LANDLORD-FRIENDLY **14-unit** IN THE OC

AN ESCAPE FROM LA RENT CONTROL & RED TAPE

JUST REDUCED **$150,000**

3608
w. orange ave.

ANAHEIM, CA 92804

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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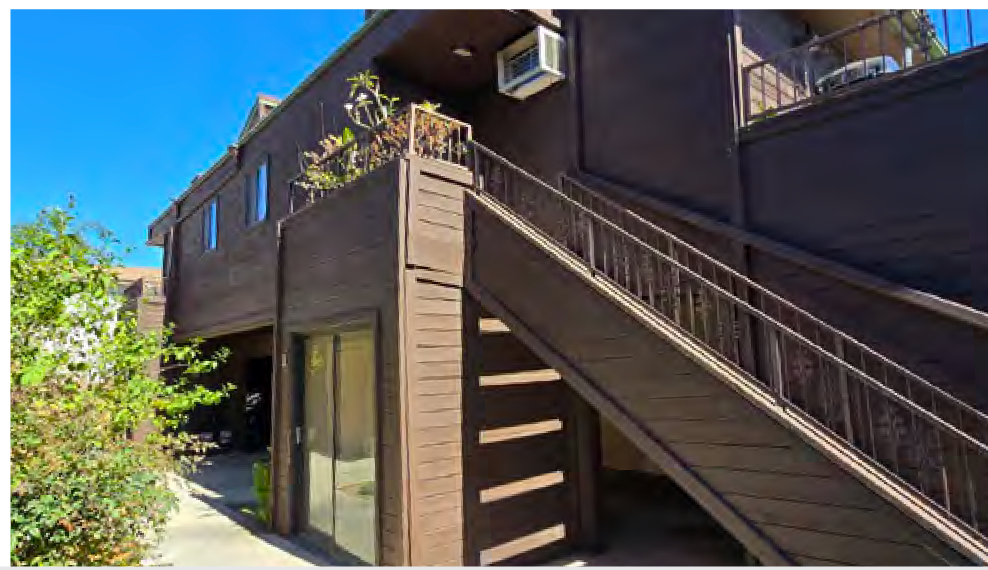
one

EXECUTIVE SUMMARY

Condo quality garden-style property. Highly walkable to Orangeview Junior High School, across the street, and Holder Elementary, down the block, not to mention Cypress College. The property has thrived under long-term pride of ownership and professional management. Six units recently renovated as well as new roofs (installed in 2024) - the property is gated and the units boast of amenities such as A/C, wet bars, fireplaces, and vaulted ceilings – a superior rental option compared to much of the competing product in the area.

A steady investment option for almost any Buyer-profile, even more so for an “LA” owner who wants to own in a much more Landlord-friendly city and county! Strength of an OC address, for owners and renters alike, without the Newport Beach price point. Immediate rent upside (2026 rent increases due) in 10 of the 14 units!



INVESTMENT HIGHLIGHTS

2 Building Asset with Ample Parking on a Massive 20k sq ft Lot

1980 Construction.
Eight - 1 Bedroom / 1 Full Bath
and Six - 2 Bedroom / **2 Full Baths**

The Units Boast Fireplaces, In-Unit AC, and wet bars

3 Blocks to Cypress College

Upstairs Vaulted Ceilings

Gated Property







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two

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

ADDRESS	3608 W. Orange Ave., Anaheim, CA 92804
MARKET/SUBMARKET	Orange County / West Anaheim
SQUARE FOOTAGE	±11,541 sq ft
LOT SIZE	±20,094 sq ft
YEAR BUILT	1980

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three

FINANCIAL ANALYSIS

FINANCIAL SUMMARY

PROPERTY PROFILE

NUMBER OF UNITS	14
YEAR BUILT	1980
BUILDING SIZE (sq ft)	11,541
LOT SIZE (sq ft)	20,094
CONSTRUCTION TYPE	Woodframe/Stucco
ROOF TYPE	Composite, 2024
PARKING	Carports in Rear
TYPE	Multifamily
APN	134-461-34
UNIT MIX	Eight - 1 Bedroom / 1 Full Bath Six - 2 Bedroom / **2 Full Baths**

