

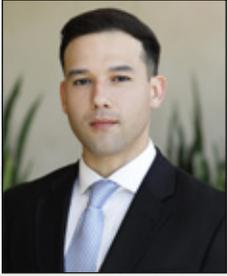


OFFERING MEMORANDUM

410 W NOBEL AVE

SANTA ANA, CA

LISTED BY



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410 W NOBEL AVE

SANTA ANA, CA

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SANTA ANA, CA

**PROPERTY
OVERVIEW**



THE OPPORTUNITY

The 4-Unit apartment on 410 W Nobel Ave has been well-maintained and professionally owned and operated for as long as it has been around. This property offers sustainable investment-grade upside with great asset security for any smart investor looking to own in the ever-growing market of Santa Ana. The upside can be seen with the incredible marketable location and the property offering any investor a great sum of wealth accumulation through asset appreciation. This upside, along with the area's continuous growth in rent and developments, makes this a fantastic opportunity in the heart of Santa Ana. With a Market Cap rate of 4.19% and a market GRM of 16.43, this investment opportunity is a great way to diversify and allow an investor to see incredible returns by raising the rent to market and increasing cash flow.

Conveniently located on the I-5, SR-55, and SR-22 freeways, Main Place Mall is a three-story super-regional shopping center in Santa Ana, California, just minutes from Disneyland Resort and the Anaheim Convention Center. Anchored by Macy's and JC Penney, Main Place is home to nearly 200 shopping, dining, service, and entertainment options and was approved for a \$300 million renovation in June 2019 by the city; the plan is to transform the mall into a mixed-use destination with experiential components. Santa Ana also boasts many unique shops, premier restaurants, and art galleries in the Historic Downtown Santa Ana area. The city has about 13,881 businesses and 136,801 employees. The vacancy rate of the city sits at 3.4% for retail and 12.1 million inventory.

