



THE KNOTT TOWNHOUSES

7051 9TH ST | BUENA PARK, CA 90621

28 MULTIFAMILY UNITS LOCATED IN BUENA PARK, CA

OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY



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An aerial photograph of a city, likely Los Angeles, with a blue overlay. The image shows a mix of residential and commercial buildings, streets, and green spaces. The text '01 EXECUTIVE SUMMARY' is prominently displayed in the center.

01 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Matthews Real Estate Investment Services™ is proud to present the exclusive listing of The Knott Townhouses, a 28-unit apartment community located at 7051 9th St, Buena Park, CA 90621. Ideally positioned in the heart of Buena Park, this property is less than three miles from popular attractions such as Knott's Berry Farm, Knott's Soak City, Medieval Times, Pirates Adventure, Porto's Bakery, and the Buena Park Entertainment Zone. Built in 1972, The Knott Townhouses present an exceptional investment opportunity, featuring the potential for two ADUs and the creation of 14 backyards, enhancing income-generating possibilities.



UNITS
28



PRICE
\$10,600,000



BUILDINGS
4



PARKING
Garage / Assigned



EXTERIOR
Wood Frame / Stucco



LOT SIZE
±0.41 AC



YEAR BUILT
1972



RENTABLE SF
±25,484 SF



PARCEL #
276-231-42



ROOF TYPE
Flat



INVESTMENT HIGHLIGHTS

PRIME LOCATION AND ACCESSIBILITY

The Knott Townhouses are located close to major transportation routes, including the 91 Freeway, 5 Freeway, and Beach Blvd, providing excellent access to Orange County. This convenient location enhances the property's appeal to potential tenants and investors.

ATTRACTIVE PROPERTY FEATURES

The complex stands out as a rare opportunity with a well-maintained garden-style design, featuring a mix of twenty 2-bed 1-bath units and eight 3-bed 1.5-bath units. The property boasts newer roofing, copper water lines, and a gated entrance for vehicles and pedestrians. The charming curb appeal, security camera system, and an appealing center courtyard contribute to the property's overall appeal.

INVESTMENT POTENTIAL & EXPANSION POSSIBILITIES

The Knott Townhouses present an attractive investment prospect with a 1.41-acre parcel of land, accommodating 56 parking spots (two per unit). Current ownership has conducted a feasibility study for two Additional Dwelling Units (ADUs), offering the potential for further income generation. Additionally, there is a possibility to create 14 backyards on two buildings, adding value to the property.

EDUCATIONAL & RECREATIONAL AMENITIES

The property is situated just a block from Buena Park Jr High School and near various other educational institutions. Moreover, being adjacent to George Bellis Park and within miles of Knott's Berry Farm, Knott's Soak City, Los Coyotes Country Club, and entertainment and retail centers, the location offers residents a wide array of recreational opportunities.

MARKET STRENGTH AND TENANT APPEAL

The Knott Townhouses benefit from the overall robust apartment market in Buena Park. The property's location, coupled with the demand for well-located apartments, positions it as an attractive option for quality tenants seeking a great neighborhood with easy access to diverse activities, transportation options, and retail amenities. This demand is expected to be a key driver in The Knott Townhouses' continued growth and success.



An aerial photograph of a city, likely Los Angeles, with a blue overlay. The image shows a mix of residential and commercial buildings, streets, and green spaces. The text '02 MARKET OVERVIEW' is centered in the middle of the image.

02 MARKET OVERVIEW

BUENA PARK

MARKET OVERVIEW

Buena Park, California is a city located in northwestern Orange County, known for its rich history and thriving entertainment scene. Established in 1887 and incorporated in 1953, the city has grown into a popular destination, blending suburban charm with world-class attractions. Buena Park is perhaps best known for being home to Knott's Berry Farm, one of the oldest and most beloved theme parks in the United States. Originally a small berry farm and roadside stand, Knott's has evolved into a major amusement park featuring thrilling rides, live entertainment, and the famous Mrs. Knott's Chicken Dinner Restaurant. Other attractions, such as Medieval Times Dinner & Tournament and Pirates Dinner Adventure, contribute to the city's reputation as a family-friendly entertainment hub.

Beyond tourism, Buena Park offers a high quality of life with a diverse community, excellent schools, and a strong economy. The city is home to a mix of residential neighborhoods, shopping centers, and business districts that support both small businesses and large corporations. Buena Park is also conveniently located near major highways, providing easy access to nearby cities such as Anaheim and Los Angeles. The city has invested in revitalization efforts, such as the Entertainment Corridor, which aims to enhance dining, retail, and cultural experiences. With its mix of history, entertainment, and modern development, Buena Park continues to attract both residents and visitors looking for an exciting yet comfortable place to live and explore.





LA MIRADA HIGH SCHOOL
1,748 STUDENTS



LA HABRA MARKETPLACE
ROSS SPROUTS
DRESS FOR LESS FARMERS MARKET
HOBBY LOBBY
LA FITNESS
TRADER JOE'S Smart & Final.

