

OFFERING MEMORANDUM

12571 KENSINGTON LN

GARDEN GROVE, CA 92840

A 10 apartment unit turn-key opportunity with complete renovations, 2 newly constructed ADU's with 2 bedrooms, & a day one 6.0% cap rate.



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*Exclusively
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LOCATION OVERVIEW

Section 01

GARDEN GROVE'S MARKET IS RIPE FOR INVESTMENT

Garden Grove is a city situated in northern Orange County, located within the Los Angeles metropolitan area.

Garden Grove is positioned with access to several regional transportation routes including State Route 22. The landscape consists of established residential neighborhoods and commercial districts, as well as the historic Main Street area and the Christ Cathedral campus.

The local economy is supported by sectors such as healthcare, manufacturing, and retail trade. Industrial activity is concentrated in manufacturing and logistics, while a developed hospitality and tourism corridor exists along Harbor Boulevard. Additional economic activity is found in educational services, public administration, and professional, scientific, and technical services. The city's infrastructure and proximity to regional transit support a variety of commercial and industrial uses.

172,819

GARDEN GROVE
POPULATION (2025)

\$93,203

CITY MEDIAN HOUSEHOLD
INCOME (2025)

38.8

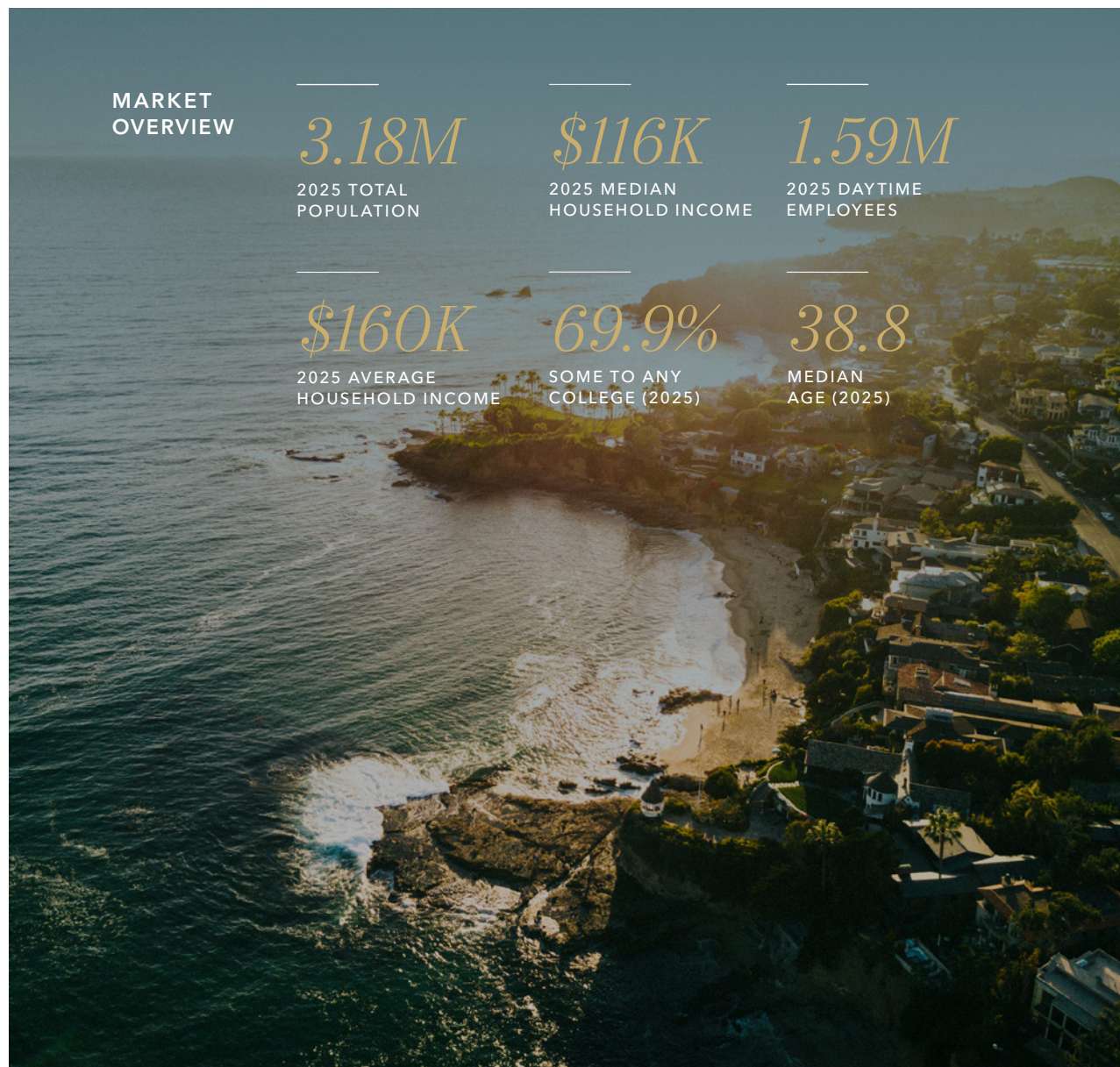
GARDEN GROVE
MEDIAN AGE (2025)