PRICING SUMMARY

PRICE	$4,850,000
DOWN PAYMENT (38%)	$1,859,000
PRICE/ UNIT	$346,429
PRICE / SQ. FOOT	$420.24
GRM	12.61
GRM (PROFORMA)	10.96
CAP RATE	5.19%
PROFORMA CAP RATE	6.30%

FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

INCOME	SCHEDULED ANNUALIZED		PROFORMA ANNUALIZED
SCHEDULED GROSS INCOME (SGI)*	$381,180		$439,200
LAUNDRY INCOME	$3,350		$3,350
TOTAL SCHEDULED GROSS INCOME	$384,530		$442,550
VACANCY RATE (3%)	$11,435		$13,176
EFFECTIVE OPERATING INCOME	$373,095		$429,374
EXPENSES		% SGI	
PROPERTY TAXES (NEW)	$59,170	15.5%	$59,170
PROPERTY INSURANCE	$9,120	2.4%	$9,120
UTILITIES & TRASH	$13,820	3.6%	$13,820
OFF-SITE MGMT. FEE	$14,279	3.7%	$16,817
REPAIRS & MAINTENANCE	$14,165	3.7%	$14,165
LANDSCAPING/CLEANING	$4,500	1.2%	$4,500
MARKETING/LEASING/ADMIN.	$3,000	0.8%	$3,000
RESERVES/REPLACEMENTS	$3,450	0.9%	$3,450
Most expenses are based on 2025 year-end. Off-site management is industry standard.			
TOTAL EXPENSES	$121,504	32.4%	$124,042
NET OPERATING INCOME	**$251,591**		**$305,332**

DEBT SERVICE	$208,201	$208,201
NET CASH FLOW AFTER DEBT SERVICE	$43,390	$97,131
ESTIMATED PRINCIPAL REDUCTION/EQUITY GAIN	$40,414	$40,414
TOTAL RETURN	$83,804	$137,545

*Amount reflects issuance of "2026" rent increases.

You are solely responsible for independently verifying the information in this confidential memorandum.
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SCHEDULED RENT

UNIT TYPE	AVG RENT/MO	TOTAL RENT/MO
1 Bed / 1 Full Bath	$2,084	$16,675
2 Bed / **2 Full Baths**	$2,515	$15,090
AVG / TOTAL	**$2,269**	**$31,765**

PRO FORMA RENT

UNIT TYPE	AVG RENT/MO	TOTAL RENT/MO
1 Bed / 1 Full Bath	$2,400	$19,200
2 Bed / **2 Full Baths**	$2,900	$17,400
AVG / TOTAL	**$2,614**	**$36,600**

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RENT ROLL

UNIT #	UNIT TYPE	SCHEDULED RENTAL AMOUNT	EFFECTIVE DATE	PRO FORMA RENTAL AMOUNT
101	1 Bed/1 Bath	*$2,050	10/1/2026	$2,400
102	1 Bed/1 Bath	$2,200		$2,400
103	2 Bed /2 Bath	$2,595		$2,900
106	2 Bed /2 Bath	*$2,450	10/1/2026	$2,900
107	1 Bed/ Bath	*$2,100	11/1/2026	$2,400
108	1 Bed/1 Bath	*$2,050	10/1/2026	$2,400
201	1 Bed/1 Bath	*$2,050	10/1/2026	$2,400
202	1 Bed/1 Bath	*$2,050	10/1/2026	$2,400
203	2 Bed /2 Bath	*$2,645	12/1/2026	$2,900
204	2 Bed /2 Bath	$2,450		$2,900
205	2 Bed /2 Bath	*$2,475	10/1/2026	$2,900
206	2 Bed /2 Bath	$2,475		$2,900
207	1 Bed/1 Bath	*$2,150	10/1/2026	$2,400
208	1 Bed/1 Bath	*$2,025	10/1/2026	$2,400
Total (Monthly)		**$31,765**		**$36,600**
Total (Annually)		**$381,180**		**$439,200**

