

OWNER USER ~OR~ INVESTMENT OPPORTUNITY

11924 Earlham Street &
11941 Earlham Street, Orange, CA 92869

www.EarlhamInvestment.com



GARY MARTINEZ, CCIM SIOR
(714) 905-9383

gary@ashwillassociates.com

Corporate Lic: 01291393

Broker Lic: 01318932

OPPORTUNITY

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SUMMARY

Excitement is growing in Orange County as new construction continues to take shape. This investment opportunity consists of two parcels. The first (1st) parcel is a multi-tenant office building that consists of two (2) long-term tenants. The second (2nd) parcel is a parking lot, which is used for the multi-tenant office building and El Pollo Loco, who also pays rent for the parking lot use.

Perfect for an Investor looking for cash flow, long-term tenancy, and with upside or an Owner-User who can utilize between 984 – 5,412 rentable square feet and collect rent from other tenants.

Conveniently located in the heart of Orange County. Property is off Chapman Ave, which has an average daily traffic count of 39,198, and minutes away from the prestige Cowen Heights and Panorama Heights.

Price	\$2,400,000 (\$222/sf)
Cap Rate (Proforma)	8.19%
Building Size:	±10,824 Rentable Square Feet
Combined Lot Size:	±23,913 Square Feet
Two Property Type:	Multi-tenant office building & Parking Lot
Tenants:	5 Tenants
Occupancy:	Two (2) Vacant Units
Annual Gross Income (Proforma):	\$233,217.60
Parcels:	093-114-01 & 093-113-10
Parking:	39 Spaces (2.7:1,000)
Location:	County Jurisdiction not City
Zoning	(P) Professional

RENT ROLL & EXPENSES (PROFORMA)

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11924 Earlham Street, Orange, CA 92869 (Office Building)

Floor	Suite	Tenant	Useable Square Feet	Rentable Square Feet	% of Building	Lease Expiration	Monthly Rent	Annual Rent	Rental Increases
1 st	11922	Future Tenant	2,000	2,460	22.73%	Vacant	\$4,059.00	\$48,708.00	---
1 st	11924	AA Group	800	984	9.09%	M-to-M	\$1,623.60	\$19,483.20	---
1 st	11926	Farmers & Tax	1,600	1,968	18.18%	M-to-M	\$3,247.20	\$38,966.40	---
2 nd	11932	Future Tenant	4,400	5,412	50.00%	Vacant	\$8,930.00	\$107,160.00	---
TOTALS			8,800	10,824			\$17,859.60	\$214,317.60	

11941 Earlham Street, Orange, CA 92869 (Parking Lot)

Tenant	Lot Size	Lease Expiration	Monthly Rent	Annual Rent	Rental Increases
Parking Lot	7,507	12/31/2028	\$1,575.00 (3/1/21)	\$18,300.00	\$600/Annual
TOTALS	7,507		\$1,575.00	\$18,900.00	

TOTALS

Number of Tenants	Total Lot Size	Monthly Rent	Annual Rent
5	23,913	\$19,434.60	\$233,217.60

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy, we do not guarantee it. Buyers and all should verify information independently.

RENT ROLL & EXPENSES (ACTUAL)

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11924 Earlham Street, Orange, CA 92869 (Office Building)

Floor	Suite	Tenant	Useable Square Feet	Rentable Square Feet	% of Building	Lease Expiration	Monthly Rent	Annual Rent	Rental Increases
1 st	11922	Vacant	2,000	2,460	22.73%	Vacant	-	-	---
1 st	11924	AA Group	800	984	9.09%	M-to-M	\$980	\$11,760	---
1 st	11926	Farmers & Tax	1,600	1,968	18.18%	M-to-M	\$2,100	\$25,200	---
2 nd	11932	Vacant	4,400	5,412	50.00%	Vacant	-	-	---
TOTALS			8,800	10,824			\$3,080	\$36,960	

11941 Earlham Street, Orange, CA 92869 (Parking Lot)

Tenant	Lot Size	Lease Expiration	Monthly Rent	Annual Rent	Rental Increases
Parking Lot	7,507	12/31/2028	\$1,575 (3/1/21)	\$18,900	\$600/Annual
TOTALS	7,507		1,575	\$18,900	

TOTALS

Number of Tenants	Total Lot Size	Monthly Rent	Annual Rent
5	23,913	\$4,655	\$55,860

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INCOME & EXPENSES

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PROFORMA

Net Operating Income

Potential Rental Income (Proforma)		\$233,218
Gross Rental Income	=	233,218
Property Taxes 1.05456%	-	25,309
Insurance	-	3,000
Maintenance	-	8,400
NOI	=	\$196,509

ACTUAL

Net Operating Income

Potential Rental Income (Actual)		\$55,860
Gross Rental Income	=	55,860
Property Taxes 1.05456%	-	5,215
Insurance	-	3,000
Maintenance	-	8,400
NOI	=	39,245

