

RARE - PRIDE OF OWNERSHIP - INVESTMENT OPPORTUNITY

4702 AVOCADO AVENUE
YORBA LINDA, CA 92886



8 SINGLE-STORY APARTMENT HOMES



AVOCADO APARTMENT HOMES

CONFIDENTIAL OFFERING MEMORANDUM

4702 Avocado Avenue
Yorba Linda, CA 92886

*** Drive By Only, Do Not Disturb Residents ***

EXCLUSIVE LISTING BROKER

Ignacio Diaz Jr.
President / Broker
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(949) 201-8817

INVESTMENT OVERVIEW

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Investment Highlights & Description

INVESTMENT HIGHLIGHTS

- Rare, Legacy Asset, Located in the Affluent Community of Yorba Linda
- Prime Location, Surrounded By Multi-Million Dollar Estates
- Four Duplexes Built on an Oversized Parcel of Land; 31,636 Square Feet
- Spacious 2 Bedroom Floor Plans, Averaging 930 Square Feet Each
- Fireplaces, Large Block Patios, Garages and Two On-Site Laundry Facilities
- 33%± Upside Potential in Income; Value-Add Investment Opportunity
- High Rental Demand with Limited Supply of Rentals in the City

PROPERTY DESCRIPTION

4702 Avocado Avenue is an 8 Unit Multifamily, legacy asset, located in one of Orange County's premier affluent suburbs. Yorba Linda has been ranked among the best and safest places to live and this property is truly a rare find surrounded by multi-million-dollar estates. This charming location gives tenants convenient access to the new Yorba Linda Town Center (a 15 minute walk), Main Street Historic District, Yorba Linda High School, the Black Gold Golf Club, the famous Richard Nixon Library & Museum, and the popular Brea Mall and Downtown Brea shopping and entertainment.

Built on an oversized, 31,636 square foot parcel of land, the beautifully landscaped property consists of four duplex buildings set back from the street. The large lot and design layout provide a low-density, quiet residential living environment for tenants amongst mature landscaping and avocado trees. Community amenities include spacious 2 bedroom 1 bath floor plans averaging 930 square feet each with large block fenced patios, wood burning fireplaces, central or wall A/C, assigned garages and open car spaces, and two on-site laundry facilities.

The Avocado Apartment Homes is a pride of ownership opportunity with roughly 33% ± upside potential in rents in a prime irreplaceable location, providing a real estate investor an excellent long-term investment.

