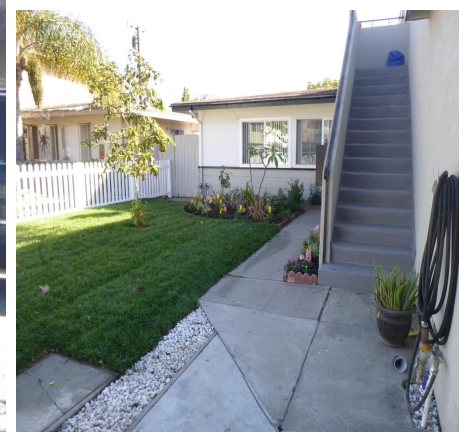


ROSEWOOD AVE APTS.



OFFERING MEMORANDUM

2617 S. ROSEWOOD AVE.
SANTA ANA, CA 92707

R.L.M. Equities
Apartment
Brokers

ROSEWOOD AVE APTS.

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Exclusively Marketed by:



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ROSEWOOD AVE APTS.

01

- Executive Summary
- Investment Summary
- Unit Mix Summary
- Location Summary

OFFERING SUMMARY

ADDRESS	2617 S. ROSEWOOD AVE. SANTA ANA CA 92707
COUNTY	ORANGE
BUILDING SF	2,635
LAND SF	5,227
NUMBER OF UNITS	3
YEAR BUILT	1958
OWNERSHIP TYPE	Fee Simple

