

BURWOOD STREET APARTMENTS

1260 Burwood Street | La Habra, CA



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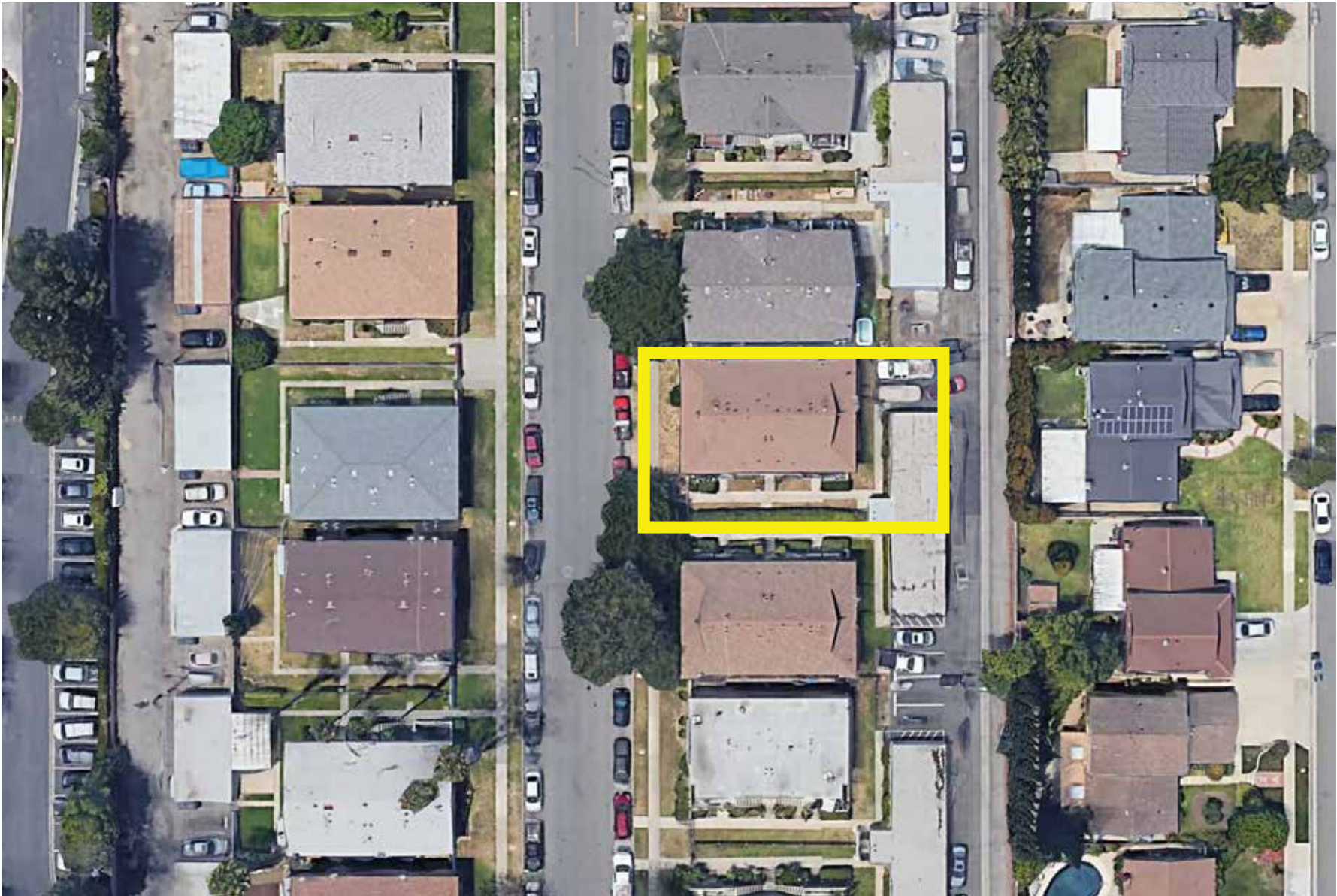
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INVESTMENT OVERVIEW