ORANGE COUNTY, CA

The Property is located in Orange County, one of the most desirable residential and commercial areas in Southern California. It is close to other major metropolitan areas and offers a high quality of life for its residents. Orange County has a diverse and affluent population with a high level of education and a strong corporate presence. The market has ten Fortune 1,000 companies in various sectors such as technology, tourism, healthcare and financial services. The market also has excellent demographics, a robust economy, top-notch educational institutions and attractive amenities that create a steady demand for multifamily housing in the long term.

DIVERSE ECONOMIC DRIVERS

- High Tech/Gaming
- Life Sciences
- Action Sports
- Healthcare
- Tourism
- Business & Professional Services
- Green Economy
- Quick Serve Restaurants

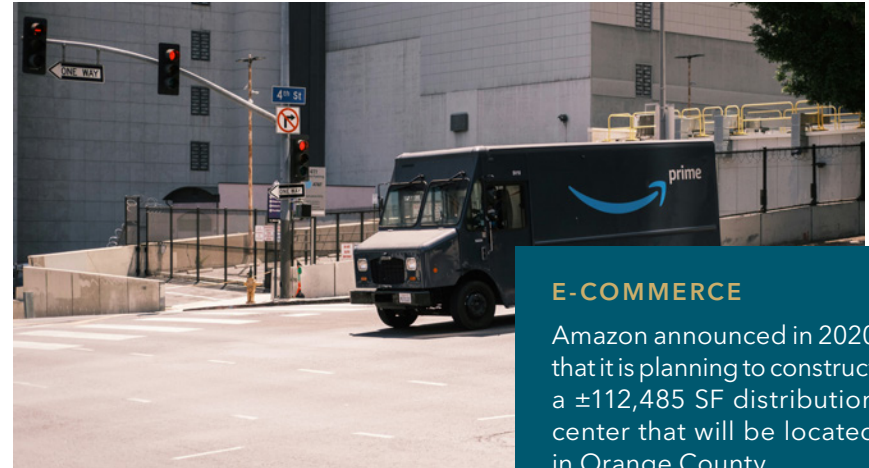


ORANGE COUNTY GROWTH



TOURISM

The Walt Disney Company announced in 2024 one of its largest expansions of Disneyland in over 20 years.



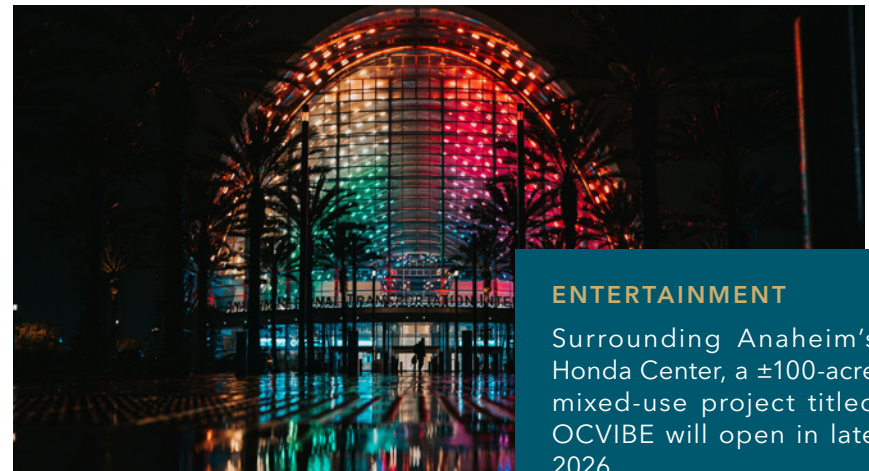
E-COMMERCE

Amazon announced in 2020 that it is planning to construct a $\pm 112,485$ SF distribution center that will be located in Orange County.