***Amount reflects issuance of "2026" rent increases.**

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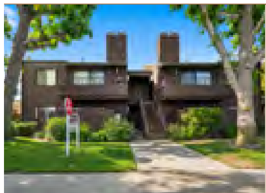
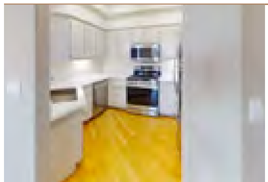
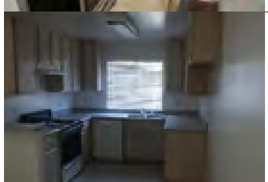
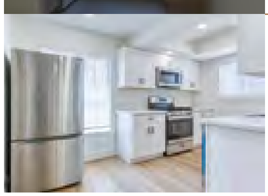
MARKET
OVERVIEW

SALES COMPS

	ADDRESS	SALE DATE	PURCHASE PRICE	UNIT COUNT	SQUARE FOOTAGE	LOT SIZE	YEAR BUILT	PRICE PER UNIT	PRICE PER SF	CAP RATE (%)
	SUBJECT PROPERTY **3608 W. Orange**	**TBD**	**$4,850,000**	**14**	**11,541 sq ft**	**20,094 sq ft**	**1980**	**$346,429**	**$420**	**5.19 %**
	410 N Lemon St, Anaheim, CA 92805	11/18/25	$9,000,000	24	21,671 sq ft	27,007 sq ft	1989	$375,000	$415	3.13 %
	2221 E Westport Dr, Anaheim, CA 92806	12/30/25	$4,150,000	16	11,923 sq ft	19,166 sq ft	1960	$259,375	$348	4.3 %
	2104 S Lewis St., Anaheim, CA 92802	2/4/26	$42,750,000	132	123,712 sq ft	3.76 ac	1989	$323,864	$346	4.4 %
	20603 Seine Ave, Lakewood, CA 90715	4/17/26	$6,275,000	15	14,680 sq ft	25,232 sq ft	2003	$418,333	$427	5.15 %

RENT COMPS

	ADDRESS	RENTAL AMOUNT	#BED	#BATH	SQUARE FOOTAGE	PRICE PER SQFT	PARKING	IN-UNIT W/D?	CENTRAL AIR?
	7853 E Horizon View Dr, Anaheim, CA 92808	$3,300	2	2	1,108 sq ft	$2.97	Yes	Yes	No
	129 S Olive St, Anaheim, CA 92805	$2,995	2	2	1,150 sq ft	$2.60	Yes	Hookups	Yes
	1857 W Falmouth Ave, Anaheim, CA 92801	$2,950	2	2	939 sq ft	$3.14	Yes	Yes	No
	109 E Alberta St, Anaheim, CA 92805	$2,595	1	1	N/A	N/A	Yes	No	No
	410 S Clementine St, Anaheim, CA 92805	$2,350	1	1	750 sq ft	$3.13	Yes	No	Yes
	320 W Truslow Ave, Fullerton, CA 92832	$3,000	1	1	600 sq ft	$5.00	Yes	No	Yes

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five

LOCATION
OVERVIEW

AREA DEMOGRAPHICS

	1 MILE		3 MILES	
POPULATION				
2025 Population - Current Year Estimate	36,846		247,124	
HOUSEHOLD INCOME				
2025 Average Household Income	$116,573		$137,027	
HOUSEHOLD VALUE				
2025 Average Value of Owner Occ. Housing Units	$830,362		$895,076	
HOUSING UNITS				
2025 Owner Occupied Housing Units	5,101	40.6%	41,940	52.2%
2025 Renter Occupied Housing Units	7,115	56.6%	36,346	45.3%
HOUSING SIZE				
2025 Average Household Size	2.94		3.12	

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INVESTMENT CONTACT

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