8 Units • \$3,800,000
4702 Avocado Ave, Yorba Linda, CA 92886



MULTIFAMILY INVESTMENT OPPORTUNITY

▶ WATCH NOW
CLICK HERE TO VIEW

AVOCADO APARTMENT HOMES

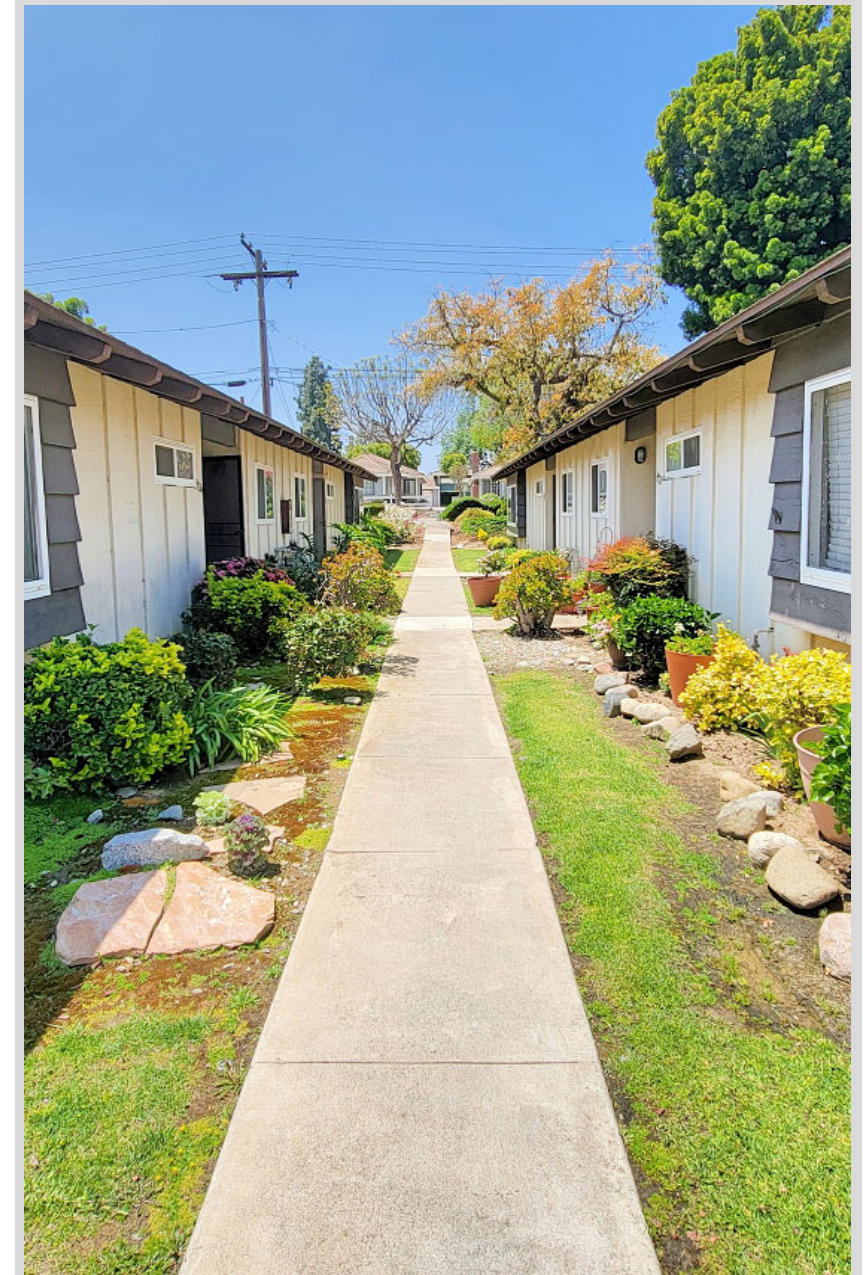
4702 Avocado Ave.,
Yorba Linda, CA 92886