DEFENSE

Anduril Industries, a government defense contractor, announced in 2021 a large lease was signed in Orange County.



ENTERTAINMENT

Surrounding Anaheim's Honda Center, a ± 100 -acre mixed-use project titled OCVICE will open in late 2026.



PROPERTY OVERVIEW

Section 02

PROPERTY *DESCRIPTION*

12571 Kensington Ln, 10 turnkey apartment units located in Garden Grove, California. The property is located near multiple retail and recreation options.

PROPERTY HIGHLIGHTS

- 100% pride of ownership and turn-key opportunity
- Over \$750,000 in capital improvements completed in 2025
- Freshly painted & new stucco
- New electrical panels and wiring
- Tastefully and exquisitely interior renovations
- Walk score of 65
- Strategically located just north of the 22 freeway between the 405 & 5 freeways
- 2 newly constructed 2 bedroom ADU's
- Each Unit is equipped with stackable washer/dryer
- Day One 6.0% CAP & 12.4 GRM

→ [VIEW VIDEO](#)

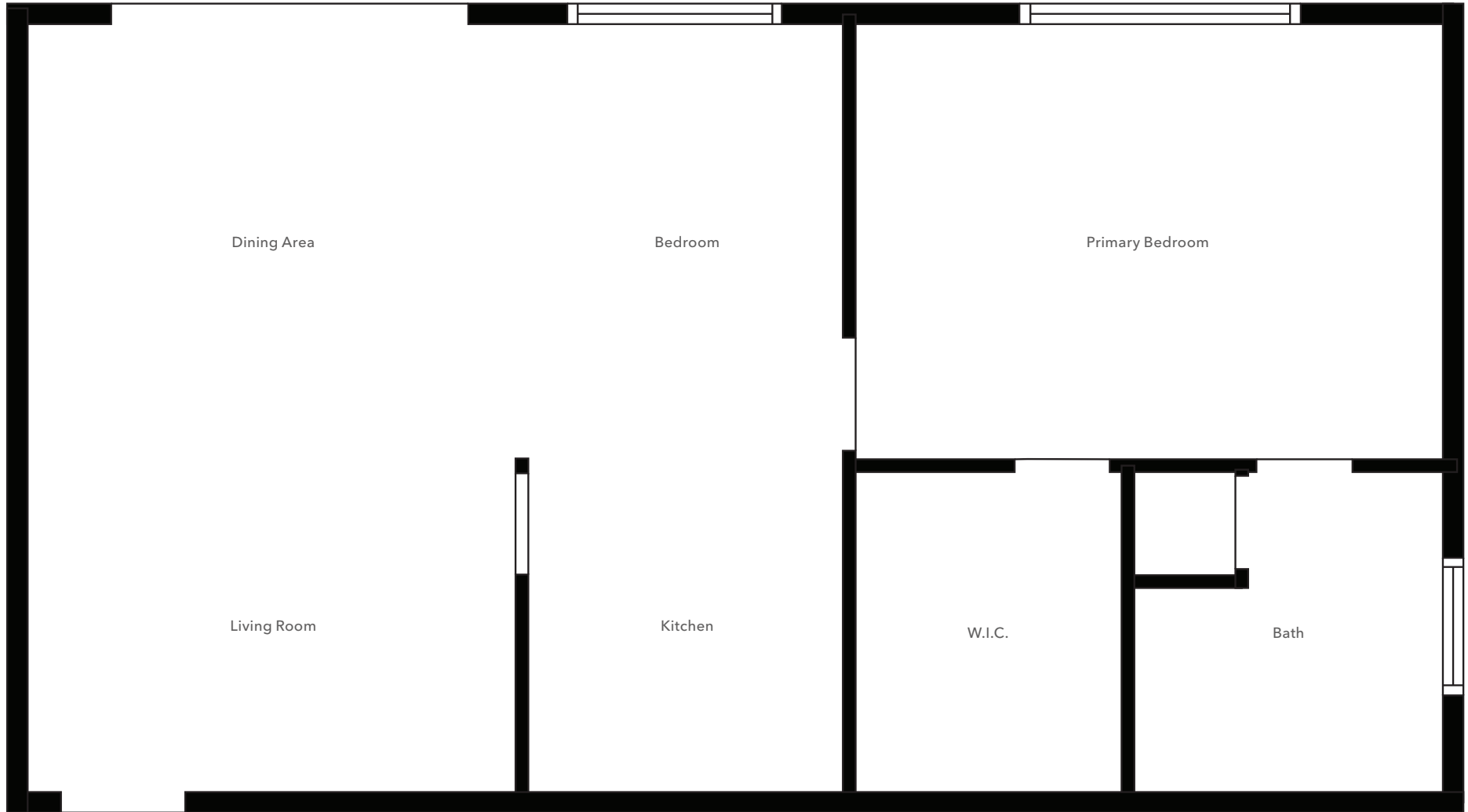
→ [VIEW PHOTOS WEBSITE](#)