Property Overview

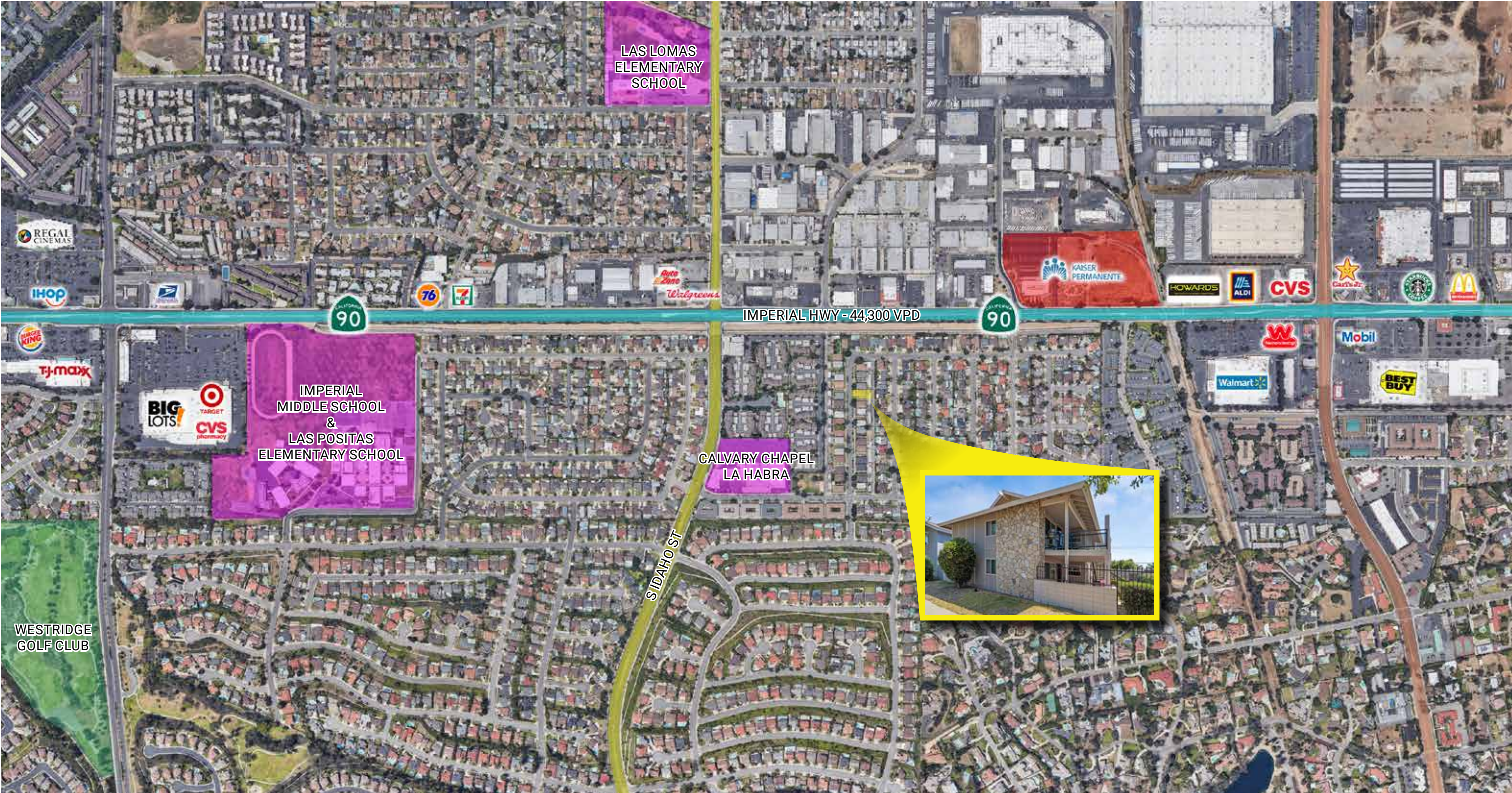
Vantis Capital Advisors is pleased to present a fee simple Multi-Family Investment in La Habra, California. Located near the intersection of Imperial Highway and Euclid Street this property features easy access to multiple freeways including CA-57, CA-91 and I-5. The Property offers easy commutes throughout Orange and Los Angeles counties as well as nearby shopping and dining options accessible on foot or via bike. The property consists of four two-bedroom/one-bathroom units. The Orange County market has enjoyed some of the strongest rental growth and growing tenant demand in Southern California over the past few years.