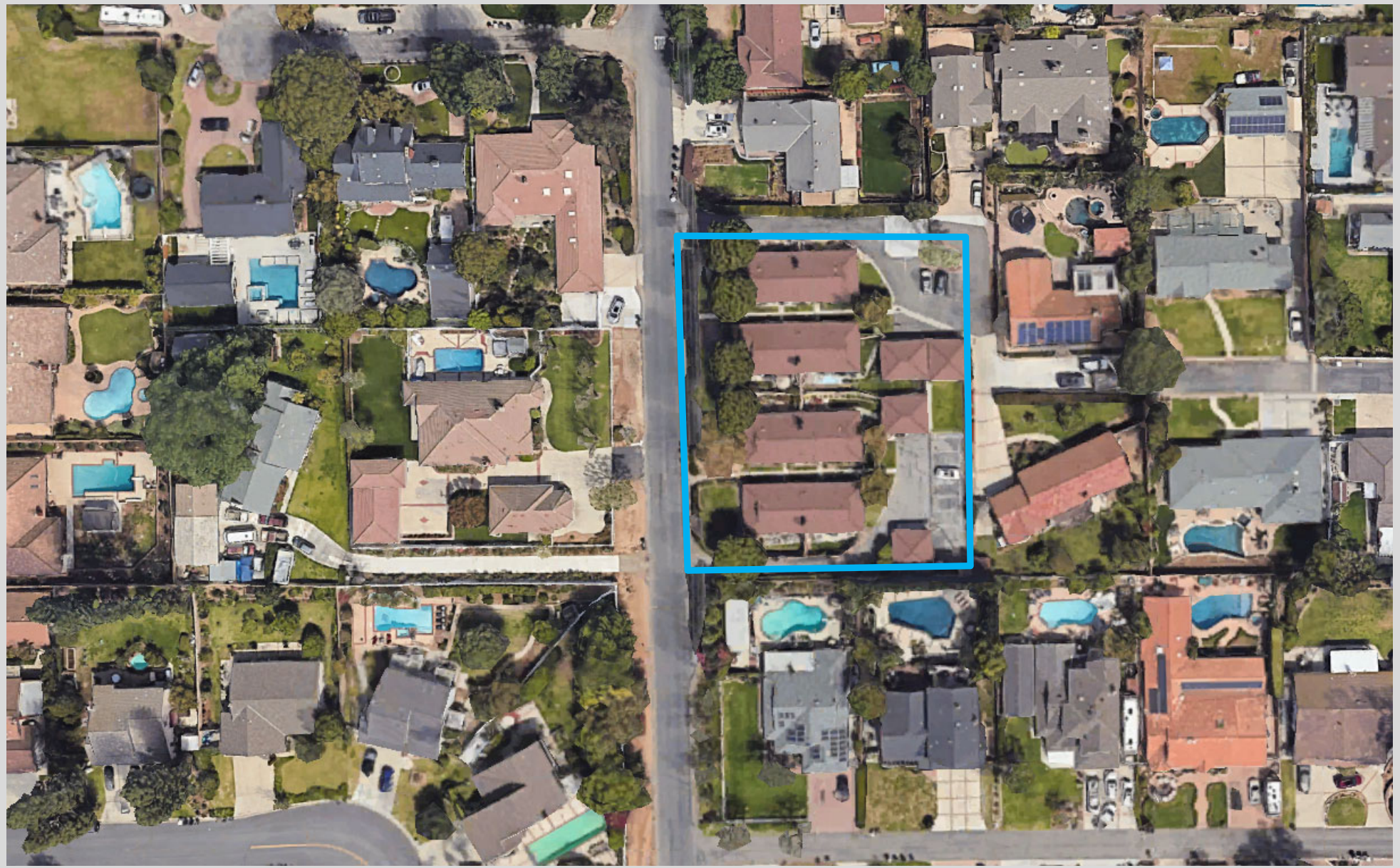
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**CALL US FOR
ADDITIONAL
INFORMATION** 