WESTRIDGE GOLF CLUB

BIOLA UNIVERSITY
± 5,300 STUDENTS

LA MIRADA GOLF COURSE

LA MIRADA THEATER CENTER
amc Panera BREAD COLD STONE
WELLS FARGO BIG 5 ALBERTSONS
SUBWAY Starbucks Carl's Jr.

Walmart Supercenter LOWE'S
McDonald's Jersey Mike's SUBS
JOANN HIBBETT SPORTS

EASTWOOD ELEMENTARY
383 STUDENTS

SUNNY HILLS HIGH SCHOOL
2,434 STUDENTS

7 ELEVEN Public Storage

LOS COYOTES COUNTRY CLUB

US FOODS

MART

ROBERT C. FISLER SCHOOL
895 STUDENTS

IN-N-OUT BURGER

± 171,000 VPD

± 63,500 VPD

LIVING SPACES



ZIONMARKET

FULLERTON MUNICIPAL AIRPORT

AMERIGE HEIGHTS TOWN CENTER

LAQUINTA INNS & SUITES

SUBJECT PROPERTY

THE SOURCE OC | ± 1.1 MILES

TARGET ROSS DRESS FOR LESS
STARBUCKS BARNES & NOBLE CVS pharmacy
T Mobile Bath & Body Works

BUENA PARK MIDDLE
705 STUDENTS


Hilton Pellicana
CGV CINEMAS LA HUASTECA MEXICAN RESTAURANT
GANGNAM HOUSE

Medieval Times
DINNER & TOURNAMENT

BUENA PARK HIGH SCHOOL
1,726 STUDENTS

3.2M
TOTAL
POPULATION

25M
VISITORS IN 2022

278 
AVERAGE
SUNNY DAYS

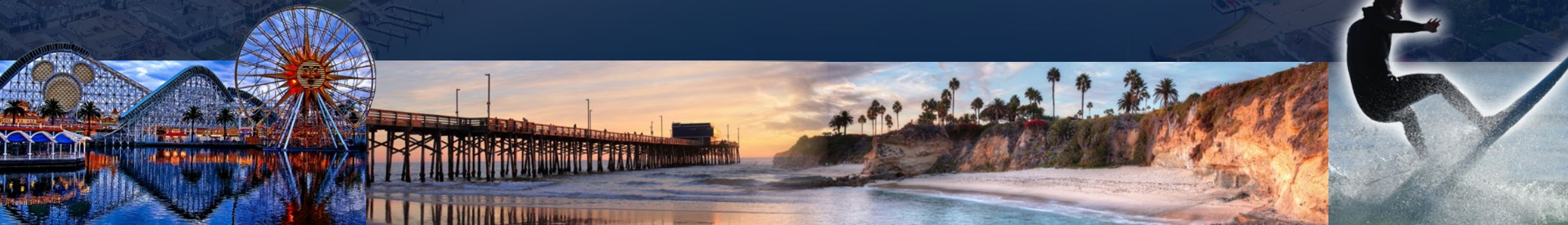
2023 GDP
\$334B
ORANGE COUNTY

ORANGE COUNTY, CA

THE O.C.

SOUTHERN CALIFORNIA

Orange County, CA, is a region in Southern California known for its picturesque coastline, affluent communities, and major attractions like Disneyland Resort and Knott's Berry Farm. With a population exceeding 3 million, it combines a mix of suburban and urban areas, offering a diverse cultural scene, upscale shopping, and numerous outdoor activities. The county's economy thrives on tourism, technology, and a robust business environment.



THE O.C.
WHERE INNOVATION, DIVERSITY & COASTAL CHARM CONVERGE

ORANGE COUNTY ACCOLADES & RANKINGS

#3 MOST POPULATED
COUNTY IN CALIFORNIA
- U.S. Census Bureau

#6 MOST POPULATED
COUNTY IN THE U.S.
- U.S. Census Bureau

#1 COUNTY IN CALIFORNIA
FOR FAMILIES
- Niche

#1 BEST COUNTY IN CALIFORNIA
FOR OUTDOOR ACTIVITIES
- Niche

#4 BEST COUNTY IN THE U.S.
FOR OUTDOOR ACTIVITIES
- Niche

#2 COUNTY IN CALIFORNIA
FOR PUBLIC SCHOOLS
- Niche

#3 COUNTY IN CALIFORNIA
FOR HEALTH
- Niche

#4 COUNTY IN CALIFORNIA
FOR YOUNG PROFESSIONALS
- Niche

793 SQUARE MILES IN
ORANGE COUNTY

30 FIRMS VALUED OVER \$1B
CALL ORANGE COUNTY HOME
- Fortune

ORANGE COUNTY, CALIFORNIA, stands as one of the top locations in the U.S. due to its strong, diverse economy powered by major industries like healthcare, technology, and finance, alongside a highly skilled workforce supported by leading educational institutions. Coupled with a high quality of life featuring renowned cultural, recreational, and coastal amenities, it offers an attractive environment for both residents and businesses. Here's a few examples how Orange County stands out as one of the top places in the country:

Economic Strength and Industry Diversity | Highly Skilled Workforce | Quality of Life | Business-Friendly Environment | Tourism and Hospitality

O.C. BY THE NUMBERS—A DEMOGRAPHIC SNAPSHOT



3.2M

TOTAL POPULATION



1.2M

TOTAL HOUSING UNITS



38.7

MEDIAN AGE



56.5%

OWNER OCCUPIED UNITS



\$109.4K

MEDIAN HH INCOME



\$863K

MEDIAN PROPERTY VALUE



1.6M

TOTAL EMPLOYEES

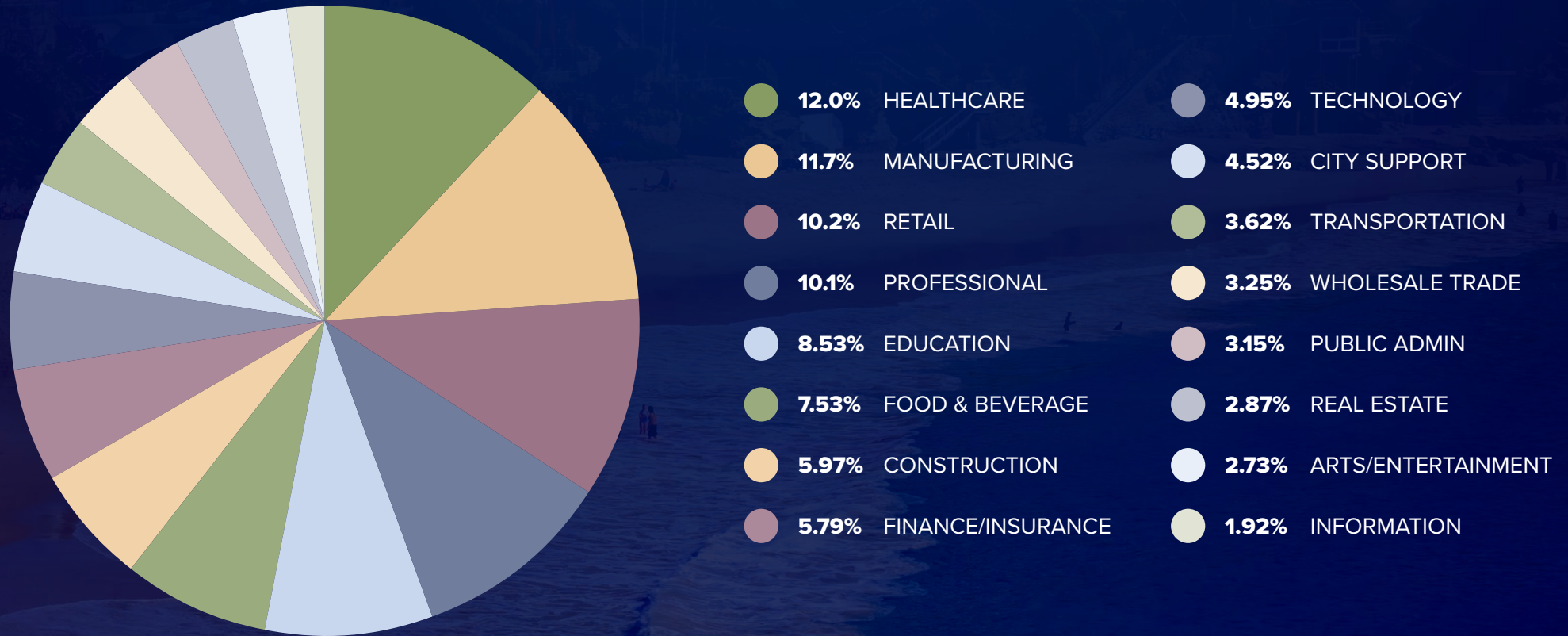


106K

BUSINESSES

THE PULSE OF INNOVATION AND PROSPERITY

THE ORANGE COUNTY economy is highly diverse, with key industries spanning technology, tourism, healthcare, finance, education, and manufacturing. This economic variety fosters stability, as it reduces dependency on a single sector and cushions the region from economic downturns in any one industry. For businesses, this diversity encourages innovation and collaboration across sectors, while residents benefit from broader job opportunities, improved economic resilience, and access to a range of services and amenities.



\$314.2 BILLION
GROSS DOMESTIC PRODUCT (2022)



#66 RANKING
INNOVATION INTELLIGENCE INDEX

ORANGE COUNTY—AN ECONOMIC POWERHOUSE IN CALIFORNIA

ECONOMIC DRIVERS



PROFESSIONAL SERVICES

This sector encompasses finance, insurance, real estate, and legal services, representing the county's largest employment segment.



CONSTRUCTION / DEVELOPMENT

A significant contributor to employment, reflecting ongoing development and infrastructure projects within the county.



TOURISM / ATTRACTIONS

Tourism is a vital economic driver, attracting millions of visitors annually and supporting numerous hospitality and service jobs.



HEALTHCARE SERVICES

The presence of major healthcare providers and facilities underscores the importance of this sector in the local economy.



