90631

INCOME SUMMARY

	ACTUALS	PROFORMA
Rental Income	\$632,100	\$711,300
Pet Rent	\$3,120	\$3,120
Laundry Income	\$6,660	\$6,660
Parking Income	\$1,950	\$1,950
RUBS (Utility Reimbursement)	\$20,732	\$20,732
Vacancy Cost	(\$13,270)	(\$14,875)
GROSS INCOME	\$651,293	\$728,887

EXPENSES SUMMARY

	ACTUALS	PROFORMA
Property Taxes (1.15%)	\$78,200	\$78,200
Insurance - Property	\$18,148	\$18,148
Insurance - Workers Comp	\$535	\$535
Management Fees	\$29,747	\$29,747
On-site Manager Salary	\$12,293	\$12,293
Admin Housing Allowance (onsite mgr)	\$20,400	\$20,400
Payroll	\$299	\$299
Property Employer Taxes	\$1,108	\$1,108
Electric	\$4,904	\$4,904
Gas	\$4,566	\$4,566
Trash	\$11,792	\$11,792
Sewer	\$3,531	\$3,531
Water	\$16,408	\$16,408
Internet	\$1,655	\$1,655

INCOME & EXPENSES

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Repairs & Maintenance	\$45,500	\$45,500
OPERATING EXPENSES	\$249,087	\$249,087
NET OPERATING INCOME	\$402,206	\$479,800

FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

	ACTUALS	PROFORMA
Price	\$7,500,000	\$7,500,000
Price per SF	\$377	\$377
Price per Unit	\$340,909	\$340,909
GRM	11.3	10.08
CAP Rate	5.36%	6.40%
Cash-on-Cash Return (yr 1)	5.36%	6.40%
Total Return (yr 1)	\$402,206	\$479,800

OPERATING DATA

	ACTUALS	PROFORMA
Gross Scheduled Income	\$663,482	\$743,762
Total Scheduled Income	\$664,562	\$743,762
Vacancy Cost	\$13,270	\$14,875
Gross Income	\$651,293	\$728,887
Operating Expenses	\$249,087	\$249,087
Net Operating Income	\$402,206	\$479,800
Pre-Tax Cash Flow	\$402,206	\$479,800

FINANCING DATA

	ACTUALS	PROFORMA
Down Payment	\$7,500,000	\$7,500,000

PROPERTY DETAILS & HIGHLIGHTS

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Building Name	The Walnut Apartments
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	300-022-20
Building Size	19,900 SF
Lot Size	34,306 SF
Year Built	1962
Number of Floors	2
Number of Buildings	1



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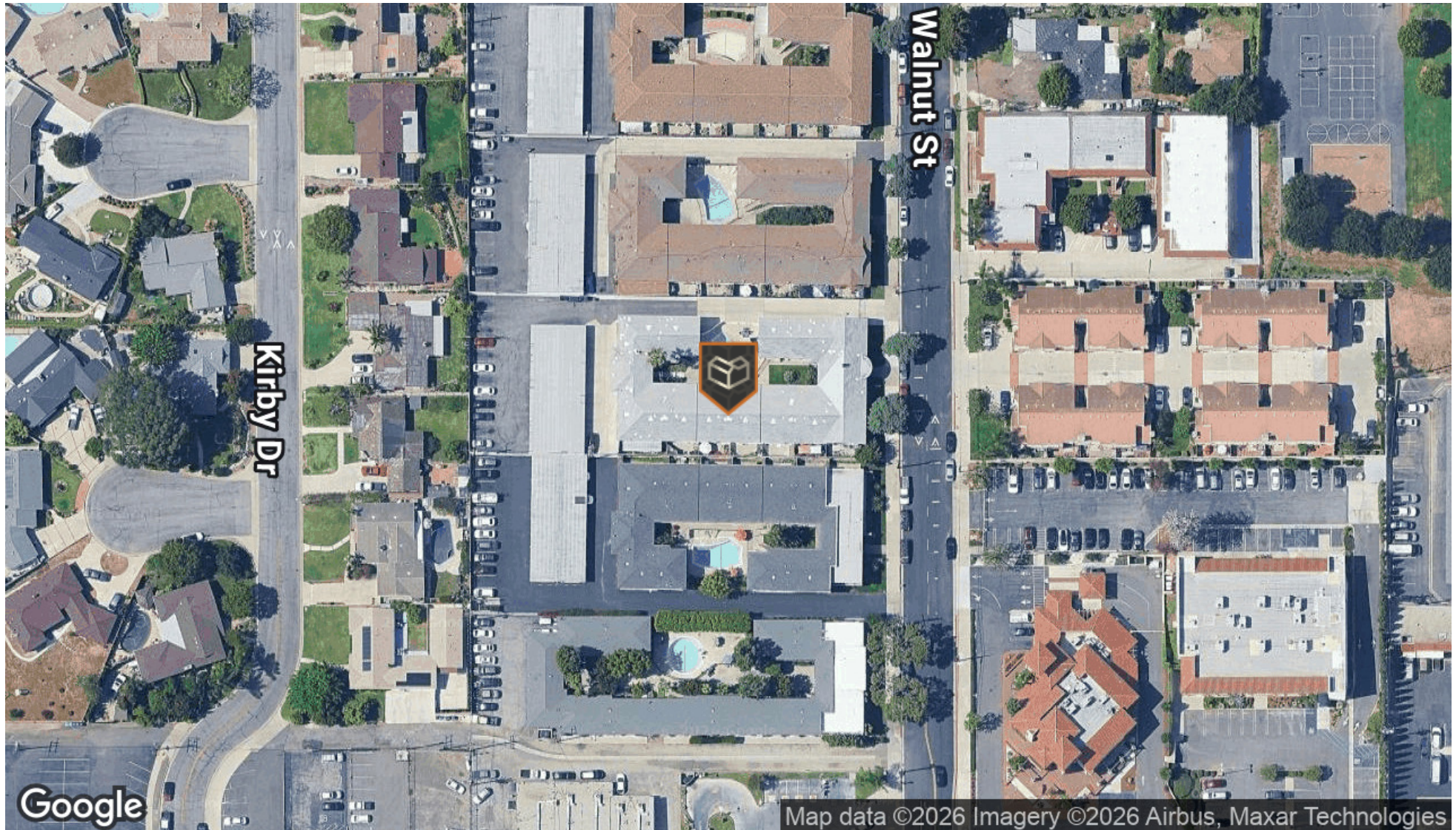
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AERIAL MAP