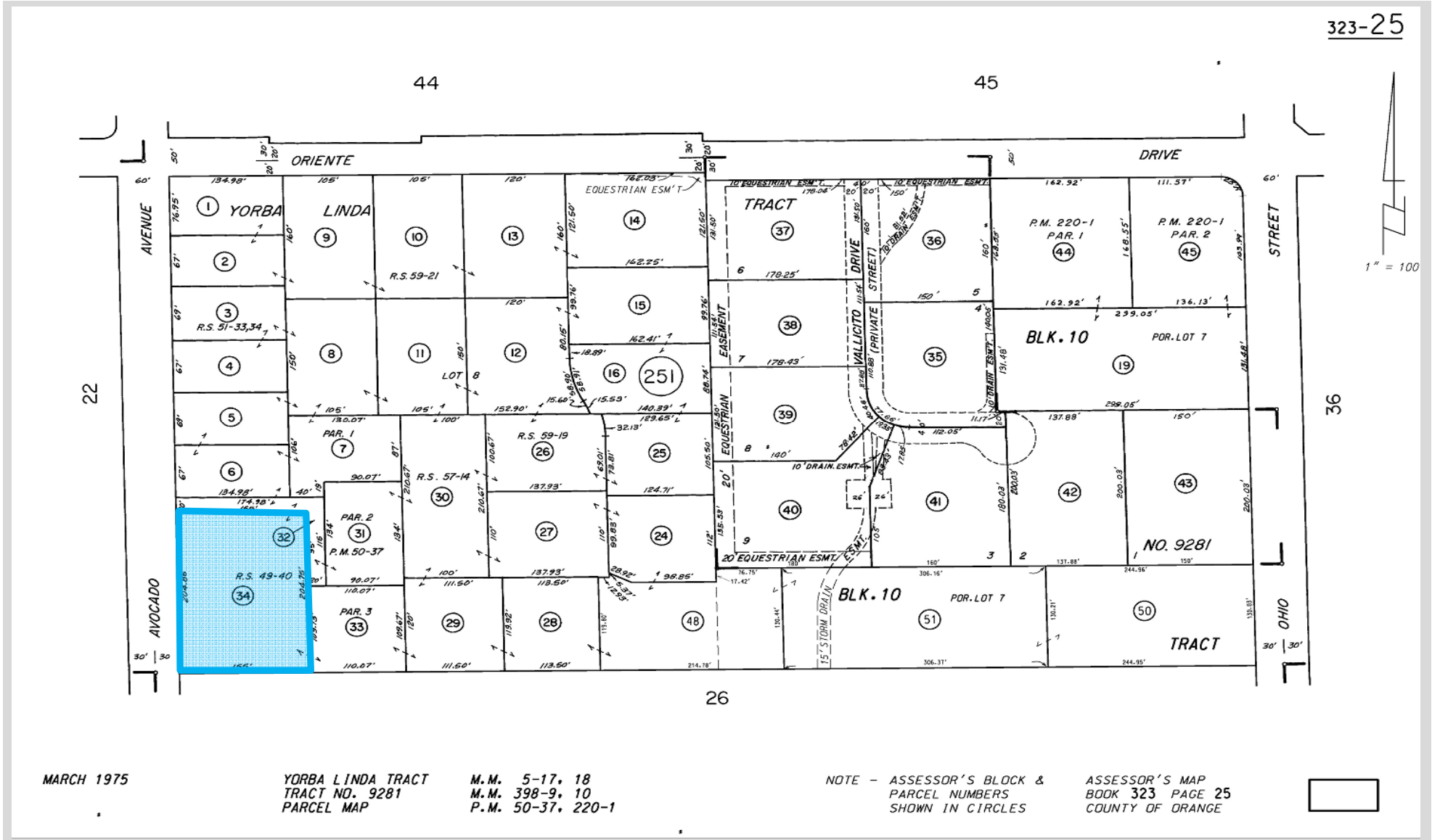
Property Details

ADDRESS	4702 Avocado Avenue Yorba Linda, CA 92886
LAND SQ. FT.	31,636
BUILDING SQ. FT.	7,453
YEAR BUILT	1962
# OF UNITS	8
UNIT MIX	(8) 2+1
PARCEL #	323-251-34
TAX AUTHORITY	Orange County
PARKING	8 Garage Spaces & 10 Marked Spaces
ELECTRICITY	Individually Metered
GAS	Individually Metered
WATER	Master Metered
FEATURES	2 Bedroom Floor Plans, Patios, Garages, On-Site Laundry Rooms, Dual Pane Windows, A/C, Large Lot with Mature Landscape





Parcel # : 323-251-34



323-25

44

45

22

36

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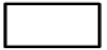
MARCH 1975