410 W NOBEL AVE SANTA ANA, CA



ADDRESS

410 W Nobel Ave
Santa Ana, CA 92707



NUMBER OF UNITS

4



PROPERTY

Apartment



BUILDING SF

± 4,214 SF



YEAR BUILT

1969



LOT SIZE SF

± 1,054 SF





410 W NOBEL AVE

SANTA ANA, CA

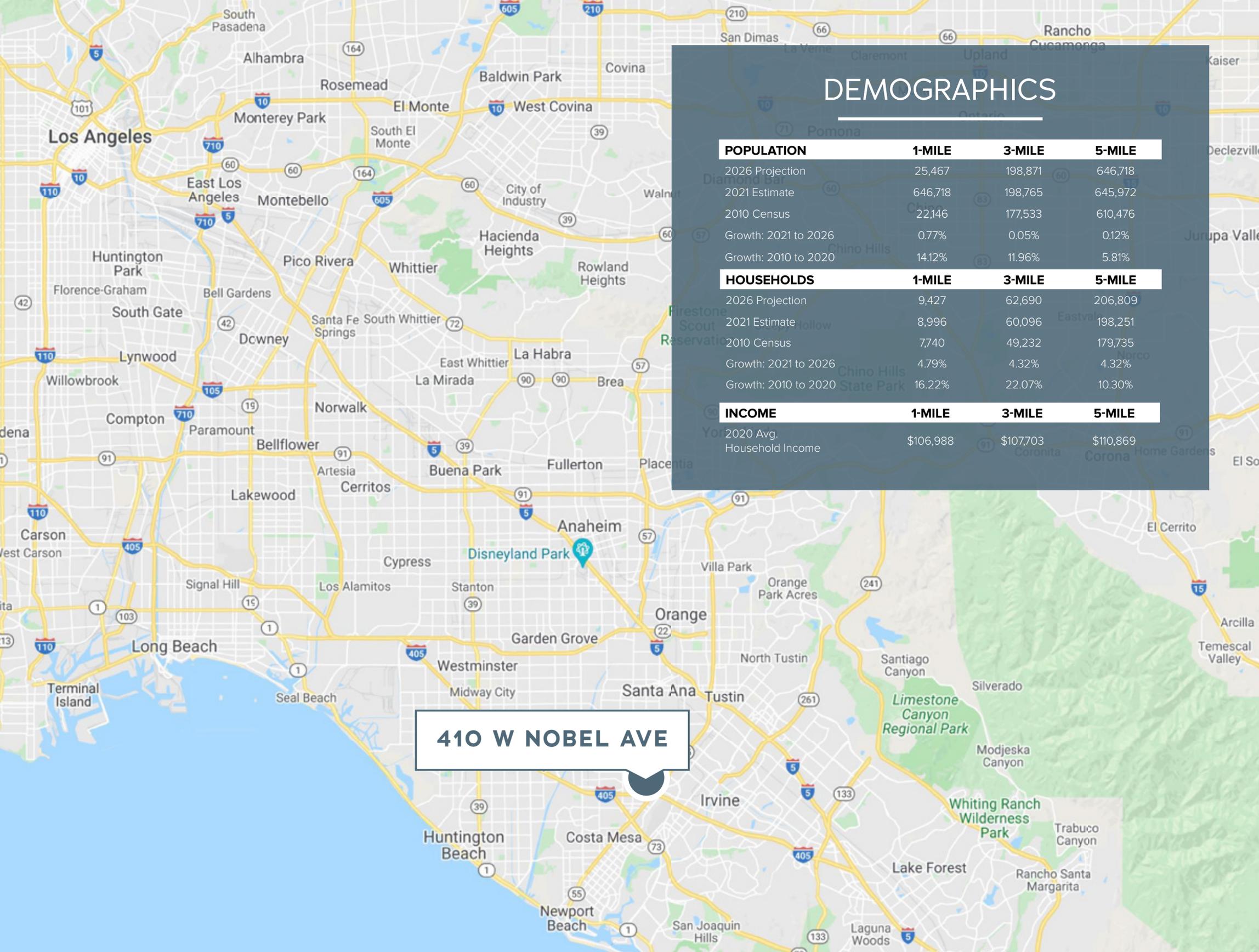
AREA
OVERVIEW





SANTA ANA, CA

Situated in the beautiful Orange County, CA, Santa Ana got its name from the nearby Santa Ana Mountains and the infamous Santa Ana winds. The city is home to over 332,000 residents, making it the second-most populous city in Orange County just behind Anaheim. The city has a thriving local economy made up of over 13,000 big corporations and local businesses. Santa Ana features lots of tourist attractions including the Santa Ana Zoo and the Bowers Museum. A popular spot in the city is Downtown Santa Ana which is a walkable downtown area with an emerging shopping and culinary scene. The city is also home to Santa Ana College, which educates over 28,000 students. The city is strategically located near several freeways and is served by the John Wayne Airport. Santa Ana is an ideal place to be in Southern California due to its proximity to several attractions and its strong local economy.



410 W NOBEL AVE

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	25,467	198,871	646,718
2021 Estimate	646,718	198,765	645,972
2010 Census	22,146	177,533	610,476
Growth: 2021 to 2026	0.77%	0.05%	0.12%
Growth: 2010 to 2020	14.12%	11.96%	5.81%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	9,427	62,690	206,809
2021 Estimate	8,996	60,096	198,251
2010 Census	7,740	49,232	179,735
Growth: 2021 to 2026	4.79%	4.32%	4.32%
Growth: 2010 to 2020	16.22%	22.07%	10.30%

INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$106,988	\$107,703	\$110,869

ECONOMY

Santa Ana is the corporate headquarters of several companies, which includes Behr Paint, First American Corporation, Kern's Beverages, and Rickenbacker. The city has a gross metro product of \$218 billion with major industry sectors including technology, aerospace, and tourism. Tourism is a major industry as it has several popular tourist attractions scattered throughout the city including the Santa Ana Zoo, Bowers Museum, and Downtown Santa Ana. The city also benefits from tourists in neighboring cities such as Anaheim and Irvine.



MAJOR EMPLOYERS

COMPANY	# OF EMPLOYEES
County of Orange	18,798
Santa Ana Unified School District	5,723
Santa Ana College	3,641
KPC Healthcare	1,761
First American Title Co.	1,742
City of Santa Ana	1,287
United States Postal Service	1,248
Superior Court of CA – County of Orange	756
Johnson & Johnson	615

Source: santaana.org

POINTS OF INTEREST



SANTA ANA ZOO

Located at Prentice Park, the Santa Ana Zoo attracts animal lovers of all ages. Home to over 350 animals, visitors can learn about a variety of animal species, which includes primates, reptiles, amphibians, birds, invertebrates, and many other mammals. Visitors can also have tons of fun on the Zoofari Express Train Ride, Conservation Carrousel that features endangered animals, and the 64-foot Fifty Monkeys Ferris Wheel.



BOWERS MUSEUM

As the biggest museum in Orange County, Bowers Museum boasts a permanent collection containing 90,000 artifacts and works of art. The museum constantly hosts a variety of exhibitions from institutions throughout the world and travels exhibitions nationally and internationally. The museum also features a restaurant, Tangata, which has two large patios that are popular spots for weddings and receptions.



DOWNTOWN SANTA ANA

The heart of the city, Downtown Santa Ana, also known as Downtown Orange County, features lots of retail, dining, and local businesses. Popular restaurants include Crave Restaurant, Chapter One: the modern local, Lola Gaspar, and many more. Retail stores include book shops, clothing stores, art galleries, and many more. Professional services in the area include tax & insurance, legal services, medical services, and many more. There are also several historic buildings in the downtown area including the Santora Building, Grand Central Market, Pacific Building, and many more. Many events are also held in the area including the Downtown Santa Ana Artwalk and Savor Santa Ana.



