

**PRIDE OF OWNERSHIP - IRREPLACEABLE LOCATION**



**18006 AVOLINDA DRIVE**  
**YORBA LINDA, CA 92886**

**RARE YORBA LINDA FOURPLEX**



## ***RARE YORBA LINDA FOURPLEX***

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### **CONFIDENTIAL OFFERING MEMORANDUM**

18006 Avolinda Drive  
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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**THE PROPERTY**

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## Investment Highlights & Description

### INVESTMENT HIGHLIGHTS

- Rare Fourplex in the Desirable Affluent Community of Yorba Linda
- Excellent Location Amongst a Quiet Residential Neighborhood
- One Large 3 Bedroom and Three 2 Bedrooms Units
- Built in 1970 with Enclosed Garages
- 44%± Upside Potential in Income; Value-Add Investment Opportunity
- High Rental Demand Market with Limited Supply of Rentals in the City
- Pride of Ownership, Irreplaceable Location

### PROPERTY DESCRIPTION

18006 Avolinda Drive is a rare fourplex, located in one of Orange County's desirable affluent suburbs. The city of Yorba Linda has been ranked among the best and safest places to live, providing tenants a quiet, higher quality living environment. This excellent location gives tenants convenient access to the new Yorba Linda Town Center, 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.

Built in 1970 with enclosed garages, the property consists of one large 3 Bedroom unit and three 2 bedrooms with well-designed floor plans. Community amenities include spacious living, fenced patios, central or wall A/C, assigned garages and open car spaces, and an on-site laundry area.

There is roughly a 44% ± upside potential in rents for an investor to enhance their return through strategic value-add interior improvements and renovations. A limited supply of apartments in the city of Yorba Linda, low vacancy rates and the affordability gap between buying and renting should continue to ensure a consistent demand for these rental units.

The Avolinda Drive Fourplex is a true pride of ownership opportunity in an irreplaceable location and an excellent long-term investment.

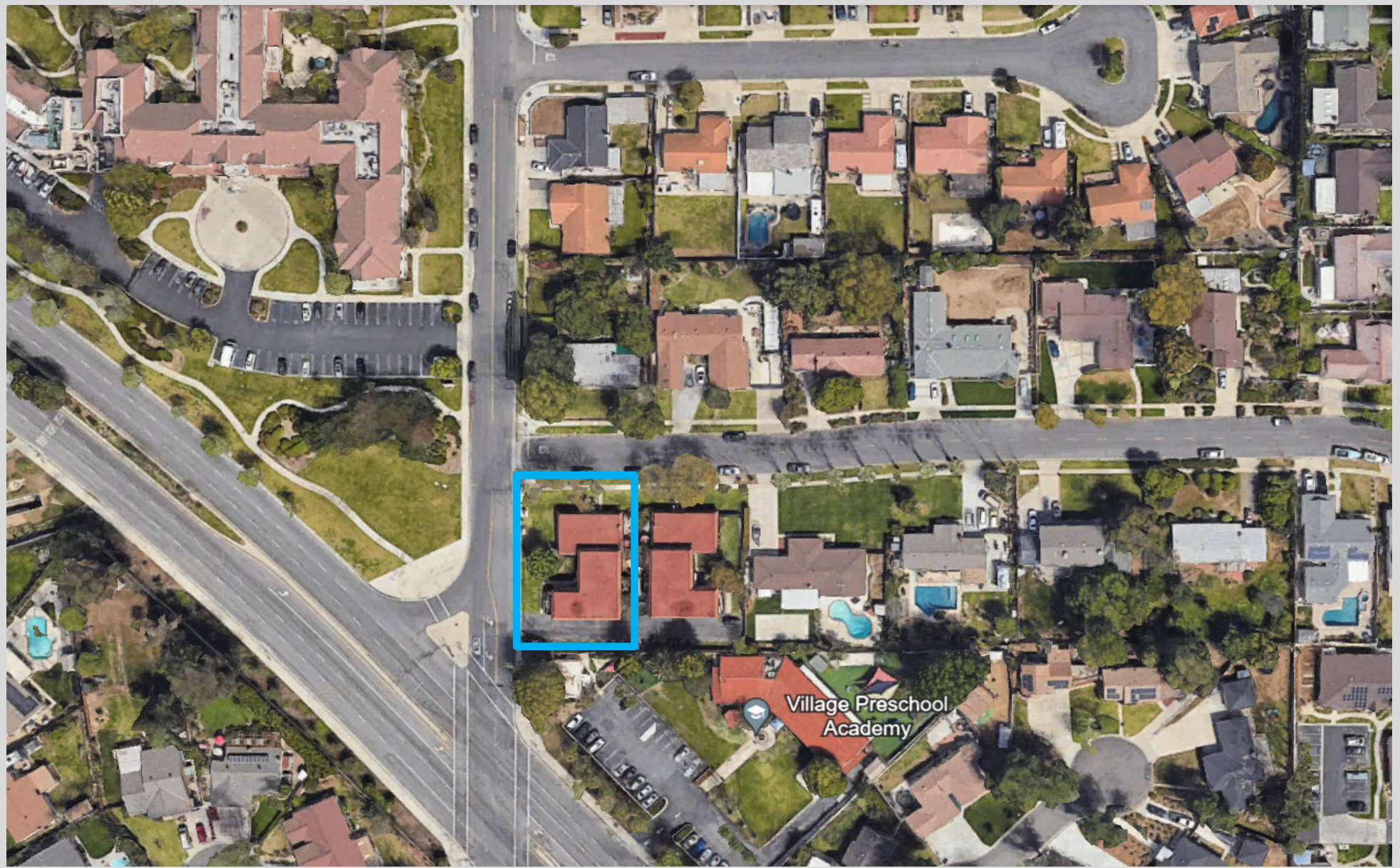
**4 Units • \$2,000,000**  
**18006 Avolinda Dr, Yorba Linda, CA 92886**