YORBA LINDA TRACT
TRACT NO. 9281
PARCEL MAP

M.M. 5-17, 18
M.M. 398-9, 10
P.M. 50-37, 220-1

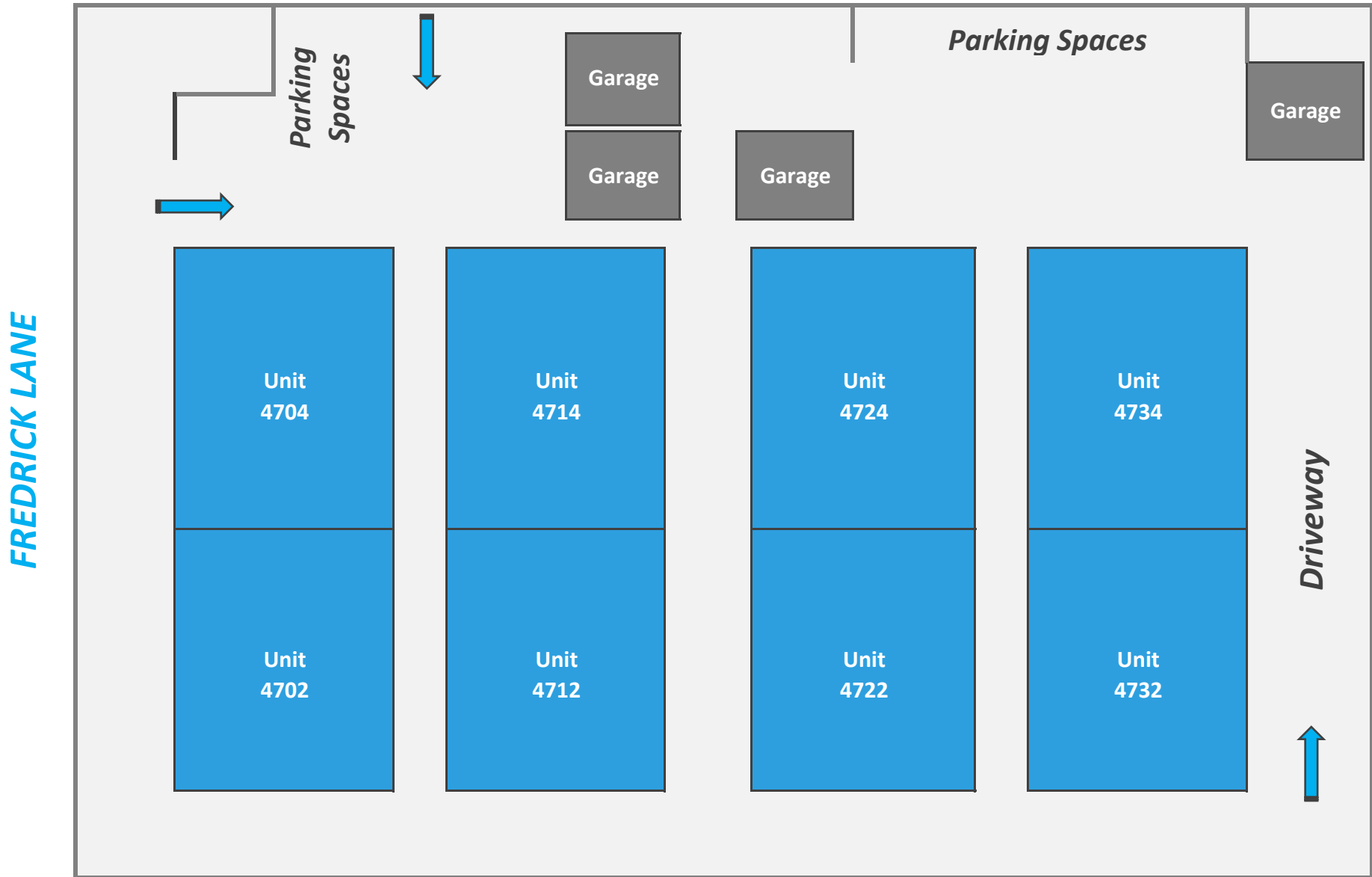
NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 323 PAGE 25
COUNTY OF ORANGE