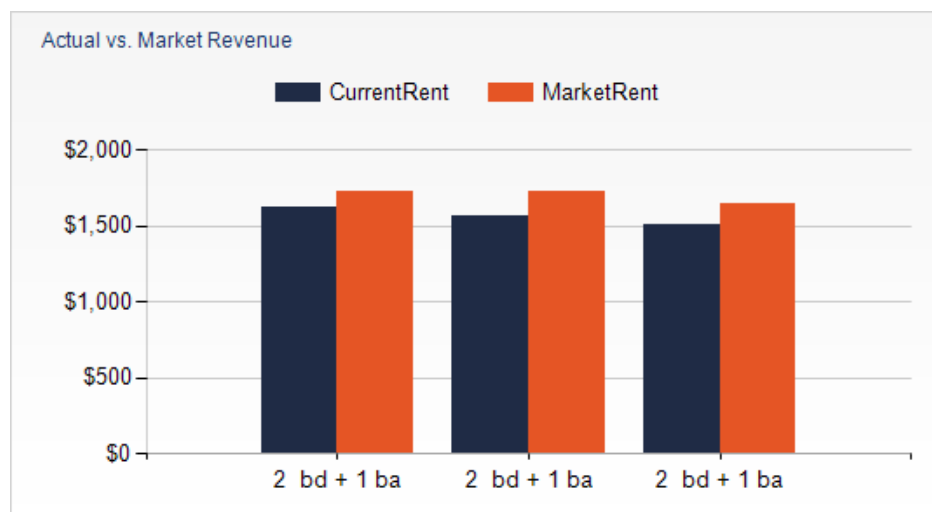
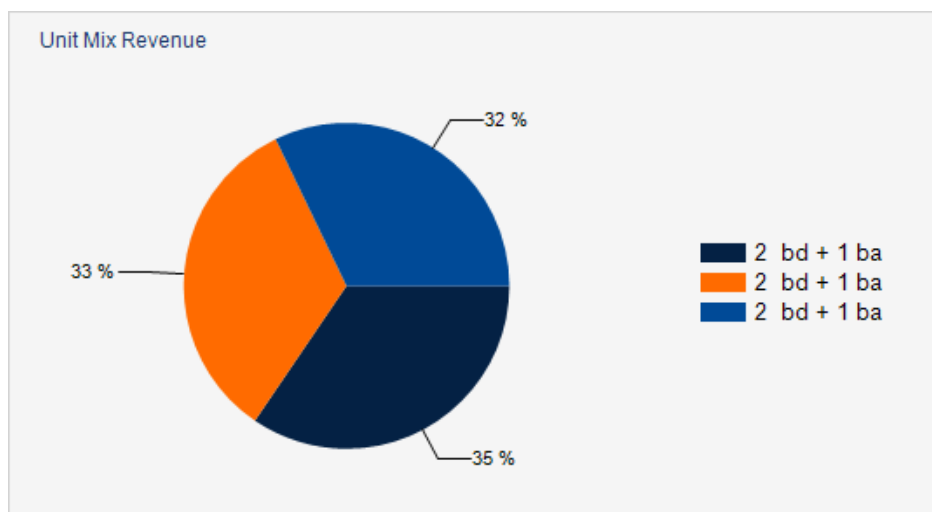
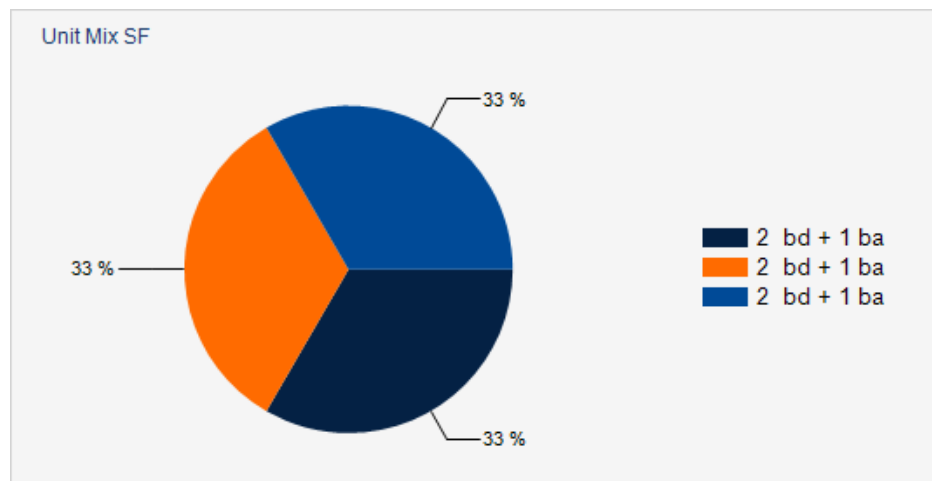
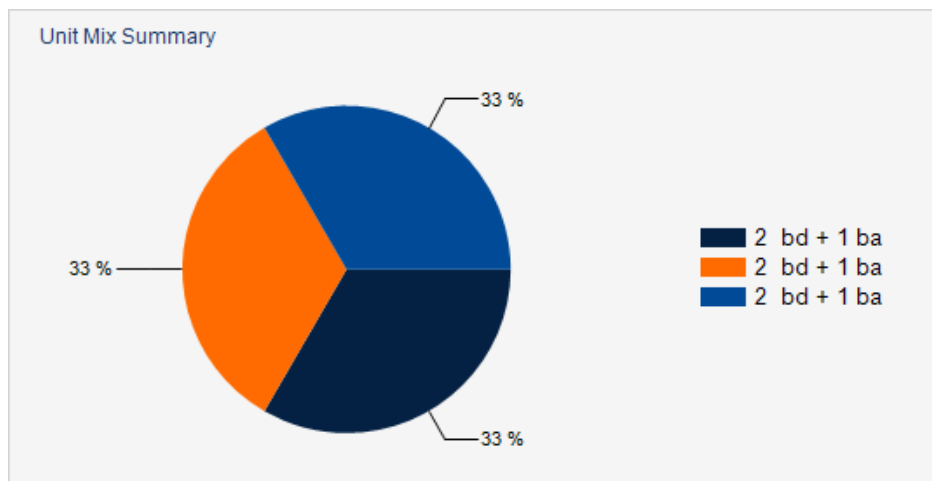
FINANCIAL SUMMARY