# Property Details

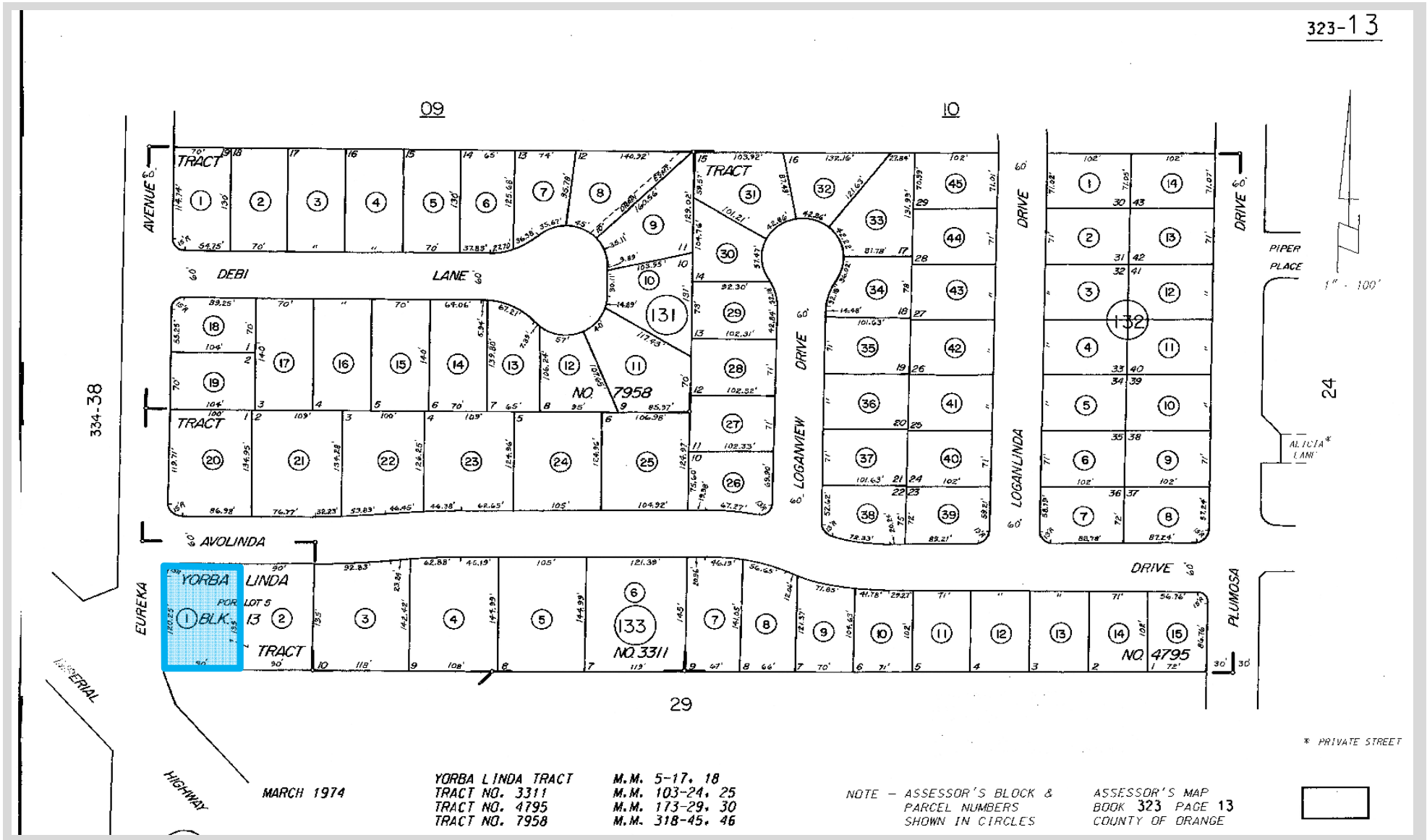
<b>ADDRESS</b>	18006 Avolinda Drive Yorba Linda, CA 92886
<b>LAND SQ. FT.</b>	12,197
<b>BUILDING SQ. FT.</b>	4,480
<b>YEAR BUILT</b>	1970
<b># OF UNITS</b>	4
<b>UNIT MIX</b>	(1) 3+2, (3) 2+1
<b>PARCEL #</b>	323-133-01
<b>TAX AUTHORITY</b>	Orange County
<b>PARKING</b>	Enclosed Garages & Open Spaces
<b>ELECTRICITY</b>	Individually Metered
<b>GAS</b>	Individually Metered
<b>WATER</b>	Master Metered
<b>FEATURES</b>	Wall A/C, Garages, Central Heaters, On-Site Laundry Room, Patios, Balconies, Dual Pane Windows, Corner Lot