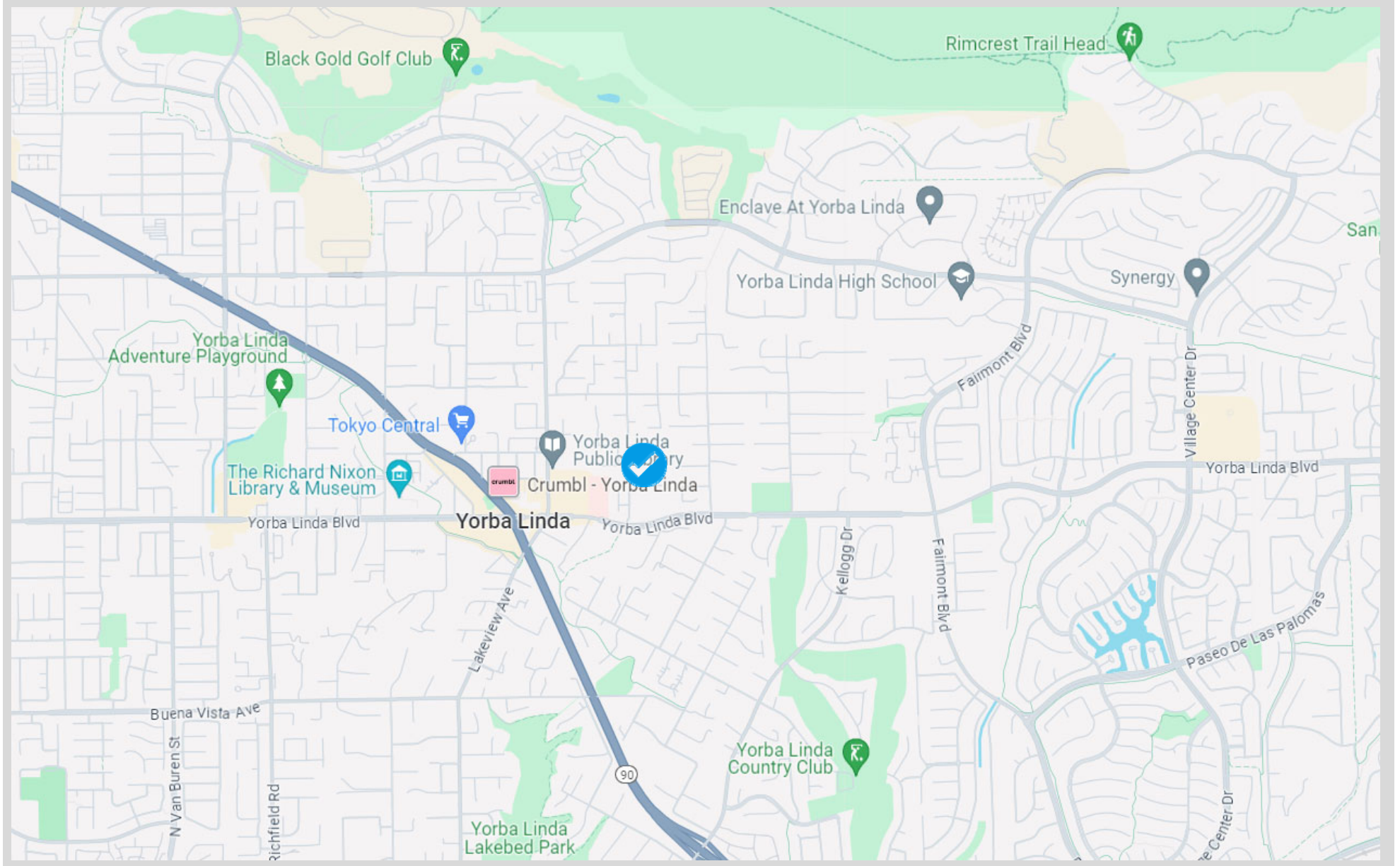
Exterior Images



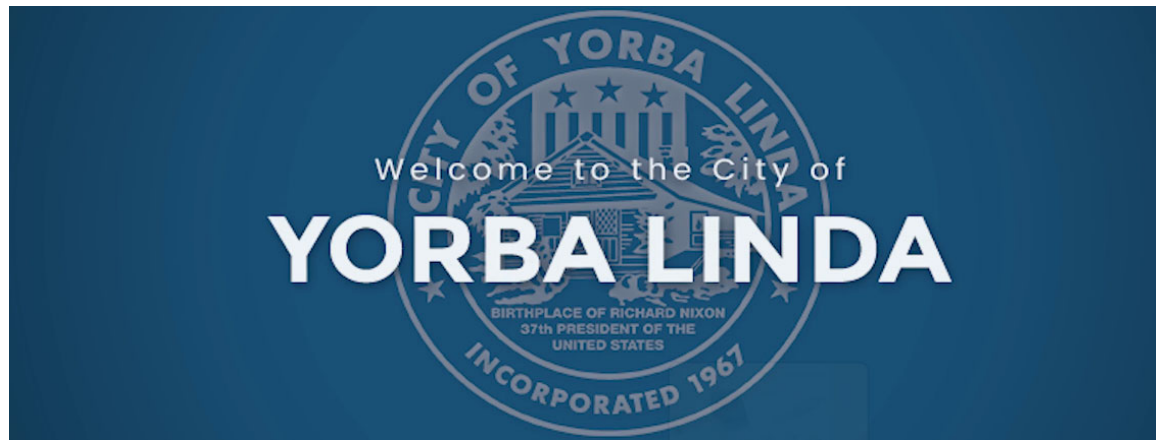


AVOCADO AVENUE





About Yorba Linda



Yorba Linda, known as the “Land of Gracious Living” is a city with a strong sense of community and small-town character. It is comprised of 20 square miles of mostly residential family neighborhoods, with key commercial centers, parklands and open space, multi-use trails, and important historic resources. Recognized as one of the “100 Best Places to Live” in the United States, Yorba Linda continues to uphold its values of responsible growth, preservation of existing neighborhood character, and conservation of natural resources.

With a population of over 68,000, the residents enjoy, Black Gold Golf Club, an Equestrian Center and Trails, a multi-purpose Community Center, a state-of-the-art Cultural Arts Center, multi-use recreational facilities, an award-winning Public Library, a new High School, and the Richard Nixon Library and Museum.