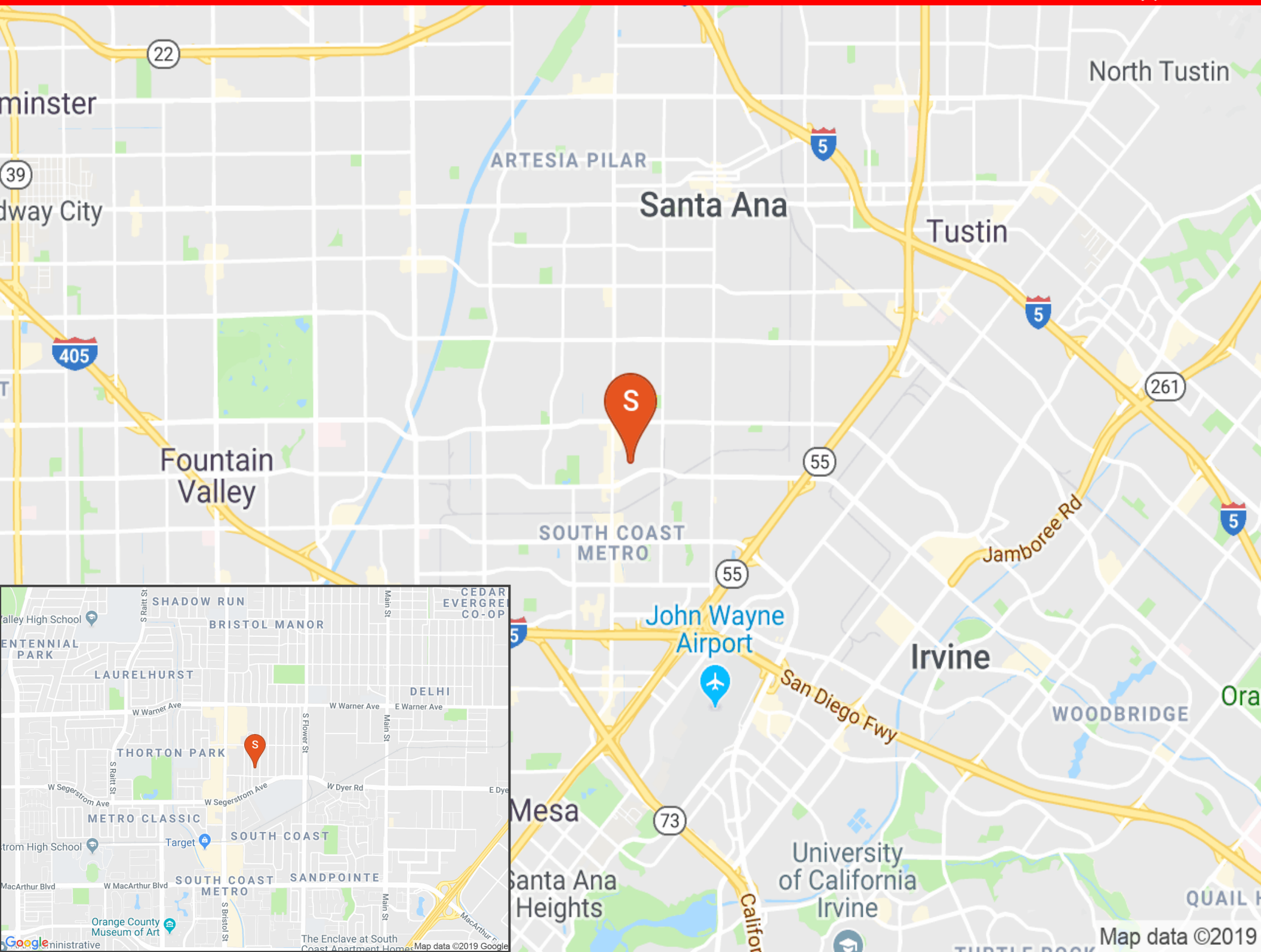
OFFERING PRICE	\$929,000
PRICE PSF	\$352.56
PRICE PER UNIT	\$309,667



- * SOUTH COAST METRO TRIPLEX!
- * ALL LARGE 2 BEDROOM + 1 BATH!
- * TWO DOWNSTAIRS UNITS HAVE HUGE PRIVATE YARDS!
- * BRAND NEW EXTERIOR PAINT, NEW LANDSCAPE, NEW SPRINKLERS, NEW GARAGE DOORS, NEW WINDOWS!
- * ALL UNITS HAVE NEW VINYL WOOD PLANK FLOORS, NEW PAINT, NEW BASEBOARDS, NEW LIGHT FIXTURES AND MORE!
- * INDIVIDUAL GAS, ELECTRIC METERS AND WATER HEATERS!
- * GREAT LOCATION NEAR SOUTH COAST PLAZA!