Parcel # : 323-133-01

323-13



YORBA LINDA TRACT  
TRACT NO. 3311 M.M. 5-17, 18  
TRACT NO. 4795 M.M. 103-24, 25  
TRACT NO. 7958 M.M. 173-29, 30  
M.M. 318-45, 46

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

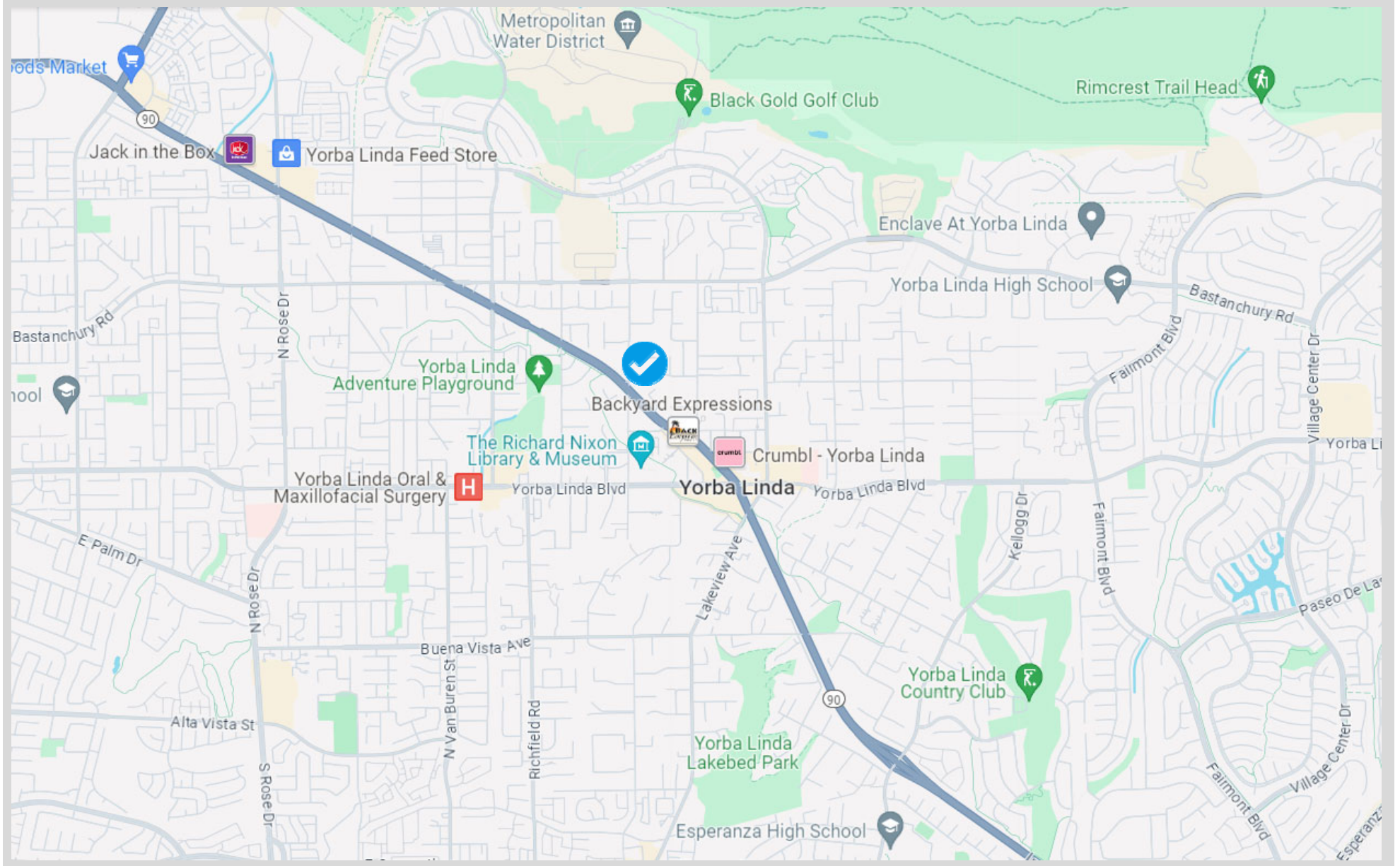
ASSESSOR'S MAP BOOK 323 PAGE 13 COUNTY OF ORANGE