HIGHER EDUCATION

SANTA ANA COLLEGE

Santa Ana College is a two-year community college that is a member of the Rancho Santiago Community College District in Orange County. Over 28,000 students currently attend Santa Ana College. The college offers a variety of Associate's degrees in Arts and Science. It is also home to the Tessmann Planetarium, the biggest planetarium in Orange County.

410 W NOBEL AVE

SANTA ANA, CA

PROJECTED
PRO FORMA
FINANCIAL
ANALYSIS



INVESTMENT SUMMARY

410 W NOBEL AVE SANTA ANA, CA 92707		SALE PRICE	PRICE /UNIT	PRICE /FOOT	PRO FORMA		MARKET	
					CAP RATE	GRM	CAP RATE	GRM
Number of Units:	4	\$1,500,000	\$375,000	\$355.96	3.02%	20.46	4.19%	16.43
Year Built:	1969							
APN:	410-102-50							
Gross Sq. Ft.:	4,214							
Average S.F. Per Unit:	1,054							
Lot Size (Acres):	0.18							
Zoning:	22							

UNIT MIX

TOTAL UNITS	UNIT MIX	UNIT MIX %	MARKET	
			RENT	MONTHLY RENT
1	1+1	25%	\$1,450	\$1,450
2	2+2	50%	\$1,850	\$3,700
1	3+2	25%	\$2,400	\$2,400
Scheduled Monthly Rent:				\$7,550
Scheduled Yearly Rent:				\$90,600

ANNUAL OPERATING SUMMARY

	PRO FORMA		MARKET	
Scheduled Gross Income:	\$76,200	Current Rent	\$90,600	19% Upside
Less Vacancy Reserve:	\$2,286	3.0%	\$2,718	3.0%
Laundry Income:	\$720		\$720	
Gross Operating Income:	\$74,634		\$88,602	
Expenses:	\$25,808	33.87%	\$25,808	28.49% *
Net Operating Income:	\$48,826		\$62,794	
Loan Payments:	\$39,085		\$39,085	
Pre-Tax Cash Flow:	\$9,740	1.24%	\$23,708	3.01% **
Plus Principal Reduction:	\$13,319		\$13,319	
Total Return Before Taxes:	\$23,059	2.93%	\$37,027	4.70% **
* As a percent of Scheduled Gross Income				
** As a percent of Down Payment				

PRO FORMA ANNUAL OPERATING EXPENSES

	PRO FORMA ESTIMATES		* PRO FORMA	PER UNIT	MARKET	PER UNIT	% OF SGI
Property Taxes	1.130%	x Sale Price	\$16,950	\$4,237	\$16,950	\$4,237	18.7%
Insurance	\$0.35	x GSF	\$1,475	\$369	\$1,475	\$369	1.6%
Repairs & Maintenance	\$400	x Units	\$1,600	\$400	\$1,600	\$400	1.8%
Landscaping	\$240	x Units	\$960	\$240	\$960	\$240	1.1%
Utilities	\$870	x Units	\$3,480	\$870	\$3,480	\$870	3.8%
Trash	\$336	x Units	\$1,344	\$336	\$1,344	\$336	1.5%
Total Expenses			\$25,808	\$6,452	\$25,808	\$6,452	28.5%

Non-controllable expenses: Taxes, Ins., Reserves:
Total Expense without Taxes

FINANCING

Loan Amount		\$712,000	Loan Amount	30
Down Payment:	53%	\$788,000	Down Payment:	3.65%
Yearly Pmt:		\$39,085	Yearly Pmt:	\$3,257
Debt Coverage:		1.25		

RENT ROLL

#	UNIT	MIX	RENT	S.F	RENT/S.F.	MARKET RENT	MKT RENT/S.F.
1	101	1+1	\$1,300.00	850	\$1.53	\$1,450	\$1.71
2	102	2+2	\$1,350.00	950	\$1.42	\$1,850	\$1.95
3	103	2+2	\$1,700.00	950	\$1.79	\$1,850	\$1.95
4	104	3+2	\$2,000.00	1,000	\$2.00	\$2,400	\$2.40
Totals			\$6,350	3,750	\$1.69	\$7,550	\$2.01
Averages		4	\$1,588	938	\$1.68	\$1,888	\$2.00

For the purposes of this financial analysis, we are utilizing pro forma financials. A pro forma financial analysis is one that contains estimates and projections of both the income and expenses to show the possible operational performance of this investment property on an annual basis.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs located in **410 W Nobel Ave, Santa Ana, CA 92707** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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