Unit Mix	# Units	Square Feet	Current Rent	Actual		Market		
				Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	1	875	\$1,620	\$1.85	\$1,620	\$1,725	\$1.97	\$1,725
2 bd + 1 ba	1	875	\$1,565	\$1.79	\$1,565	\$1,725	\$1.97	\$1,725
2 bd + 1 ba	1	875	\$1,510	\$1.73	\$1,510	\$1,650	\$1.89	\$1,650
Totals/Averages	3	875	\$1,565	\$1.79	\$4,695	\$1,700	\$1.94	\$5,100







02

Property Description

Property Features

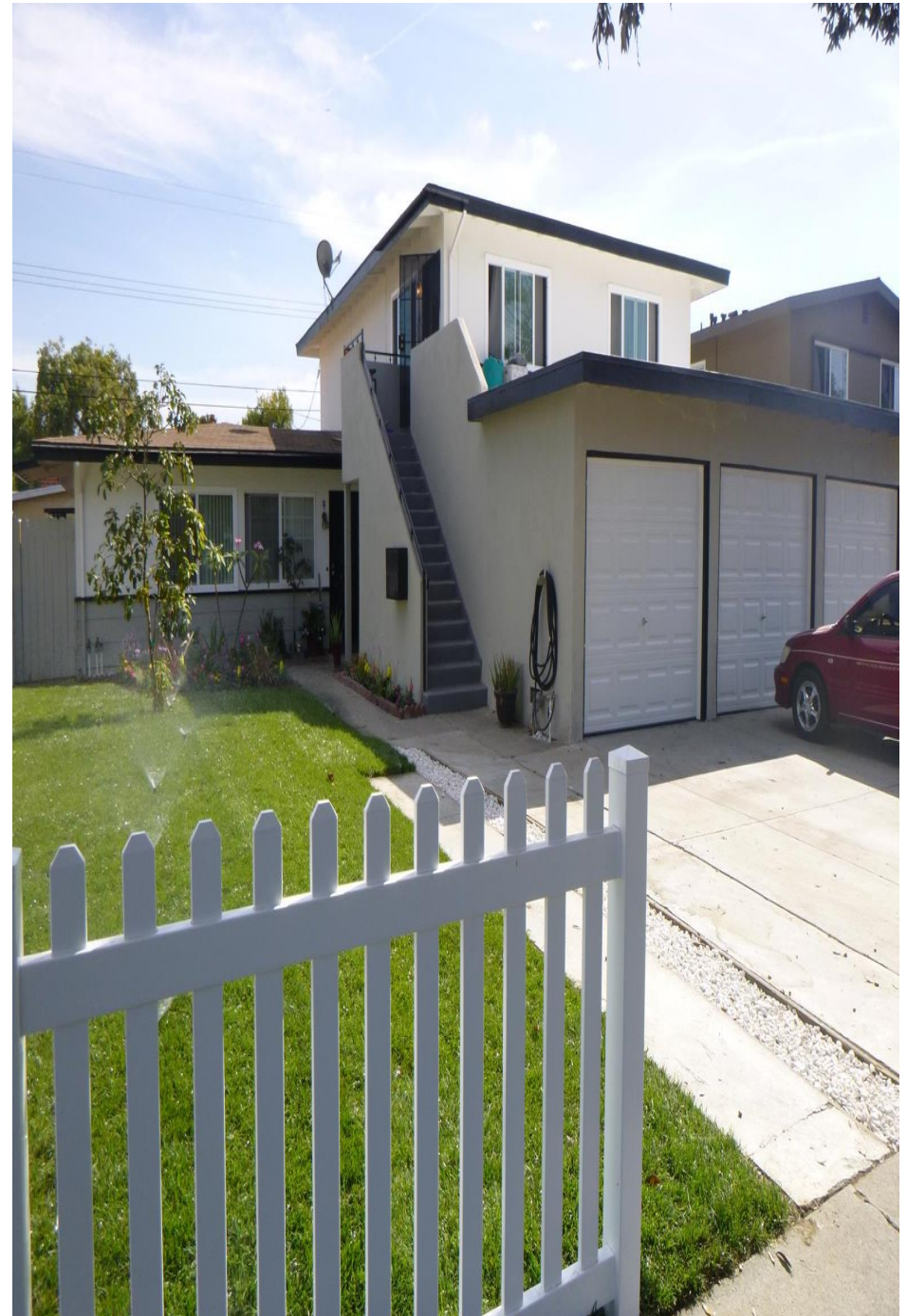
Aerial Map

Additional Maps

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	2,635
LAND SF	5,227
YEAR BUILT	1958
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6