TECHNOLOGY & INNOVATION

Home to numerous startups and established tech companies, particularly in areas like Irvine, the county is a hub for technological development and innovation.



MEDICAL/SURGICAL MANUFACTURING

Specializations include dental laboratories, computer storage device manufacturing, and surgical and medical instrument manufacturing.

INDUSTRY LEADERS SHAPE THE FUTURE

TOP EMPLOYERS



Cal State Fullerton



THALES

UCI



TRANSPORTATION – SCENIC DRIVES MEET SMART COMMUTES

ORANGE COUNTY features a comprehensive transportation network that includes major freeways, public transit systems like the OCTA's OC Bus and Metrolink commuter rail, and upcoming projects such as the OC Streetcar. This diverse infrastructure supports efficient local and regional connectivity, catering to commuters, residents, and visitors.



AIRPORTS

JOHN WAYNE AIRPORT (SNA)

The main airport serving Orange County for domestic flights, John Wayne Airport is known for its convenient location and easy access to the region's major attractions. It offers a range of flights from major airlines and is the only commercial airport in the county.

FULLERTON MUNICIPAL AIRPORT (FUL)

This airport is primarily used for general aviation. It does not offer commercial passenger service but serves private pilots and smaller aircraft operations.



FREEWAY CONNECTIVITY

INTERSTATE 5 – SANTA ANA FREEWAY

One of the most significant freeways in California, the I-5 runs north-south and connects Orange County to major cities, including Los Angeles to the north and San Diego to the south. A vital route for commuting, commerce, and access to key attractions like Disneyland and Angel Stadium.

INTERSTATE 405 – SAN DIEGO FREEWAY

A major auxiliary route of the I-5, the I-405 bypasses the inland route of the I-5 and runs parallel to the coast. Heavily traveled by commuters, it connects Orange County to Los Angeles International Airport (LAX) and the greater Los Angeles area.



COMMUTER RAIL

METROLINK

A commuter rail system that serves Southern California, connecting various counties, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and San Diego. It plays a vital role in providing an alternative to highway travel, particularly for daily commuters, and helps reduce traffic congestion and environmental impacts.

HIGHER EDUCATION **INSPIRES BRIGHTER FUTURES**

ORANGE COUNTY, CALIFORNIA is home to a diverse array of higher education institutions, including public universities, private universities, and community colleges. Some of these include:

UCI

UNIVERSITY OF CALIFORNIA
IRVINE

LOCATION
IRVINE

STUDENTS
36,000+

ALUMNI
200,000+

OC ECONOMIC IMPACT
\$7 BILLION

Cal State Fullerton.

CALIFORNIA STATE UNIVERSITY
FULLERTON

LOCATION
FULLERTON

STUDENTS
41,962

ALUMNI RESIDING IN OC
95,000+

FACULTY MEMBERS
3,736



CHAPMAN
UNIVERSITY

CHAPMAN
UNIVERSITY

LOCATION
IRVINE

STUDENTS
10,001

ALUMNI
50,000+

FACULTY MEMBERS
1,117



CONCORDIA
UNIVERSITY
IRVINE

CONCORDIA UNIVERSITY
IRVINE

LOCATION
IRVINE

STUDENTS (ONLINE & CAMPUS)
±5,000

ALUMNI
25,000+

FACULTY MEMBERS
132

FROM THE DIAMOND TO THE ARENA—ORANGE COUNTY SHINES

ORANGE COUNTY, CALIFORNIA, is home to a professional sports scene that includes teams from major leagues, prominent venues, and a strong sports culture. Here is an overview of professional sports in the area:



LOS ANGELES ANGELS
(MAJOR LEAGUE BASEBALL)

HOME
**ANGEL
STADIUM**

2024 AVG ATTENDANCE
31,822

YEAR FOUNDED
1961

ACHIEVEMENTS
**2002
WORLD SERIES
CHAMPION**



ANAHEIM DUCKS
(NATIONAL HOCKEY LEAGUE)

HOME
**HONDA
CENTER**

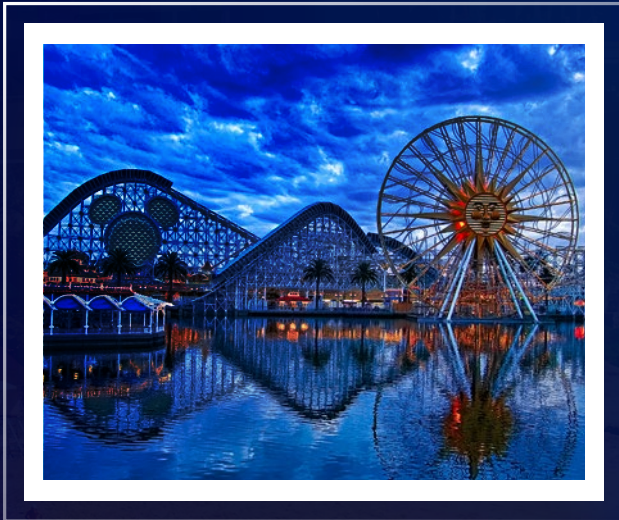
2022-23 AVG ATTENDANCE
14,953

YEAR FOUNDED
1993

ACHIEVEMENTS
**2006-07
STANLEY CUP
CHAMPION**



ICONIC ATTRACTIONS AND HIDDEN GEMS AWAIT



DISNEYLAND RESORT
(ANAHEIM)