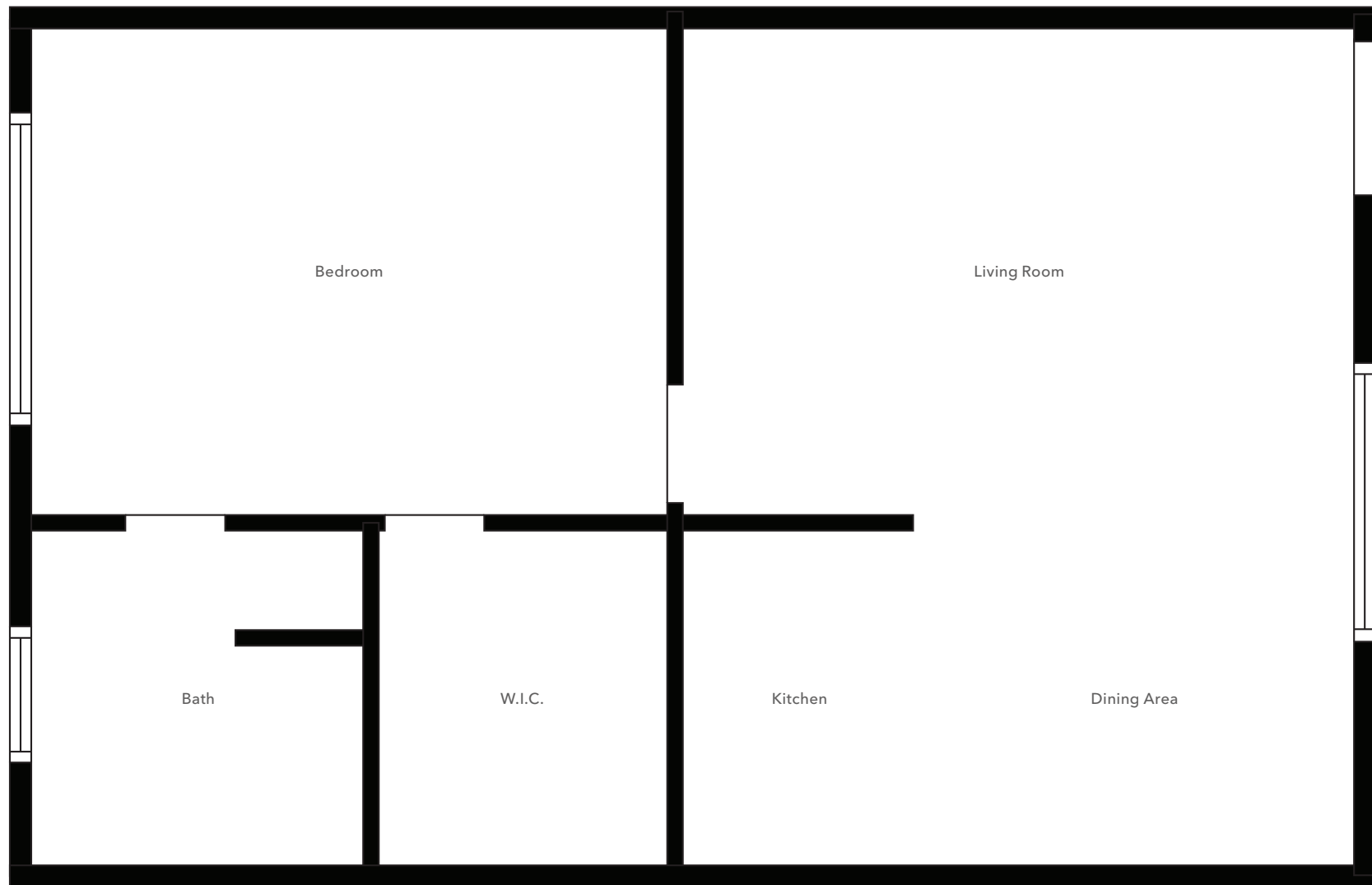
PROPERTY OVERVIEW



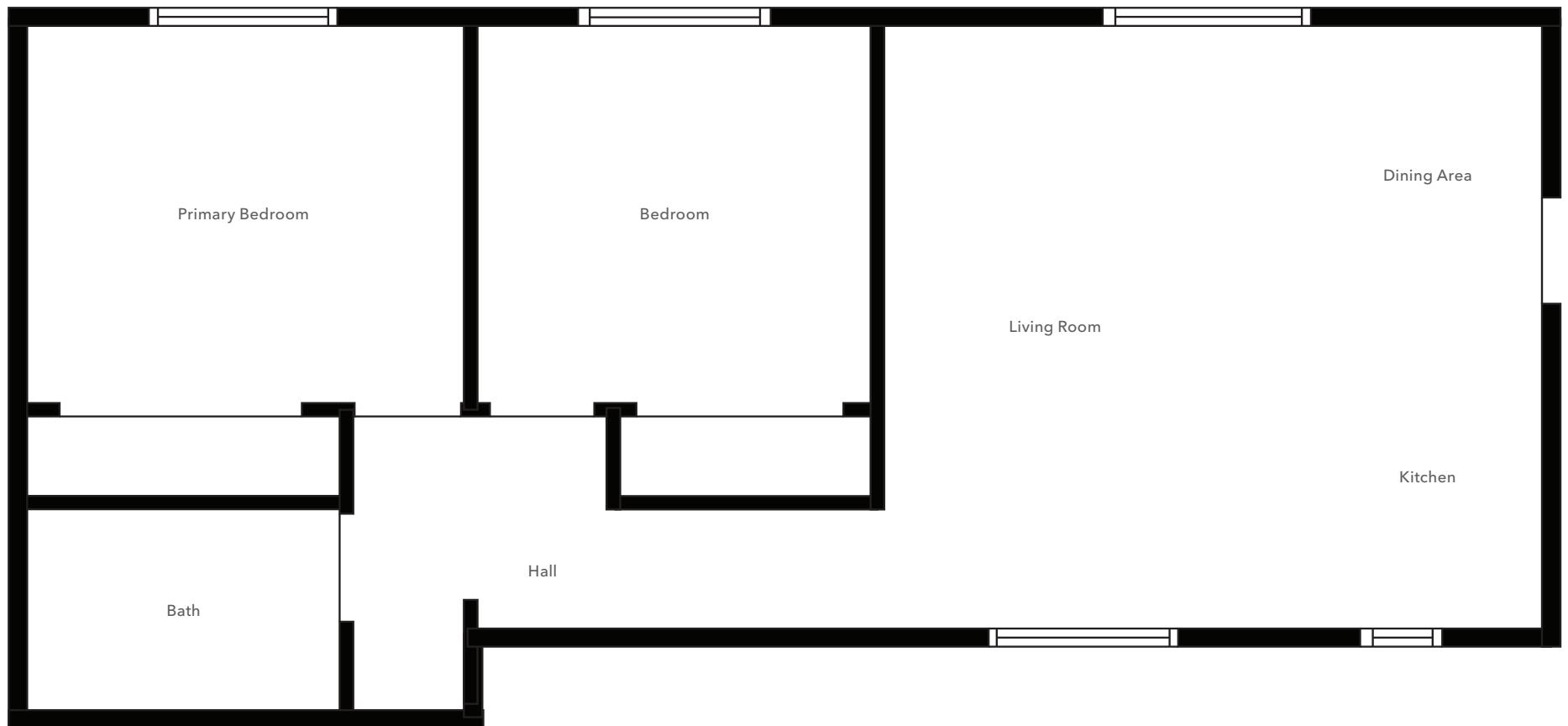
1 BEDROOM (LARGER) FLOOR PLAN



1 BEDROOM FLOOR PLAN



NEWLY CONSTRUCTED ADU FLOOR PLAN (2 BEDROOM & 1 BATH)