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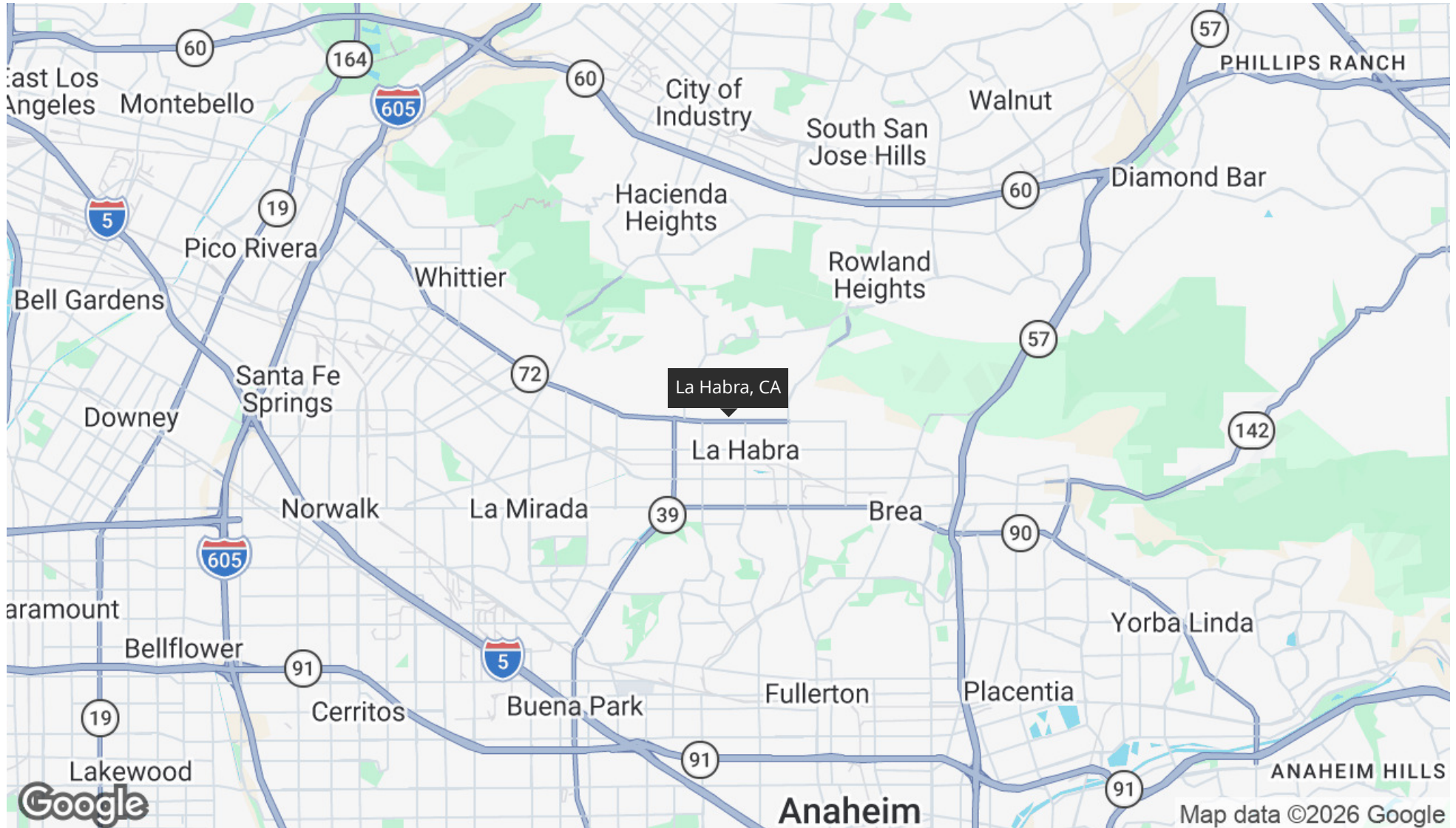
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REGIONAL MAP