\* PRIVATE STREET

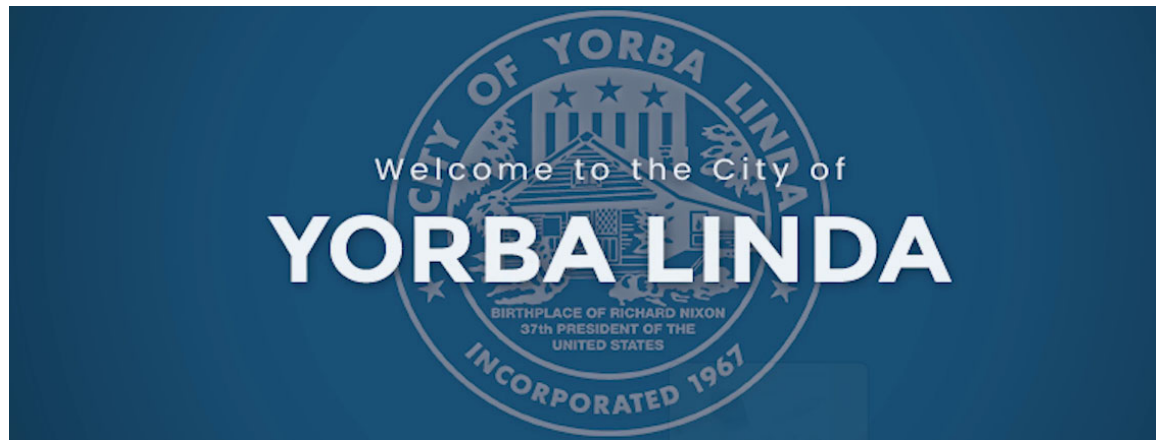
# Exterior Images







## 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
<b>1</b> 4609 Lakeview Ave Yorba Linda, CA 92886	4	(1) 3+2 (3) 2+1	1970	4,518	\$2,012,555	\$503,139	\$445.45	23.66	2.89%	2/21/2024
<b>2</b> 338 W Kelly Ave Orange, CA 92866	4	(2) 3+2 (1) 2+2 (1) 2+1	1969	4,315	\$2,475,000	\$618,750	\$573.58	17.78	3.76%	4/23/2024
<b>3</b> 2740 Brea Blvd Fullerton, CA 92835	4	(1) 3+2 (3) 2+2	1966	4,996	\$2,175,000	\$543,750	\$435.35	17.37	3.85%	5/6/2024
<b>4</b> 750 N Adele St Orange, CA 92867	4	(1) 3+2 (2) 2+2 (1) 2+1	1971	4,486	\$1,800,000	\$450,000	\$401.25	21.27	3.14%	7/8/2024
<b>5</b> 730 N Kathleen Ln Orange, CA 92867	4	(1) 3+2 (2) 2+2 (1) 2+1	1971	4,582	\$1,900,000	\$475,000	\$414.67	16.01	4.03%	8/12/2024
<b>Property Averages</b>	<b>4</b>		<b>1969</b>	<b>4,579</b>	<b>\$2,072,511</b>	<b>\$518,128</b>	<b>\$454.06</b>	<b>19.22</b>	<b>3.53%</b>	
<b><u>Subject Property</u></b> <b>18006 Avolinda Drive</b> <b>Yorba Linda, CA 92886</b>	<b>4</b>	<b>(1) 3+2</b> <b>(3) 2+1</b>	<b>1970</b>	<b>4,480</b>	<b>\$2,000,000</b>	<b>\$500,000</b>	<b>\$446.43</b>	<b>24.17</b> <b>13.51</b>	<b>2.53%</b> <b>4.84%</b>	<b>MARKET</b>





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