CAP RATE 8.19%

Ashwill
Associates
COMMERCIAL REAL ESTATE

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AERIAL

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Office

Parking
Lot

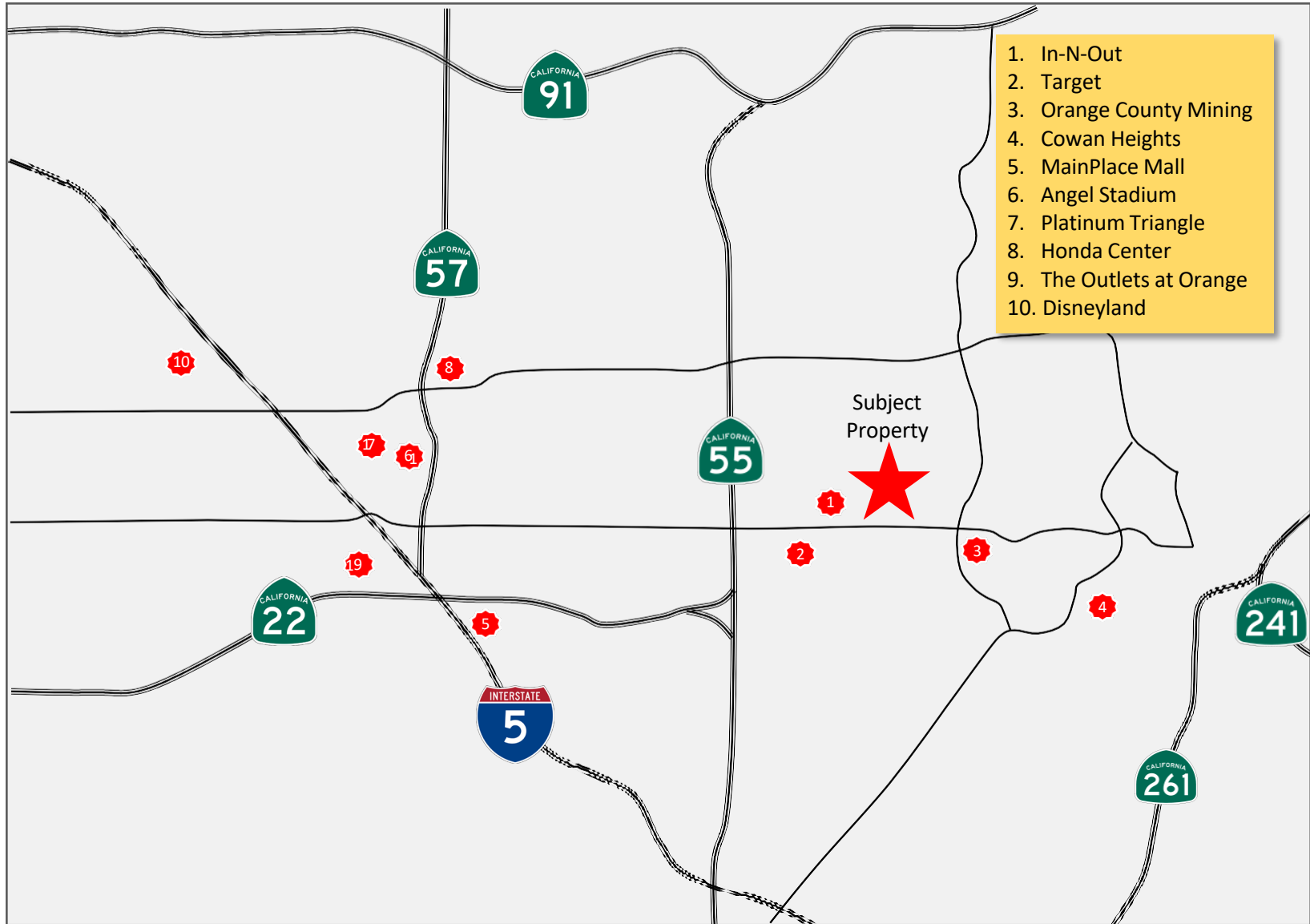
El
Pollo
Loco



AMENITIES MAP

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COMMUNITY PROFILE

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	1 mile	3 miles	5 miles
Population	23,273	150,215	433,109
Households	6,552	47,383	117,369
Median Income	\$90,419	\$95,175	\$85,224
Median Home Value	\$655,615	\$730,388	\$690,379
Median Age	36.3	38.6	35.2
Ethnicity			
White Alone	58.3%	66.9%	56.6%
Asian Alone	12.6%	11.1%	15.6%
Hispanic Origin	50.4%	38.6%	47.1%

Source: U.S. Census Bureau, Esri forecasts for 2019 converted Census 2000 data into geography.

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FOR MORE INFORMATION



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