PROPERTY PHOTOS & UPGRADES

Section 03



PROPERTY UPGRADES

EXTERIOR

New exterior painting on existing 8-unit building - including concrete and stucco repairs

New landscaping and irrigation

Upgraded tandem parking in rear of building with new parking striping (14 total spaces)

New cluster mailbox center

Upgraded property lighting with energy-efficient LED fixtures



PROPERTY PHOTOS & UPGRADES

EXISTING 8 UNIT RENOVATIONS

Full remodeled kitchens in all units

All new stainless-steel appliances

New white shaker cabinetry throughout

Premium quartz countertops

New sinks, faucets, and modern plumbing fixtures

New luxury vinyl plank flooring throughout (LVP)

Fresh interior paint throughout all units

New trim and baseboards

New lighting and fans throughout

New mini split systems installed in each unit

Stacked private washer/dryer units installed in each unit

Upgraded plumbing lines (supply and/or drain)



PROPERTY PHOTOS & UPGRADES

NEW ADUS

2025 construction of (2) ±690 SF detached ADUs –
Two Bedroom One Bath Units

Quality construction from a reputable general
contractor

All permits and inspections passed through the
City of Garden Grove.

Open floor plan kitchen and living room with 12'
high ceilings

New white shaker cabinets with white
quartz counters

Stainless steel appliances

Individual stacked washer and dryers

New luxury vinyl plank flooring (LVP)

New tile showers with glass enclosures

New low-E vinyl energy efficient windows

New pex plumbing throughout, each unit is
connected to an individual 1" water meter