Safe neighborhoods, high property values, award-winning schools, investment in public infrastructure, strong leadership, visionary planning, public and private partnerships, an engaged community, and an exceptional quality of life all continue to lay the foundations for Yorba Linda’s success, which has characterize the community for decades.



Sales Comparables

PROPERTY ADDRESS	# OF UNITS	UNIT MIX	YEAR BUILT	BUILDING SQ. FT.	SALES PRICE	PRICE PER UNIT	PRICE PER SQ. FT.	GRM	CAP RATE	SOLD DATE
1 1808 Cristine Pl Fullerton, CA 92835	5	(4) 2+1 (1) 1+1	1959	4,041	\$2,600,000	\$520,000	\$643.41	15.09	4.37%	7/22/2024
2 2168 Placentia Ave Costa Mesa, CA 92627	6	(2) 2+2 (4) 2+1	1961	5,280	\$3,000,000	\$500,000	\$568.18	14.64	4.30%	5/6/2024
3 4609 Lakeview Ave Yorba Linda, CA 92886	4	(1) 3+2 (3) 2+1	1970	4,518	\$2,012,555	\$503,139	\$445.45	22.36	2.81%	2/21/2024
4 24502 Bendricon Ln Lake Forest, CA 92630	8	(2) 2+1 (6) 1+1	1977	6,626	\$3,750,000	\$468,750	\$565.95	17.04	3.81%	1/26/2024
5 600 Hamilton St Costa Mesa, CA 92627	8	(2) 3+2 (5) 2+2 (1) 1+1	1978	7,430	\$4,525,000	\$565,625	\$609.02	16.80	3.86%	12/1/2023
Property Averages	6		1969	5,579	\$3,177,511	\$511,503	\$566.40	17.19	3.83%	
Subject Property 4702 Avocado Avenue Yorba Linda, CA 92886	8	(8) 2+1	1962	7,453	\$3,800,000	\$475,000	\$509.86	20.02 13.28	3.42% 5.95%	Market