ADDRESS:	1260 BURWOOD STREET, LA HABRA, CA 90631
APN	292-494--25
PRICE	\$1,435,000
TOTAL GLA	3,964
LAND AREA	6,534
PRICE/SF (BUILDING)	\$362.01
CURRENT NOI	\$58,427
PROFORMA NOI	\$60,289
CURRENT CAP RATE	4.07%
PROFORMA CAP RATE	4.20%
YEAR BUILT	1963



INVESTMENT OVERVIEW

Aerial Overview



INVESTMENT OVERVIEW

Photos



PROPOSED PRICING

Financial Analysis

PROPERTY SUMMARY	
SUBJECT NAME	BURWOOD APARTMENTS
NUMBER OF UNITS	4
ADDRESS	1260 BURWOOD STREET
CITY & STATE	LA HABRA, CA 90631
YEAR CONSTRUCTED	1963
SQUARE FEET	3,964
LOT SQUARE FEET	6,534
BUILDING PRICE PER SQUARE FOOT	\$362.01

INVESTMENT SUMMARY	
PRICE:	\$1,435,000
DOWN PAYMENT	\$560,000
	39.02%
PRICE / UNIT	\$358,750
PRICE PER SQUARE FOOT	\$362.01

UNIT MIX & RENT SCHEDULE					
UNITS	BEDROOMS/BATHS	CURRENT MONTHLY RENT/UNIT	CURRENT MONTHLY INCOME	PROFORMA MONTHLY RENT	PROFORMA MONTHLY INCOME
4	2 BED / 2 BATH	\$1,850	\$7,400	\$1,890	\$7,560
Total Monthly Rental Income			\$7,400		\$7,560
Monthly Other Income			\$60		\$60
Gross Monthly Income			\$7,460		\$7,620
Total Annual Income			\$89,520		\$91,440

PROPOSED FINANCING			
1ST LOAN		START RATE	MONTHLY PAYMENT
\$875,000	NEW 1ST TRUST DEED	3.750%	\$4,052
	30 YEAR FIXED 30 YEAR AMORT		

ANNUALIZED OPERATING DATA		CURRENT	PROFORMA
SCHEDULED GROSS INCOME		\$89,520	\$91,440
LESS VACANCY RESERVE	3.0%	\$2,686	\$2,743
GROSS OPERATING INCOME		\$86,834	\$88,697
LESS EXPENSES	31.7%	\$28,408	\$28,408
NET OPERATING INCOME		\$58,427	\$60,289
LESS LOAN PAYMENTS		\$48,627	\$48,627
GROSS SPENDABLE INCOME		\$9,800	\$11,662
CAPITALIZATION RATE		4.07%	4.20%
GROSS RENT MULTIPLIER		16.03	15.69
CASH ON CASH RETURN		1.75%	2.08%
DEBT COVERAGE RATIO		1.20	1.24