New sewer later tied into the existing sewer system
per plan

New electrical panels and meters

Asphalt shingle roof

New recessed can lighting throughout

HVAC mini splits in each room



INTERIOR PHOTOS



ADJACENT TO A BIKE AND PEDESTRIAN TRAIL



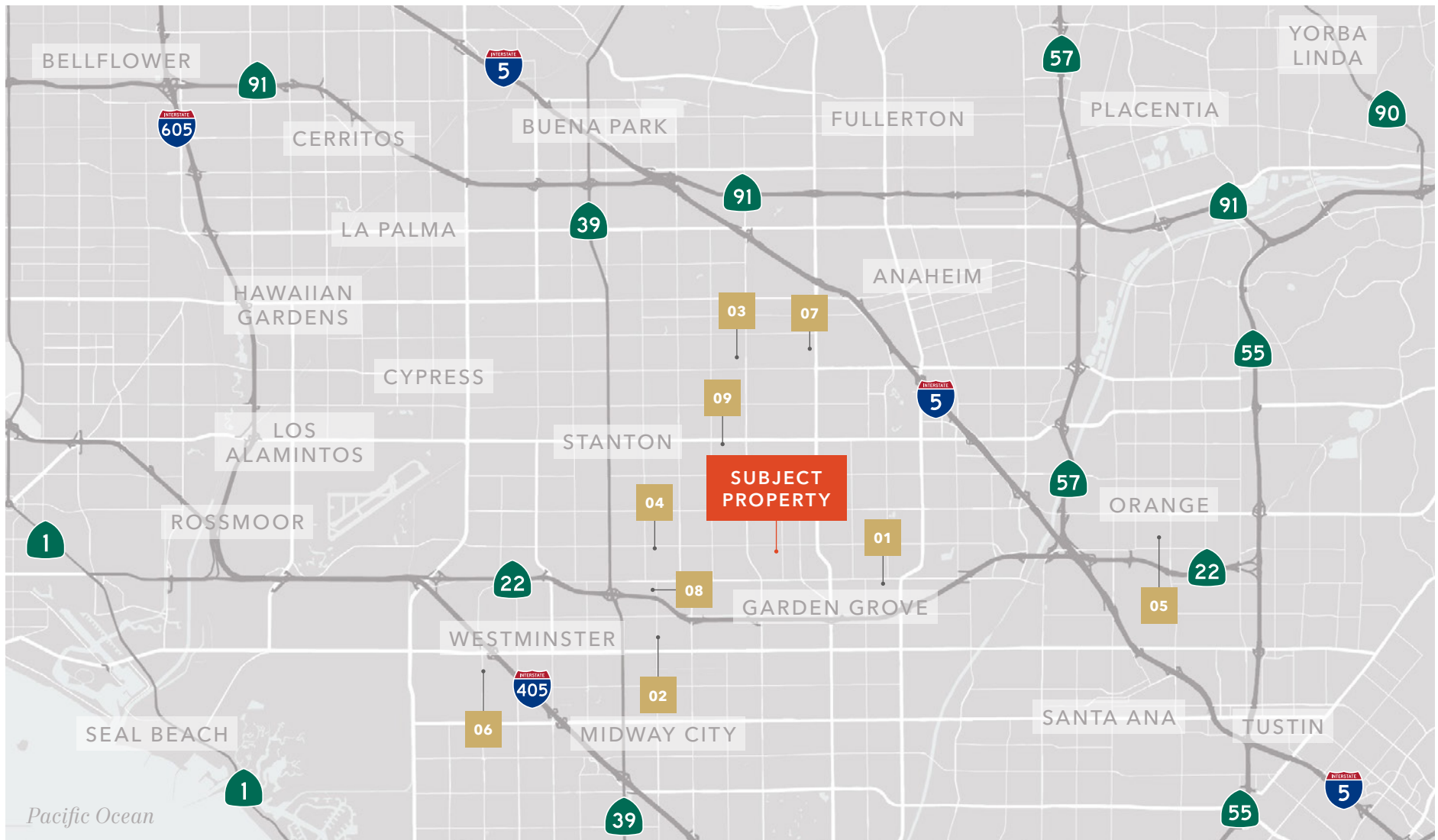
GARDEN GROVE MEDAL
OF HONOR BIKE AND
PEDESTRIAN TRAIL



COMPARABLES

Section 04

SALE COMPARABLES



SALE COMPARABLES

	Property Name	Units	Year Built	Square Footage	Price	CAP	GRM	Price/Unit	Price/Foot	COE	Unit Mix
01	13052 ROCKINGHORSE RD Garden Grove, CA 92843	8	1959	4,978	\$2,500,000	5.0%	13.0	\$312,500	\$502.11	2/27/2026	(8) 1 Bed / 1 Bath
02	13782 NEWLAND ST Garden Grove, CA 92844	10	1964	9,840	\$4,780,000	4.1%	17.9	\$478,000	\$485.77	1/15/2026	(10) 2 Bed / 1 Bath
03	2245 W VANCOUVER DR Anaheim, CA 92804	5	1960	5,644	\$1,830,000	4.9%	13.4	\$366,000	\$324.24	11/25/2025	(4) 2 Bed / 1 Bath, (1) 3 Bed / 2 Bath
04	12536 ADELLE ST Garden Grove, CA 92841	9	1961	7,298	\$2,990,000	4.4%	13.9	\$332,222	\$409.70	9/30/2025	(2) 3 Bed / 2 Bath, (1) 2 Bed / 2 Bath, (6) 2 Bed / 1 Bath
05	460 S OLIVE ST Orange, CA 92866	6	1968	4,450	\$2,350,000	5.2%	13.2	\$391,667	\$528.09	9/8/2026	(5) 1 Bed / 1 Bath, (1) 2 Bed / 2 Bath
06	14321 SPRINGDALE ST Westminster, CA 92683	14	1960	9,214	\$5,250,000	4.4%	14.4	\$375,000	\$567.07	8/25/2025	(11) 1 Bed / 1 Bath, (1) 3 Bed / 2 Bath, (1) 2 Bed / 1 Bath
07	808 S FALCON ST Anaheim, CA 92804	8	1961	7,300	\$2,950,000	4.3%	14.5	\$368,750	\$404.11	7/15/2025	(2) 2 Bed / 2 Bath
08	8402 LARSON AVE Garden Grove, CA 92844	8	1979	7,622	\$2,800,000	4.1%	14.9	\$350,000	\$367.36	6/11/2025	(8) 2 Bed / 2 Bath
09	9661 MAUREEN DR Garden Grove, CA 92841	12	1958	8,329	\$4,000,000	4.9%	13.3	\$333,333	\$480.25	4/8/2025	(12) 2 Bed / 1 Bath
	Averages	9	1963			4.6%	14.3	\$367,385	\$452.07		