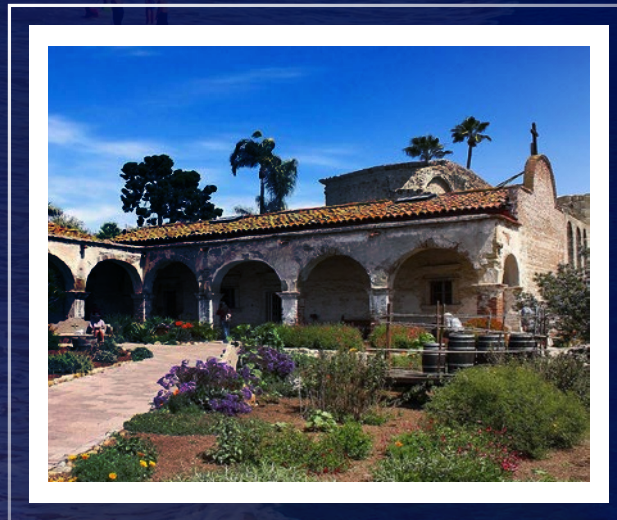
KNOTT'S BERRY FARM
(BUENA PARK)



BALBOA ISLAND
(NEWPORT BEACH)



DANA POINT HARBOR
(DANA POINT)



MISSION SAN JUAN CAPISTRANO
(SAN JUAN CAPISTRANO)



HUNTINGTON BEACH PIER
(HUNTINGTON BEACH)



An aerial photograph of a city, likely Los Angeles, with a blue overlay. The image shows a mix of residential and commercial buildings, streets, and green spaces. The text '03 PROPERTY DESCRIPTION' is overlaid in the center. The number '03' is in a large, light blue font, and the words 'PROPERTY DESCRIPTION' are in a white, bold, sans-serif font.

03 PROPERTY
DESCRIPTION

PROPERTY OVERVIEW

The Knott Townhouses are a rare opportunity to purchase a well maintained garden-style complex with an excellent unit mix at an attractive cap rate. Boasting with all newer roofing and newer copper water lines, The Knott Townhouses are nicely landscaped with charming curb appeal. This twenty-eight-unit multifamily complex has an excellent unit mix of twenty 2-bed 1-bath units, and eight 3-bed 1.5-bath units. They have gated vehicle and pedestrian access, a security camera system, an appealing center courtyard, and two on-site laundry rooms. A sizable 1.41 acre parcel of land allows for the abundant 56 parking spots, which equates to two spots per unit. The mansard roof gives the upper units some vaulted ceilings, and each unit is separately metered for gas and electricity with wall air-conditioning. Current ownership has a feasibility study for two ADUs, which they can share with a Buyer. There is also a potential on two of the buildings to create 14 backyards.

The Knott Townhouses are located right next to George Bellis Park, in between the 91 Freeway, 5 Freeway and Beach Blvd, giving it excellent access to all of Orange County. They are just a block from Buena Park Jr High School, Stater Bros, Target, The Source OC Shopping Mall, and Shops at Buena Park Shopping Mall. Just over a mile is Knott's Berry Farm, Knott's Soak City, and Buena Park's Entertainment Retail. Just over 2 miles is Los Coyotes Country Club, and Los Coyotes Shopping Center, and Buena Park High School, making this location great to access major retail, educational, and employment opportunities.

Given the strength of the overall apartment market within the city of Buena Park, the property offers an investor the ability to capture quality tenants seeking a great neighborhood with convenient access to a wide variety of activities, transportation and retail amenities. This overall demand for well-located apartments will be a key driver in the continued growth at The Knott Townhouses.

SUMMARY

Number of Units	28
Year Built	1972
Stories	2
Number of Buildings	4
Net Rentable Area	±25,484 SF
Lot Size	±0.41 AC

SITE

Address	7051 9th Street, Buena Park, CA
Parcel Number	276-231-42
Exterior Construction	Wood Frame / Stucco
Roof Type	Flat
Parking	Garages / Open 56 Spaces / 2 per Unit

UTILITIES

PAID BY

Trash, Water & Gas	Owner
Electricity	Resident

COMMUNITY AMENITIES

Gated Vehicle & Pedestrian Access

2 On-site Laundry Room

Security Camera System



PROPERTY HIGHLIGHTS

- **Stunning Unit Mix: 20 – 2 Bed / 1 Bath, and 8 – 3 Bed / 1.5 Bath, Built in 1972**
- **Well Maintained, Garden Style Two Story Walkup with Charming Curb Appeal**
- **Newer Roofs, Newer Copper Plumbing, and Security Camera System**
- **Nicely Landscaped, Gated Vehicle and Pedestrian Access, and Appealing Center Courtyard**
- **Wall Air-Conditioning, Separately Metered for Gas and Electric, and Some Vaulted Ceilings**
- **Feasibility Study for 2 ADU's, and Potential to Create 14 Backyards**
- **One Block from Buena Park Jr. High, Stater Bros, Target, and The Source OC Shopping Mall**
- **Just Over two mile to Los Coyotes Country Club & Shopping Center, and Buena Park High School**