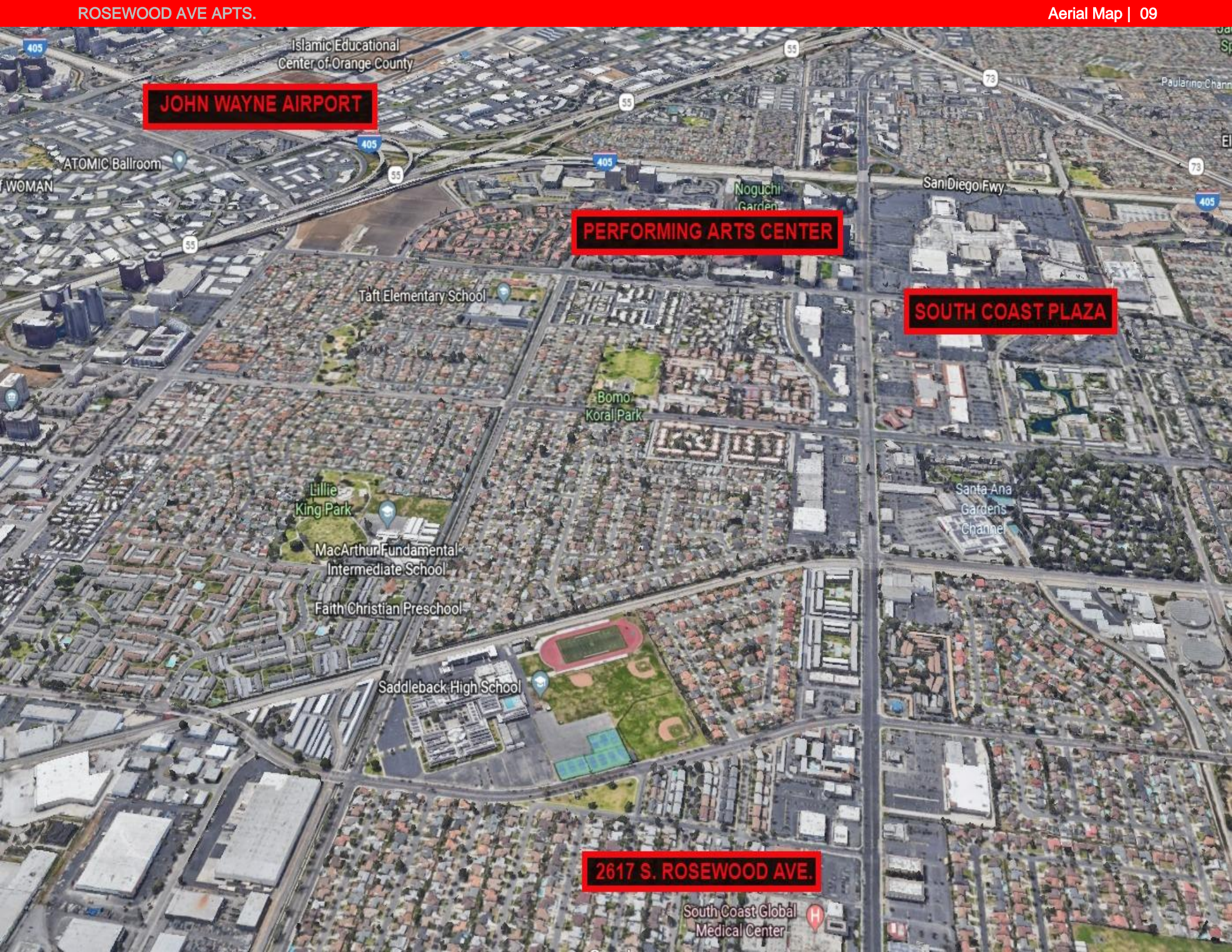


JOHN WAYNE AIRPORT

PERFORMING ARTS CENTER

SOUTH COAST PLAZA

2617 S. ROSEWOOD AVE.



Islamic Educational Center of Orange County

ATOMIC Ballroom

Noguchi Garden

San Diego Fwy

Taft Elementary School

Bomo Koral Park

Lillie King Park

MacArthur Fundamental Intermediate School

Faith Christian Preschool

Santa Ana Gardens Channel

Saddleback High School

South Coast Global Medical Center



SOUTH COAST METRO TRIPLEX!



