

525 W Warner AV Santa Ana 92707

Status: **Active**
List Date: **10/22/2014**

ML#: **OC14226192**

List Price: **\$625,000**
Original List Price: **\$ 625,000**



APN: 01510119	DOM: 3	CDOM: 3	# Units: 4
Area: Santa Ana South of First	County: Orange	Land: Fee	# Buildings: 1
Map Book:	Sqft: 2,268	Lot Dim:	# Grg Spcs: 0
Yr Built: 1961/ASR	Ac/LSqft(S): 0.15/6,534 (A)	Poss: Close Of Escrow	View:
Zone:	Structure Att?: Attached	Rent Ctrl?: No	Stories/Total: One Level/1.00
Sale Type: Standard		Fence?(Y/N):	Entry Loc: Ground Level
Tenant Pays:			

Directions: **DRIVE BY ONLY - DO NOT DISTURB TENANTS OR WALK ON PROPERTY**

Description: **Single story 4 plex. All 1 bdrm. 1 bath units. Property shows extremely well. New exterior paint in process. 5 year new roof. Low expenses. Low maintenance building. Separately metered for gas and electric. Eight on-site parking spaces. Some units upgraded more than others but all are in good condition. Also available - identical 4 plex next door 529 W. Warner Ave. Room to increase rents. Always rented and rarely vacant. Owner has a waiting list of tenants. Market rents for the area are approx. \$975 each. Only 13.3 x gross and 5.45% cap rate on realistic market rents.**

Features

Fireplace:		Roofing:	Composition, Shingle
Cooling:		Community Feat:	Sidewalks, Street Lighting, Suburban
Heating:	Wall Heater	Construction Mats:	Drywall Walls, Stucco
Laundry:	Community, Individual Room	Exterior Feat:	Lighting
Interior Feat:		Fencing:	Blockwall, Chain Link
Rooms:	All Bedrooms Down	Lot Feat:	Sprinkler System
Floor:	Wall-To-Wall Carpet	Foundation:	Concrete Slab
Appliances:	Garbage Disposal, Gas Range, Gas Water Heater	Disclosures:	
Floor:	Wall-To-Wall Carpet	Structural Condition:	
Utilities:		Other Structures:	
Accessibility Feat:		Security Feat:	
Pool:	None	Sewer/Septic:	Sewer Connected
Spa:	None	Water Source:	District/Public
View:		Window Feat:	
Common Wall:	2+ common walls	Parking:	Assigned
Door Feat:		HOA:	
Style:	Cottage	Direction Faces:	

Financial Information

GSI: \$38,400	Gross Mlt: \$16.20	Cap Rate: 4.11	Land\$/%: /
SI:	Net Oper Income: \$25,715	Operating Expense\$/%: \$11,917/30.00	Improv\$/%: /
GOI: 37,632	Loan Payment:	Vacancy Allowance\$/%: \$2/768.00	Prsn Prop\$/%: /

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Accuracy of square footage, lot size and other information is not guaranteed.

Unit Information

	<u># of Units</u>	<u># of Bdr:</u>	<u># of Baths:</u>	<u>Furnished?:</u>	<u>Actual Rent:</u>	<u>Total Rent:</u>	<u>Pro Forma:</u>	<u>Number of Units With:</u>
1.	4	1	1.00	Unfurnished	\$800	\$3,200	\$975	Sprte Elctrc Mtrs: 4
2.								Gas Meters: 4
3.								Water Meters: 1
4.								Carpet:
5.								Dishwasher:
6.								Disposal:
7.								Drapes:
8.								Patio:
9.								Ranges:
10.								Refrigerator:
11.								Wall AC:
12.								
13.								

#Leased:	Total:	<u>Approx Unit Sizes:</u>
	Other Inc #1:	Studio SqFt:
	Other Inc #2:	1 Bdr SqFt:
	Gar Inc.:	2 Bdr SqFt:
# Gar: @	Other Exp:	3 Bdr SqFt:
LaunInc:	Monthly GSI: \$3,200	
LaunEqp:	Projected Rent:	

Annual Operating Expense

New Tax: \$7,187	Water/Swr: \$2,550	Pest Control:	Prof Mgt:
Insurance: \$800	Trash: \$0	Licenses:	Furn Rep:
Work Comp:	Supplies:	Gardener: \$660	Security:
Gas: 360	Cable TV:	Pool:	Oth Exp Amt:
Electric: 360	Maintenance: /	Manager:	Total: \$11,917

Parking Information

Garage Spaces: 0	Parking Spaces: 8	Carport Spaces:	Total Parking: Spaces: 8
Parking: Assigned			

Property Photos

