



3112 PEARL DR

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PROPERTY
INFORMATION





OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	3,820 SF
Lot Size:	8,750 SF
Number of Units:	4
Price / SF:	\$418.85
Cap Rate:	3.93%
NOI:	\$62,948
Year Built:	1964
Market:	Fullerton

PROPERTY OVERVIEW

This four-unit apartment building in Fullerton, California, offers a prime value-add investment opportunity. Generating \$8,340 in monthly rental income, the property features four spacious 2-bedroom, 2-bathroom units with a mix of tile and carpet flooring, combining durability with comfort.

Additional amenities include six single-car garages, providing secure parking and extra storage, and on-site laundry facilities for tenant convenience.

Located in close proximity to California State University, Fullerton, this property benefits from high rental demand driven by students and university staff. The desirable neighborhood offers easy access to downtown, parks, and major highways, ensuring strong occupancy rates and significant potential for increased returns.

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LOCATION INFORMATION

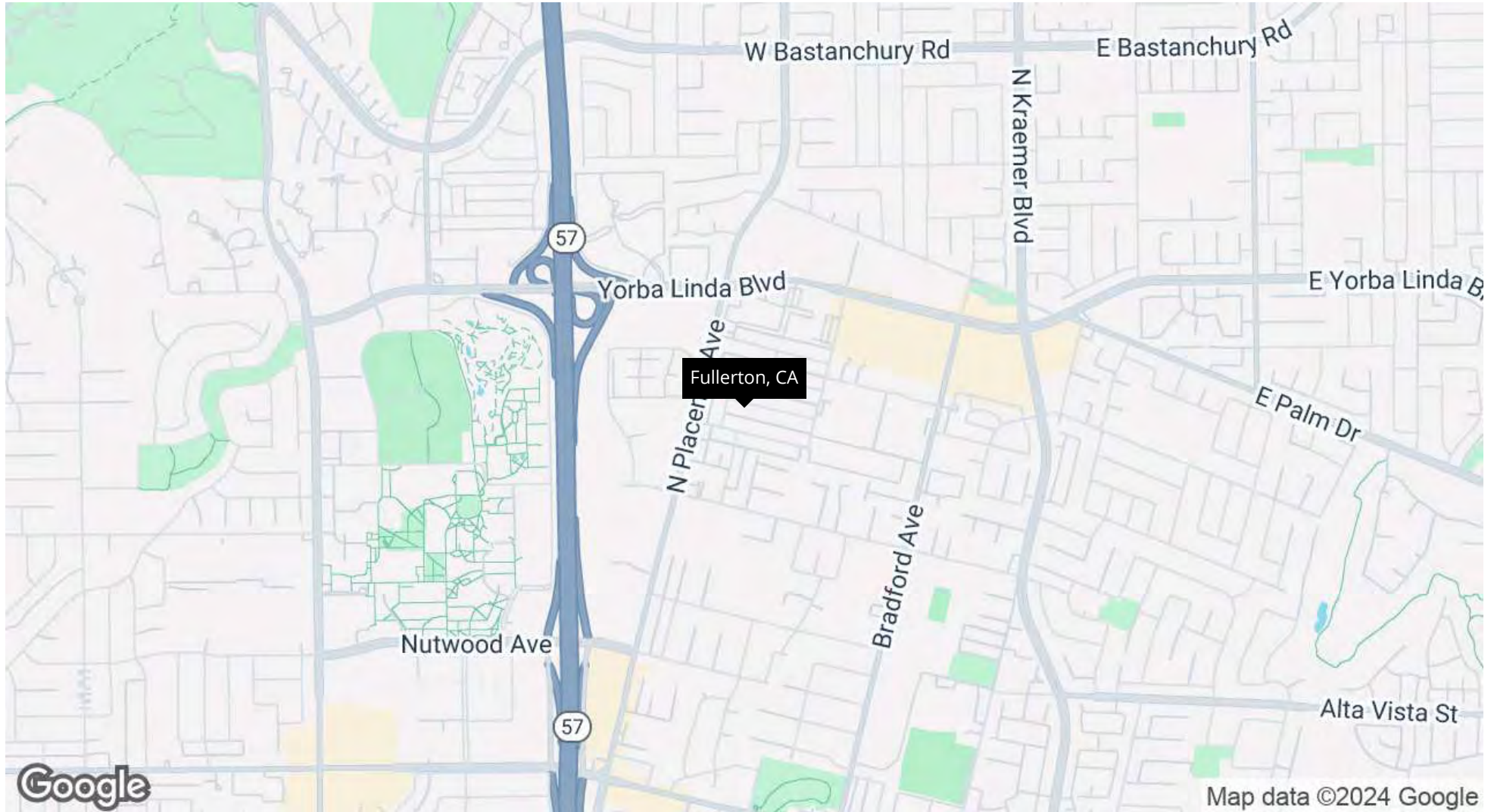


LOCATION DESCRIPTION

Immerse yourself in the thriving business community of Fullerton, CA. Located in the heart of Orange County, this vibrant city offers a diverse array of dining, entertainment, and cultural attractions. The area boasts a strong local economy and a well-educated workforce, drawing in a variety of businesses and professionals. With easy access to major highways and public transportation, the location provides convenience for office tenants and employees. Enjoy proximity to prominent local landmarks such as the Fullerton Arboretum, Fullerton Museum Center, and the lively downtown area. Experience the perfect blend of business and lifestyle at this prime Fullerton location.