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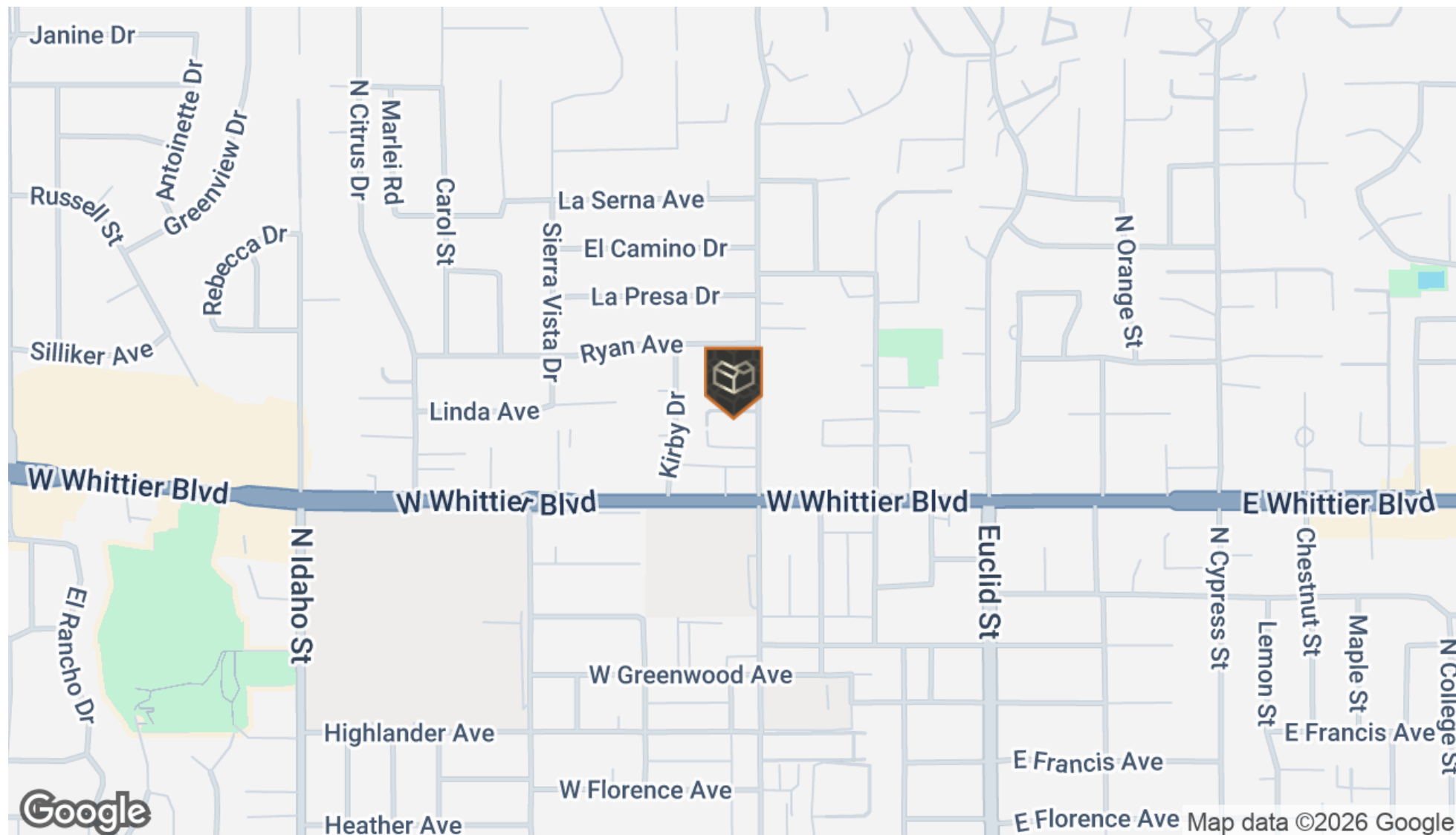


LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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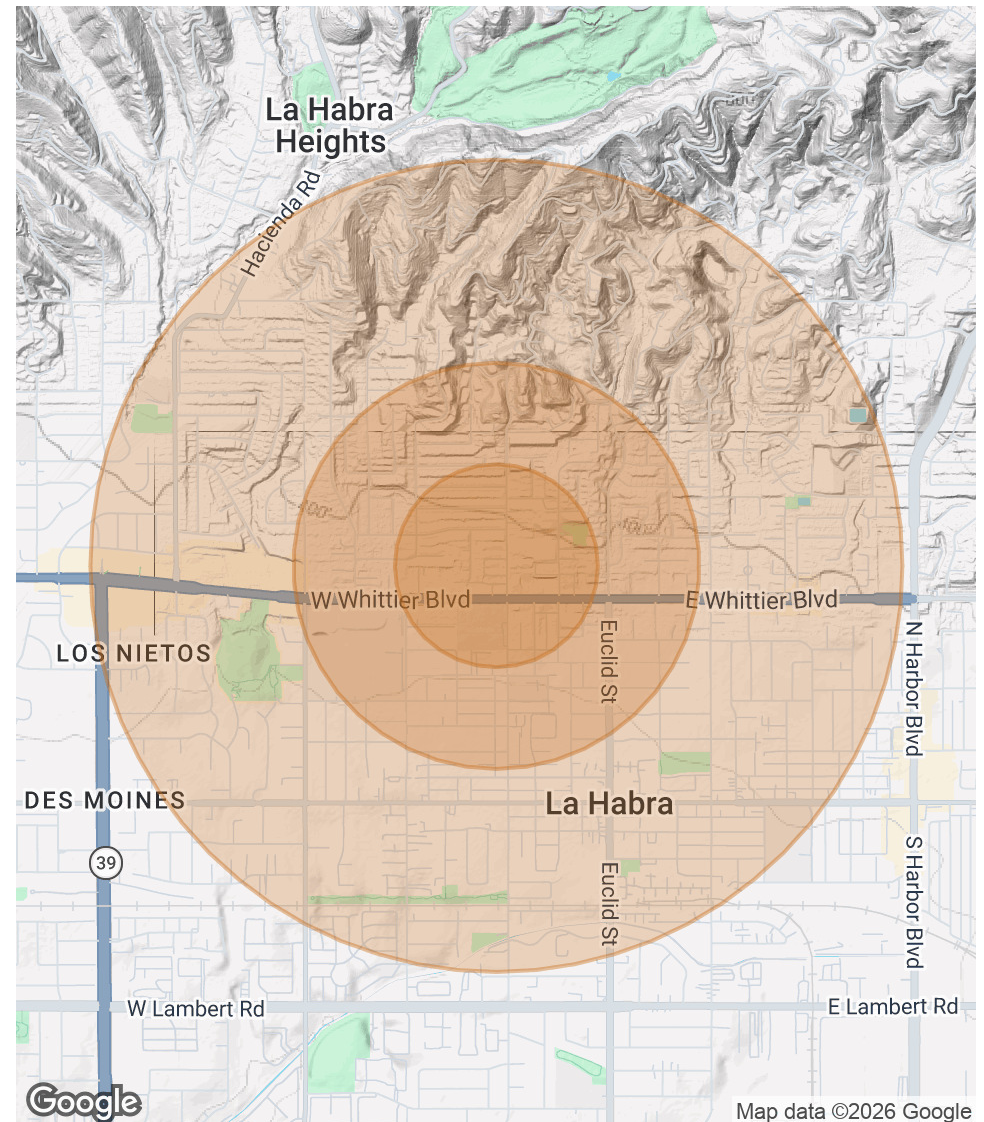


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,245	6,282	24,116
Average Age	43.0	39.0	38.0
Average Age (Male)	37.9	37.0	36.5
Average Age (Female)	46.7	41.1	39.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	401	1,869	7,032
# of Persons per HH	3.1	3.4	3.4
Average HH Income	\$111,393	\$121,700	\$122,160
Average House Value	\$823,696	\$792,521	\$780,177

2023 American Community Survey (ACS)



Map data ©2026 Google