PROPERTY PHOTOS





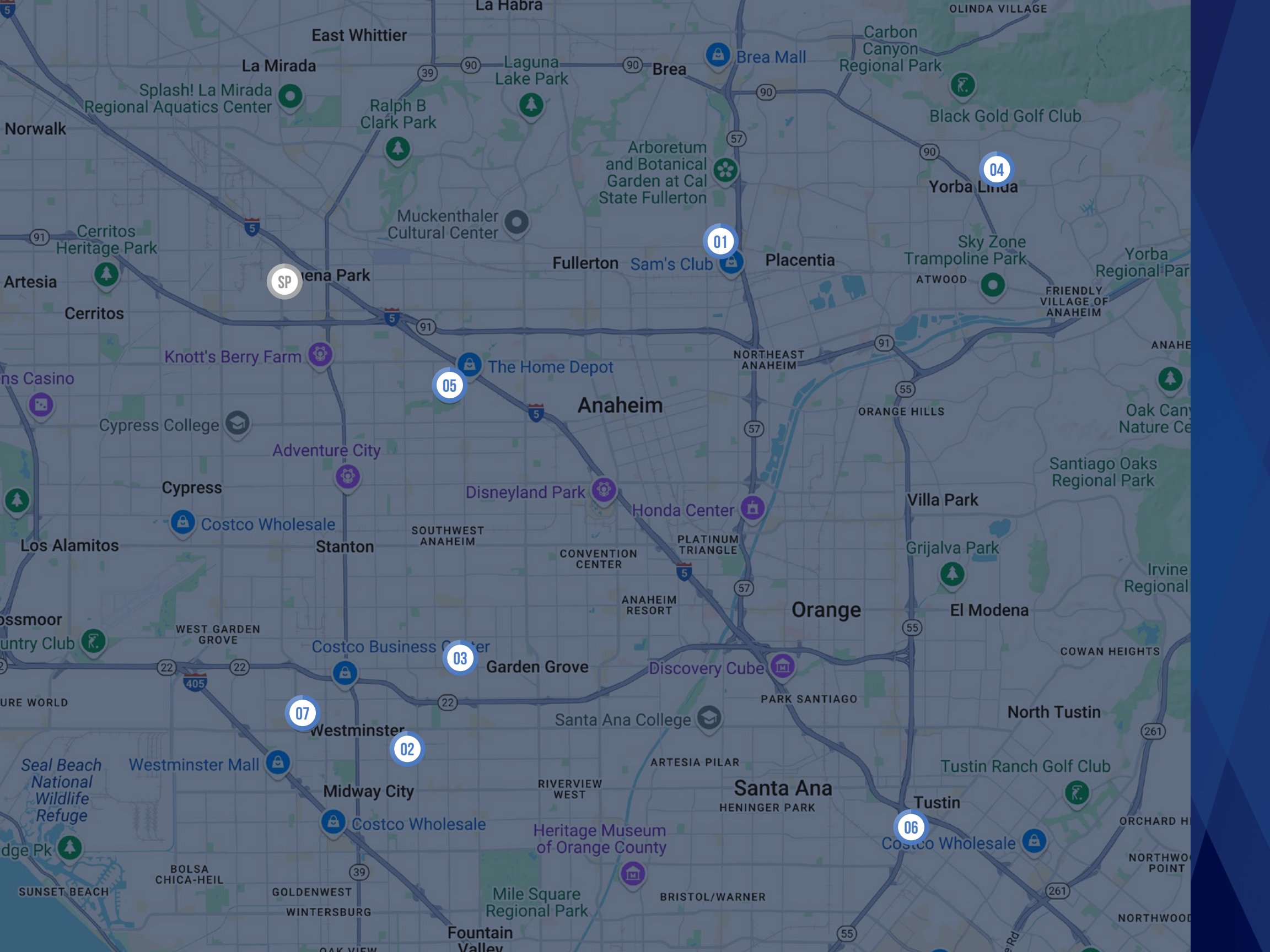


An aerial photograph of a city, likely Los Angeles, with a semi-transparent blue overlay. The text '04 SALES COMPARABLES' is centered on the image. The background shows a mix of residential and commercial buildings, streets, and green spaces.