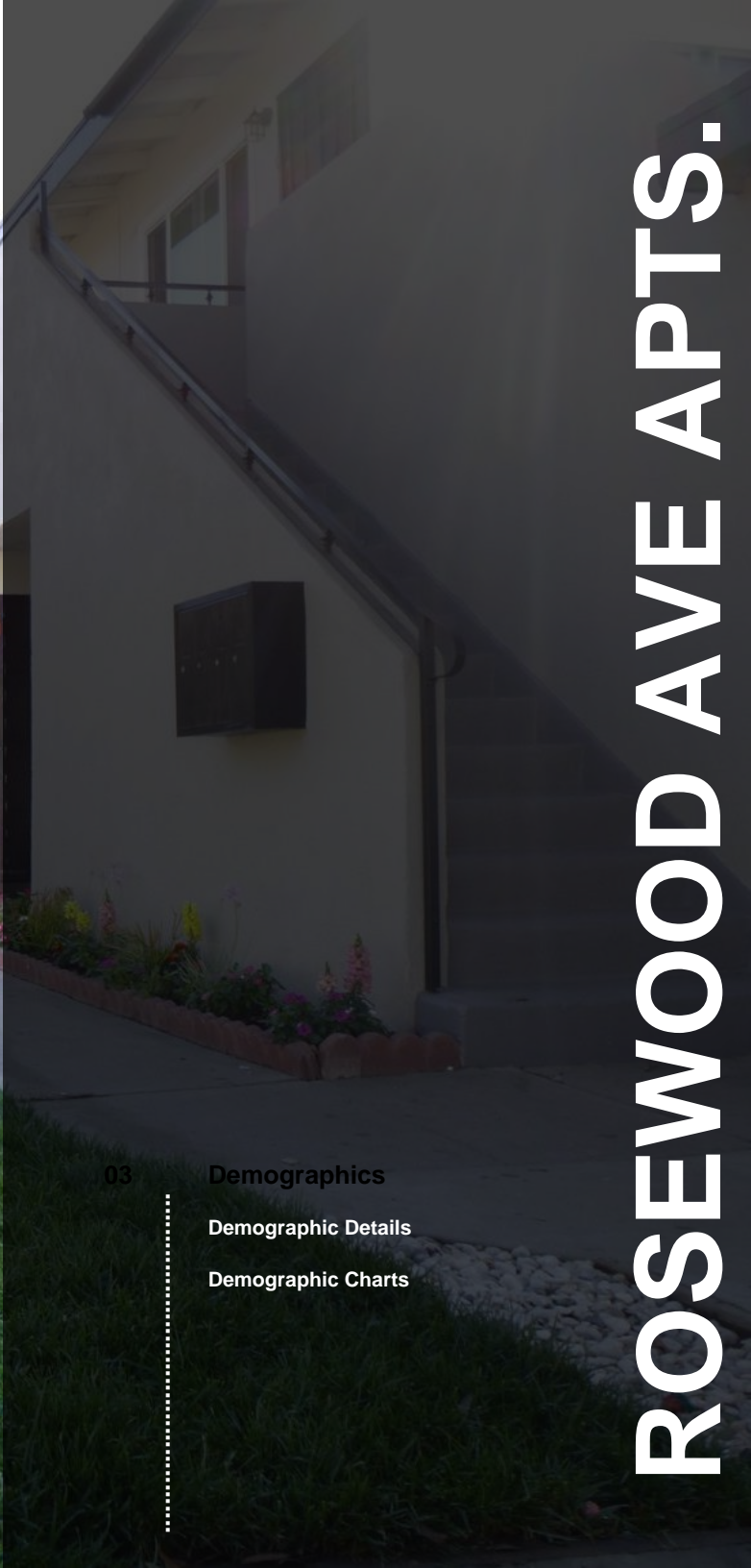
NEW EXTERIOR LANDSCAPE, PAINT, GARAGE DOORS AND MORE!