FINANCIALS

Section 05

FINANCIALS

RENT ROLL

Unit	Unit Type	SF	Current Rent/Month	Current Rent/SF/Month
1	1 Bedroom / 1 Bath, END	718	\$2,075	\$2.89
2	1 Bedroom / 1 Bath, Interior	560	\$2,150	\$3.84
3	1 Bedroom / 1 Bath, Interior	560	\$2,200	\$3.93
4	1 Bedroom / 1 Bath, END	718	\$2,200	\$3.06
5	1 Bedroom / 1 Bath, END	718	\$2,200	\$3.06
6	1 Bedroom / 1 Bath, Interior	560	\$1,975	\$3.53
7	1 Bedroom / 1 Bath, END	718	\$2,100	\$2.92
8	1 Bedroom / 1 Bath, Interior	560	\$2,200	\$3.93
12575	2 Bedroom / 1 Bath, New ADU	690	\$2,475	\$3.59
12577	2 Bedroom / 1 Bath, New ADU	690	\$2,475	\$3.59
Total		6,492	\$22,050	\$3.40

RENT ROLL SUMMARY

Unit Type	Units	Avg SF	Rent	Scheduled		
				Avg Rent	Avg Rent/SF	Monthly Income
1 Bedroom / 1 Bath	8	639	\$1,975 - \$2,200	\$2,138	\$3.35	\$17,100
2 Bedroom / 1 Bath	2	690	\$2,475 - \$2,475	\$2,475	\$3.59	\$4,950
Totals/Weighted Averages	10	649		\$2,205	\$3.40	\$22,050
Gross Annualized Rents				\$264,600		

Buyer is solely responsible for independently verifying the information contained in this document. Any reliance on it is entirely at your own risk.

FINANCIALS

OPERATING STATEMENT

Income	Current
Gross Current Rent	264,600
Total Vacancy	(\$7,938) (3.0%)
Storage	1,800
RUBS	6,225
Effective Gross Income	\$264,687
Expenses	Current
Real Estate Taxes	38,989
Insurance	7,000
Electric	407
Water & Sewer	3,076
Gas	2,214
Trash Removal	5,906
Maintenance & Repairs	5,000
Pest Control	784
Gardener/Landscape	1,200
Misc	2,500
Total Expenses	\$67,076
Expenses as % of EGI	25.3%
Net Operating Income	\$197,611

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FINANCIALS

PRICING DETAIL - ALL CASH

Summary

Price	\$3,295,000
Down Payment	\$1,318,000 (40%)
Number of Units	10
Price Per Unit	\$329,500
Price Per SF	\$507.55
Rentable SF	6,492
Lot Size	0.22 Acres
Approx. Year Built	1960/2025

Returns

	Current
CAP Rate	6.00%
GRM	12.45

Unit Type	SF	Scheduled Rents
(8) 1 Bedroom / 1 Bath	±639	\$2,138
(2) 2 Bedroom / 1 Bath	±690	\$2,475

Operating Data

	Current
Gross Scheduled Rent	\$264,600
Less: Vacancy/Deductions	\$7,938 (3.0%)
Total Effective Rental Income	\$256,662
Other Income	\$8,025
Effective Gross Income	\$264,687
Less: Expenses	\$67,076 (23.2%)
Net Operating Income	\$197,611

Expenses

	Current
Real Estate Taxes	\$38,989
Insurance	\$7,000
Electric	\$407
Water & Sewer	\$3,076
Gas	\$2,214
Trash Removal	\$5,906
Maintenance & Repairs	\$5,000
Pest Control	\$784
Gardener/Landscape	\$1,200
Misc	\$2,500
Total Expenses	\$67,076
Expenses/Unit	\$6,708
Expenses/SF	\$10.33

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OFFERING PROCEDURES

Section 06

OFFERING PROCEDURES

Prospective investors wishing to make an offer are requested to submit —

- RIPA or AIR contracts
- Letter of intent
- Resume and/or business letter indicating recent or current assets owned and purchased
- Transaction references
- Banking references
- Source of equity for acquisition

INTEREST OFFERED

100% fee simple interest.

TERMS

The Property is being offered on an all-cash basis with new financing available.

SALE CONDITIONS

Property is being offered in an AS-IS, where-is condition with all faults, if any, and without representations or warranties of any kind or nature, expressed or implied, written or oral.

Buyer is solely responsible for independently verifying the information contained in this document. Any reliance on it is entirely at your own risk. Loan information is subject to change.

PROPERTY TOURS

Prospective investors are encouraged to visit the subject property prior to submitting an offer. Please DO NOT contact on-site management or staff without prior approval. All property showings are by appointment only. Contact Jonathan Mitchell at Kidder Mathews.

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