**04 SALES
COMPARABLES**

SALES COMPARABLES

PHOTO	ADDRESS	UNITS	YEAR BUILT	BUILDING SF	SALE PRICE	CAP RATE	GRM	PRICE PER UNIT	PRICE PER SF	SALE DATE	UNIT MIX
	1 2550 College Pl Fullerton, CA 92831	18	1988	17,296	\$8,500,000	4.10%	14.9	\$472,222	\$491.44	12/5/2024	(4) 1 Bed 1 Bath (14) 2 Bed 2 Bath
	2 14338 Nola St Westminister, 92683	10	1959	9,920	\$4,100,000	2.88%	21.62	\$410,000	\$413.31	11/20/2024	(10) 2 Bed 1 Bath
	3 9821 Acacia Ave Garden Grove, CA 92841	24	1960	32,482	\$9,700,000	4.00%	15.1	\$404,167	\$298.63	10/28/2024	(24) Studios
	4 4702 Avocado Ave Yorba Linda, CA 92886	8	1962	7,453	\$3,450,000	4.20%	14.7	\$431,250	\$462.90	10/10/2024	(8) 2 Bed 1 Bath
	5 619-625 N Ventura St Anaheim, CA 92801	8	1964	7,642	\$3,075,000	4.12%	14.76	\$384,375	\$402.38	8/12/2024	(8) 2 Bed 2 Bath
	6 15642 Pasadena Ave Tustin, CA 92780	11	1989	12,092	\$5,675,000	4.09%	16.26	\$515,909	\$469.32	2/27/2024	(4) 1 Bed 1 Bath (7) 3 Bed 2.5 Bath
	7 13761-13765 Cedar St Westminister, CA 92683	8	1957	6,400	\$3,150,000	4.50%	14.1	\$393,750	\$492.19	2/21/2024	(8) 2 Bed 2.5 Bath
	SUBJECT PROPERTY 7051 9th Street Buena Park, CA 90621	28	1972	25,484	\$10,600,000	5.37%	12.63	\$378,571	\$415.95	-	(20) 2 Bed 1 Bath (8) 3 Bed 1.5 Bath



SP

01

04

05

03

07

02

06

02



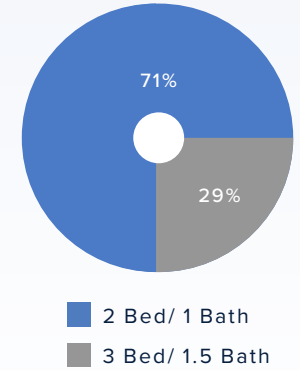
An aerial photograph of a city, likely Los Angeles, showing a mix of residential and commercial buildings, streets, and green spaces. The image is overlaid with a semi-transparent blue filter. In the center, the text '05 FINANCIAL OVERVIEW' is displayed in a large, white, sans-serif font. The number '05' is significantly larger than the words 'FINANCIAL' and 'OVERVIEW', which are stacked vertically to its right.

05 FINANCIAL
OVERVIEW

FINANCIAL OVERVIEW

[Redacted]	
Address	7051 9th Street, Buena Park, CA 90621
Number of Units	28
# of Buildings	4
Number of Stories	2
Year Built	1972
Rentable Area	±25,484 SF
Site Size	±0.41 Acres

[Redacted]	
Display Rent As	Monthly
Rents To Show	Current and Potential
Rental Range Rent	Current



RENT ROLL SUMMARY

UNIT TYPE	# OF UNITS	AVG. SF	RENTAL RANGE	CURRENT			MARKET		
				AVG. RENT	AVG. RENT/SF	MONTHLY INCOME	AVG. RENT	AVG. RENT/SF	MONTHLY INCOME
2 Bed / 1 Bath	20	875	\$1,684 - \$2,400	\$2,278	\$2.60	\$45,559	\$2,450	\$2.80	\$49,000
3 Bed / 1.5 Bath	8	998	\$3,000 - \$3,200	\$3,050	\$3.06	\$24,400	\$3,250	\$3.26	\$26,000
Totals/Weighted Averages		910		\$2,499	\$2.75	\$69,959	\$2,679	\$2.94	\$75,000
Gross Annualized Rents				\$839,513			\$900,000		

RENT ROLL

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT/ MONTH	CURRENT RENT/ SF/ MONTH	MARKET RENT/ MONTH	MARKET RENT/ SF/MONTH
101	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
102	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
103	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
104	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
105	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
106	3 Bed / 1.5 Bath	998	\$3,050	\$3.06	\$3,250	\$3.26
107	3 Bed / 1.5 Bath	998	\$3,000	\$3.01	\$3,250	\$3.26
108	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
109	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
110	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
111	2 Bed / 1 Bath	875	\$2,350	\$2.69	\$2,450	\$2.80
112	3 Bed / 1.5 Bath	998	\$3,200	\$3.21	\$3,250	\$3.26
114	3 Bed / 1.5 Bath	998	\$3,050	\$3.06	\$3,250	\$3.26
115	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
201	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
202	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
203	2 Bed / 1 Bath	875	\$2,325	\$2.66	\$2,450	\$2.80
204	2 Bed / 1 Bath	875	\$2,400	\$2.74	\$2,450	\$2.80
205	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
206	3 Bed / 1.5 Bath	998	\$3,050	\$3.06	\$3,250	\$3.26
207	3 Bed / 1.5 Bath	998	\$3,000	\$3.01	\$3,250	\$3.26
208	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
209	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
210	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
211	2 Bed / 1 Bath	875	\$2,300	\$2.63	\$2,450	\$2.80
212	3 Bed / 1.5 Bath	998	\$3,050	\$3.06	\$3,250	\$3.26
214	3 Bed / 1.5 Bath	998	\$3,000	\$3.01	\$3,250	\$3.26
215	2 Bed / 1 Bath	875	\$1,684	\$1.93	\$2,450	\$2.80
Total		25,484	\$69,959	\$2.75	\$75,000	\$2.94