LOCATION DETAILS

County	Orange County
APN	339-233-03



LOCATION MAP

3112 PEARL DR
MULTIFAMILY PROPERTY FOR SALE



Google

Map data ©2024



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FINANCIAL ANALYSIS

FINANCIAL SUMMARY

3112 PEARL DR
MULTIFAMILY PROPERTY FOR SALE

INVESTMENT OVERVIEW	CURRENT	PROPOSED
Price	\$1,600,000	\$1,600,000
Price per SF	\$419	\$419
Price per Unit	\$400,000	\$400,000
GRM	15.8	12.12
CAP Rate	3.93%	5.81%
Cash-on-Cash Return (yr 1)	0.28%	4.03%
Total Return (yr 1)	\$11,211	\$41,163
Debt Coverage Ratio	1.04	1.53
OPERATING DATA	CURRENT	PROPOSED
Gross Scheduled Income	\$101,280	\$132,000
Total Scheduled Income	\$101,280	\$132,000
Vacancy Cost	\$2,532	\$3,300
Gross Income	\$98,748	\$128,700
Operating Expenses	\$35,800	\$35,800
Net Operating Income	\$62,948	\$92,900
Pre-Tax Cash Flow	\$2,269	\$32,221
FINANCING DATA	CURRENT	PROPOSED
Down Payment	\$800,000	\$800,000
Loan Amount	\$800,000	\$800,000
Debt Service	\$60,679	\$60,679
Debt Service Monthly	\$5,056	\$5,056
Principal Reduction (yr 1)	\$8,942	\$8,942

INCOME & EXPENSES

3112 PEARL DR
MULTIFAMILY PROPERTY FOR SALE

INCOME SUMMARY	CURRENT	PROPOSED
Rents	\$101,280	\$132,000
Vacancy Cost	(\$2,532)	(\$3,300)
GROSS INCOME	\$98,748	\$128,700
EXPENSES SUMMARY	CURRENT	PROPOSED
Gas & Electric	\$1,200	\$1,200
Water & Sewer	\$3,120	\$3,120
Landscaping	\$2,400	\$2,400
Trash Removal	\$1,200	\$1,200
Pest Control	\$650	\$650
Maintenance	\$4,000	\$4,000
License & Fees	\$150	\$150
Insurance	\$3,400	\$3,400
Taxes	\$19,680	\$19,680
OPERATING EXPENSES	\$35,800	\$35,800
NET OPERATING INCOME	\$62,948	\$92,900

UNIT MIX SUMMARY

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MULTIFAMILY PROPERTY FOR SALE

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
2Bd 2Ba	2	2	4	40%	\$2,085	\$2,500
Garages	-	-	6	60%	-	\$150
TOTALS/AVERAGES			10	100%	\$2,085	\$1,090



 CORFAC
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SOUTH COAST
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ADDITIONAL
PHOTOS