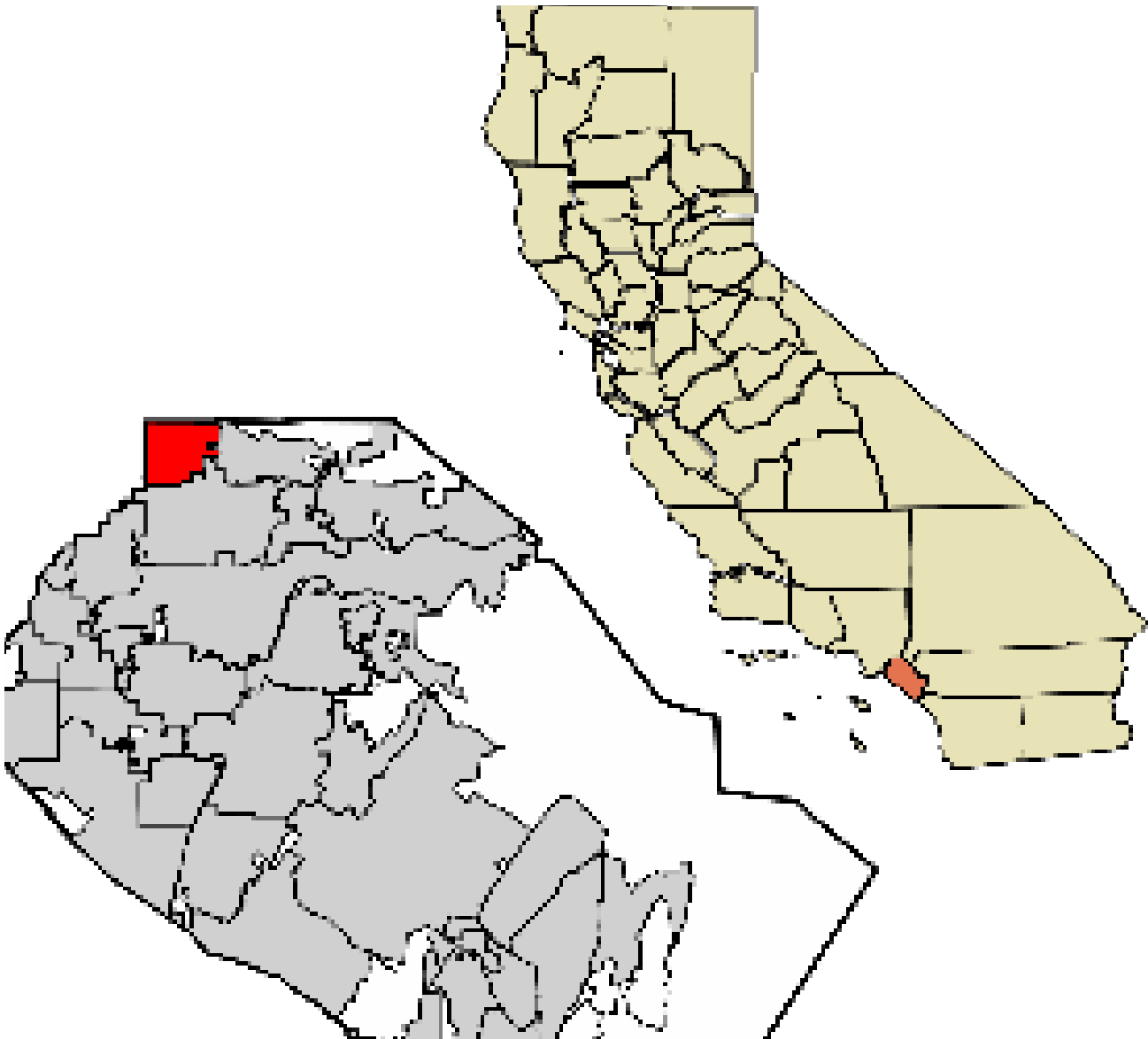
ANNUALIZED EXPENSES	TOTAL EXPENSES	EXPENSES PER UNIT	EXPENSES PER SF
TAXES (ESTIMATED)	\$15,849	\$3,962.32	\$4.00
UTILITIES	\$3,520	\$880.00	\$0.89
INSURANCE	\$1,387	\$346.85	\$0.35
MAINTENANCE. & REPAIRS	\$2,316	\$578.90	\$0.58
PEST	\$474	\$118.56	\$0.12
LANDSCAPING	\$1,307	\$326.70	\$0.33
MANAGEMENT	\$3,554	\$888.60	\$0.90
TOTAL EXPENSES	\$28,408	\$7,101.93	\$7.17

AREA OVERVIEW

Neighborhood Overview

La Habra was founded in 1925 and is located in the northwestern corner of Orange County, California. According to the 2010 US Census, the city had a population of 60,239 residents with a median household income of \$60,954.

Orange County is located in the Los Angeles metropolitan area and is the second most densely populated county in the state. The county is a tourist center with multiple attractions including Disneyland, Knott's Berry Farm, and several popular beaches along its 40 miles of coastline. According to the 2010 US Census the total population of Orange County is 3,010,232 residents. The largest employers in the county include Disney, University of California, Irvine and St Joseph Health.



AREA OVERVIEW

Demographics



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:			
2024 PROJECTION	21,634	161,223	455,804
2019 ESTIMATE	20,919	159,004	448,533
2010 CENSUS	18,415	156,653	434,417
2019 POPULATION BY RACE:			
WHITE	16,224	112,819	320,710
BLACK	433	2,985	11,310
AM. INDIAN & ALASKAN	288	1,724	6,009
ASIAN	3,319	36,247	95,426
HAWAIIAN & PACIFIC ISLAND	31	404	1,540
Other	624	4,825	13,538
Households:			
2024 Projection	6,915	54,147	144,869
2019 Estimate	6,685	53,465	142,609
2010 Census	5,881	53,088	138,615
Growth 2019 - 2024	3.44%	1.28%	1.58%
Growth 2010 - 2019	13.67%	0.71%	2.88%
2019 Avg Household Income	4,050	34,564	85,340
2019 Med Household Income	2,635	18,901	57,270



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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

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