PRICING DETAILS

SUMMARY	
Price	\$10,600,000
Down Payment	\$5,300,000
Number of Units	28
Price Per Unit	\$378,571
Price Per SF	\$415.95
Rentable SF	±25,484 SF
Lot Size	±0.41 AC
Year Built / Renovated	1972

RETURNS	CURRENT	MARKET
Cap Rate	5.37%	5.89%
GRM	12.63	11.78
Cash-on-Cash	4.93%	5.99%
Debt Coverage Ratio	1.85	2.03

FINANCING	1ST LOAN
Loan Amount	\$5,300,000
Loan Type	New
Interest Rate	5.80%
Amortization	30 Years
Year Due	2039

OPERATING DATA	CURRENT		MARKET	
Gross Scheduled Rent		\$839,513		\$900,000
Less: Vacancy/Deductions	3.0%	\$25,185	3.0%	\$27,000
Total Effective Rental Income		\$814,327		\$873,000
Other Income		\$15,900		\$15,900
Effective Gross Income		\$830,227		\$888,900
Less: Expenses	31.5%	\$261,499	29.7%	\$264,273
Net Operating Income		\$568,728		\$624,627
Cash Flow		\$568,728		\$624,627
Debt Service		\$307,400		\$307,400
Net Cash Flow After Debt Service	4.93%	\$261,328	5.99%	\$317,227
Total Return	4.93%	\$261,328	5.99%	\$317,227

EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$114,480	\$114,480
Insurance	\$11,637	\$11,637
Utilities - Electric	\$5,206	\$5,206
Utilities - Water & Sewer	\$8,019	\$8,019
Utilities - Gas	\$16,688	\$16,688
Trash Removal	\$11,983	\$11,983
Repairs & Maintenance	\$14,000	\$14,000
Landscaping	\$4,800	\$4,800
On-Site Management	\$27,600	\$27,600
Off-Site Management	\$32,554	\$35,328
Pest Control	\$2,400	\$2,400
Special Assessments	\$7,132	\$7,132
Operating Reserves	\$5,000	\$5,000
Total Expenses	\$261,499	\$264,273
Expenses/Unit	\$9,339	\$9,438
Expenses/SF	\$10.26	\$10.37

OPERATING STATEMENT

INCOME	CURRENT		MARKET		PER UNIT	PER SF
Gross Scheduled Rent	\$839,513		\$900,000		\$32,143	\$35.32
Physical Vacancy	(\$25,185)	3.0%	(\$27,000)	3.0%	(\$964)	(\$1.06)
Total Vacancy	(\$25,185)	3.0%	(\$27,000)	3.0%	(\$964)	(\$1)
Effective Rental Income	\$814,327		\$873,000		\$31,179	\$34.26
Parking Income	\$12,900		\$12,900	\$1,075/Mth	\$461	\$0.51
Laundry Income	\$3,000		\$3,000	\$250/Mth	\$107	\$0.12
Total Other Income	\$15,900		\$15,900		\$568	\$0.62
Effective Gross Income	\$830,227		\$888,900		\$31,746	\$34.88

EXPENSES	CURRENT		MARKET		PER UNIT	PER SF
Real Estate Taxes	\$114,480		\$114,480	1.08%	\$4,089	\$4.49
Insurance	\$11,637		\$11,637	Actual	\$416	\$0.46
Utilities - Electric	\$5,206		\$5,206	Actual	\$186	\$0.20
Utilities - Water & Sewer	\$8,019		\$8,019	Actual	\$286	\$0.31
Utilities - Gas	\$16,688		\$16,688	Actual	\$596	\$0.65
Trash Removal	\$11,983		\$11,983	Actual	\$428	\$0.47
Repairs & Maintenance	\$14,000		\$14,000	\$500/Unit	\$500	\$0.55
Landscaping	\$4,800		\$4,800	\$400/Mth	\$171	\$0.19
On-Site Management	\$27,600		\$27,600	\$2300/Mth	\$986	\$1.08
Off-Site Management	\$32,554		\$35,328	4 Percent	\$1,262	\$1.39
Pest Control	\$2,400		\$2,400	\$200/Mth	\$86	\$0.09
Special Assessments	\$7,132		\$7,132	Assessor	\$255	\$0.28
Operating Reserves	\$5,000		\$5,000	Estimate	\$179	\$0.20
Total Expenses	\$261,499		\$264,273		\$9,438	\$10.37
Expenses as % of EGI	31.5%		29.7%			
Net Operating Income	\$568,728		\$624,627		\$22,308	\$24.51

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7051 9th Street, Buena Park, CA 90621** (“Property”). The 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 and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.

OFFERING MEMORANDUM

THE KNOTT TOWNHOUSES

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