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DEMOGRAPHICS

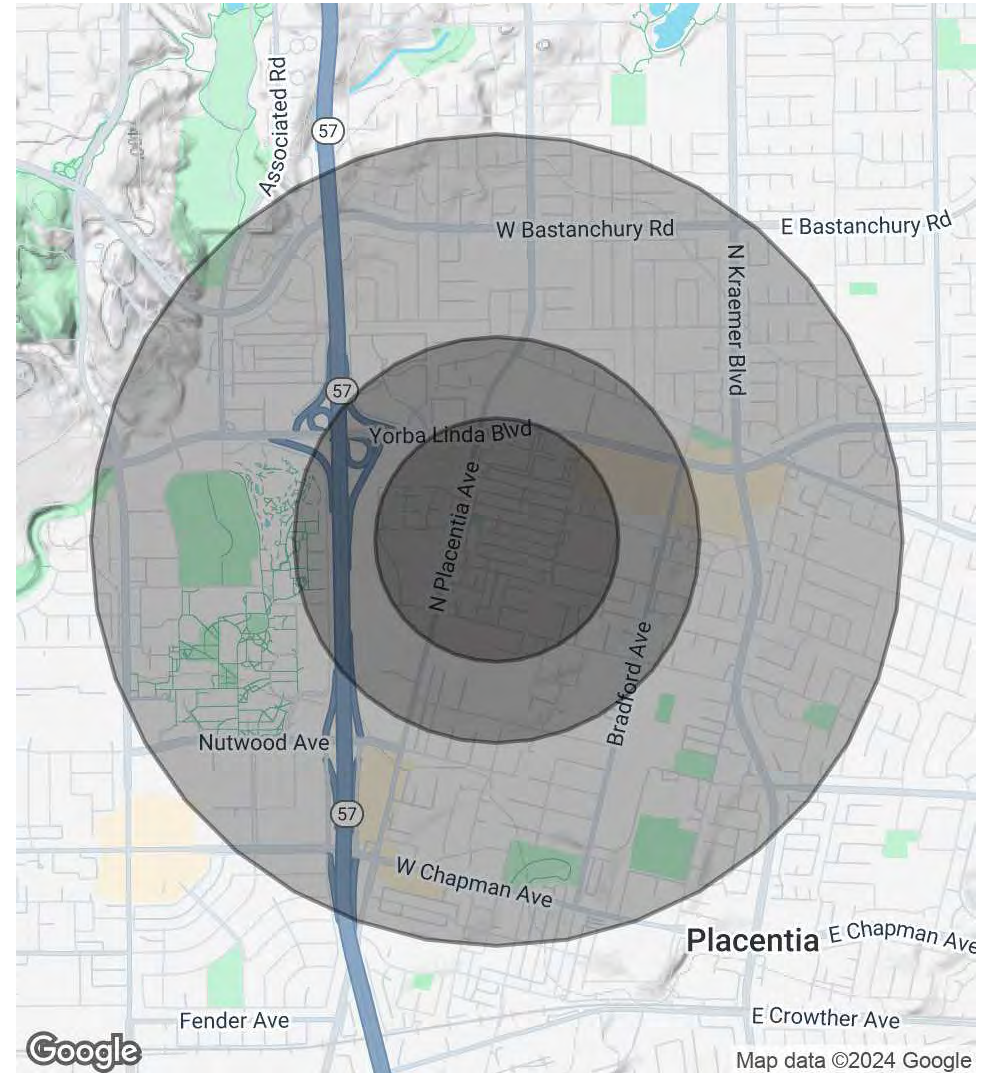
DEMOGRAPHICS MAP & REPORT

3112 PEARL DR
MULTIFAMILY PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,380	12,130	31,872
Average Age	34	34	36
Average Age (Male)	33	34	35
Average Age (Female)	34	34	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,227	4,522	10,990
# of Persons per HH	2.9	2.7	2.9
Average HH Income	\$75,436	\$78,930	\$105,603
Average House Value	\$654,872	\$722,884	\$833,692

Demographics data derived from AlphaMap



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ADVISOR BIOS



ADRIAN GONZALEZ

Vice President

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CalDRE #01844618

PROFESSIONAL BACKGROUND

In Adrian's ten years of business, he has personally transacted over \$300 million in property sales. Through his persistence and dedication to the multifamily real estate industry, Adrian has built a vast network of buyers and sellers. He's been recognized with various awards for his successes and is well respected in the San Diego brokerage community. Clients appreciate his steadfast personality, business ethic, and personal dedication to seeing each transaction through.

Adrian believes the most important thing about Real Estate brokerage is the client-relationships that he cultivates. His track record and expertise have empowered him to facilitate complicated exchanges & transactions where other agents may fail.

"I take pride in providing the highest level of success to my clients. Their business is important to me, and I go above and beyond to deliver unparalleled value to every stage of their investment journey." – Adrian

South Coast Commercial

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ALEXIO BARBARA

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PROFESSIONAL BACKGROUND

Alexio Barbara (DRE# 01992393) is a San Diego native and a third-generation real estate professional. Having grown up in the world of property management and real estate development, Alexio learned very early about the amazing potential to compound wealth in SoCal. As a UC Santa Cruz Graduate with a degree in Business Management – Economics, Alexio is a passionate digital marketer, creative communicator and superior relationship builder who inspires trust, honesty and integrity in all aspects of business.

He grew up in a bilingual French-American home, worked as a Beach Lifeguard for 5 summers, won 2 National Waterpolo championships and has traveled to 5 of the 7 world continents.

Alexio specializes in multifamily income properties in the San Diego area and single tenant Net-Leased properties nation-wide. Alexio and Adrian Gonzalez teamed up in 2019 and together have transacted over \$500M.

“My husband and I were very pleased with the service provided by Alexio and his team. We were impressed with their approach to selling our property. The marketing materials were excellent and their strategy worked well in reaching customers for our unusual property. During the process, Alexio was great to work with and kept us consistently informed as to the progress. The very best part is that they were able to find the right buyer in a very short amount of time. We highly recommend them!” – Nancy S

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