Rent Roll

UNIT #	UNIT TYPE	ACTUAL RENT	MARKET RENT
4702	2+1	\$1,850	\$2,980
4704	2+1	\$1,850	\$2,980
4712	2+1	\$1,850	\$2,980
4714	2+1	\$1,740	\$2,980
*4722	2+1	\$2,980	\$2,980
4724	2+1	\$1,850	\$2,980
4732	2+1	\$1,700	\$2,980
4734	2+1	\$2,000	\$2,980
Monthly Totals		\$15,820	\$23,840
Annualized Totals		\$189,840	\$286,080
Average Rents: 2 Bedrooms		\$1,977	\$2,980

33% ± Upside Potential In Rental Income

*Unit # 4722 is in the process of moving, estimated market rent added to rent roll

Investment Summary

LOCATION

AVOCADO APARTMENT HOMES

4702 Avocado Avenue
Yorba Linda, CA 92886

PROPERTY SUMMARY

PRICE	\$3,800,000		
Number of Units	8		
Price Per Unit	\$475,000		
Price Per Sq. Ft.	\$509.86		
CAP Rate (Current / Market)	3.42%	/	5.95%
GRM (Current / Market)	20.02	/	13.28
Year Built	1962		
Building Sq. Ft.	7,453		
Land Sq. Ft.	31,636		
Parcel #	323-251-34		
Electricity	Individually Metered		
Gas	Individually Metered		
Water	Master Metered		

AMENITIES & HIGHLIGHTS

- Rare, Legacy Asset, in the City of Yorba Linda
- Surrounded By Multi-Million Dollar Estates
- Built on a Large Parcel of Land; 31,636 Square Feet
- Spacious 2 Bedroom Floor Plans
- Fireplaces, Large Patios, Garages
- Central or Wall A/C For Each Unit
- Two On-Site Laundry Facilities (Owned Machines)
- 33% ± Upside Potential in Income; Value-Add

Please Do Not Disturb Residents Or Manager



UNIT MIX & RENT SCHEDULE

		Average Rents		Market Rents	
# Of Units	Type	Rent / Unit	Income / Month	Rent / Unit	Income / Month
8	2+1	\$1,977	\$15,816	\$2,980	\$23,840
Total Monthly Rental Income:			\$15,816	\$23,840	
Total Scheduled Annual Income:			\$189,792	\$286,080	

FOR MORE INFORMATION:

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Income Analysis

33% ± Upside Potential In Rents

PROPERTY INCOME	CURRENT		MARKET
Gross Annual Income	\$189,792		\$286,080
Gross Operating Income	\$189,792		\$286,080
Plus Laundry Income	\$1,800		\$1,800
Plus Other Income	\$0		\$0
Total Annual Income	\$191,592		\$287,880
EXPENSES (ESTIMATED)			
New Property Taxes	\$43,207		
Insurance	\$4,200		
Electric	\$343		
Gas	\$412	Expenses	
Water	\$3,867	Per Unit:	\$7,717
Trash	\$3,684		
Prof. Management	Optional	Expenses	\$8.28
On-Site Management	Optional	Per Sq. Ft.:	
Landscaping	\$3,420		
Miscellaneous & Maint. / Repair	\$2,600		
Total Annualized Operating Expenses	\$61,733		
NOI (NET OPERATING INCOME)			
Total Annual Income	\$191,592		\$287,880
Less Expenses	(\$61,733)	33%	(\$61,733) 22%
Net Operating Income	\$129,859		\$226,147
Annual Projected Cash Flow	\$129,859		\$226,147



GENERAL ASSUMPTIONS

- New Taxes calculated at a rate of 1.06301% plus special assessments of \$2,812.92.

PROPOSED LOAN

Down Payment	Call Listing Broker
Percent Down PMT	For Available
Loan Amount	Financing Options:
Loan to Value	Ignacio Diaz Jr
Terms	(949) 201-8817



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