NEW LANDSCAPE!



CLEAN BUILDING!



03

Demographics

Demographic Details

Demographic Charts

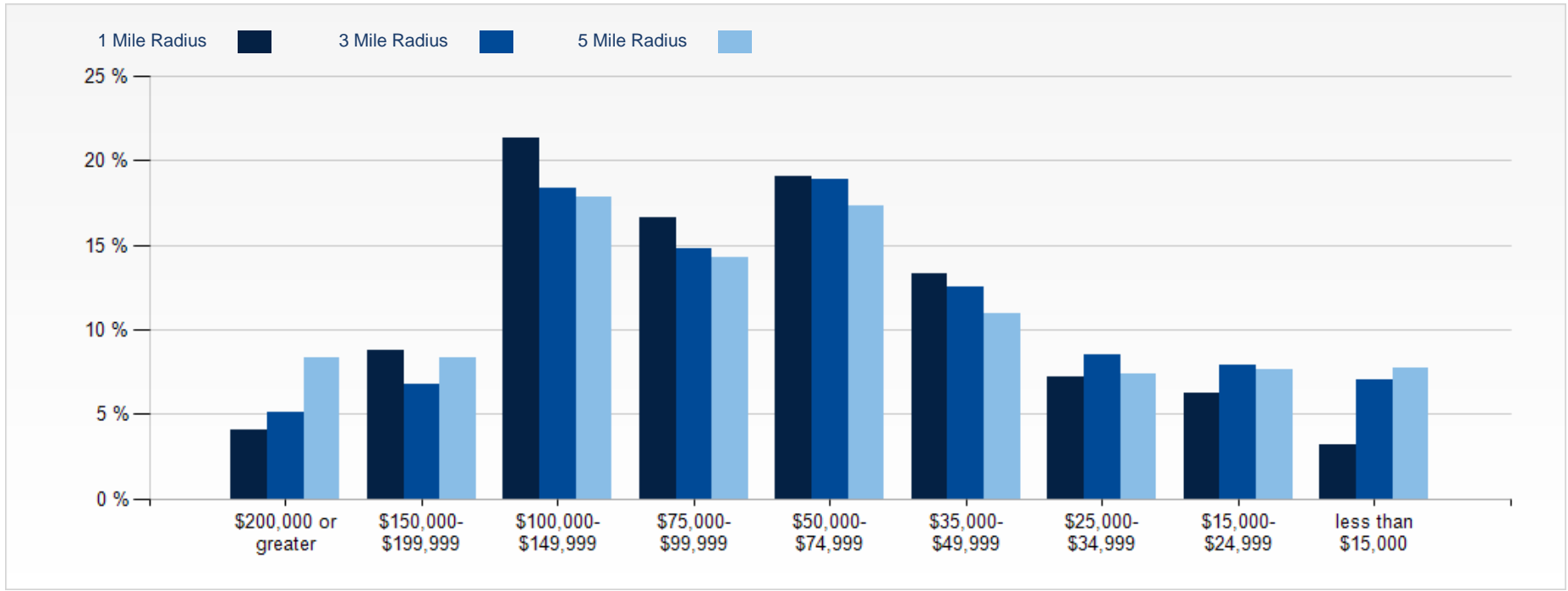
ROSEWOOD AVE APTS.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,455	253,083	628,877
2010 Population	37,853	245,176	635,485
2019 Population	39,138	257,705	678,403
2024 Population	39,961	264,662	701,456
2019 African American	714	4,279	11,394
2019 American Indian	355	2,249	4,725
2019 Asian	5,626	29,783	137,595
2019 Hispanic	28,524	192,669	367,500
2019 White	16,641	116,492	318,446
2019 Other Race	14,076	94,081	174,252
2019 Multiracial	1,588	9,973	29,645
2019-2024: Population: Growth Rate	2.10 %	2.65 %	3.35 %

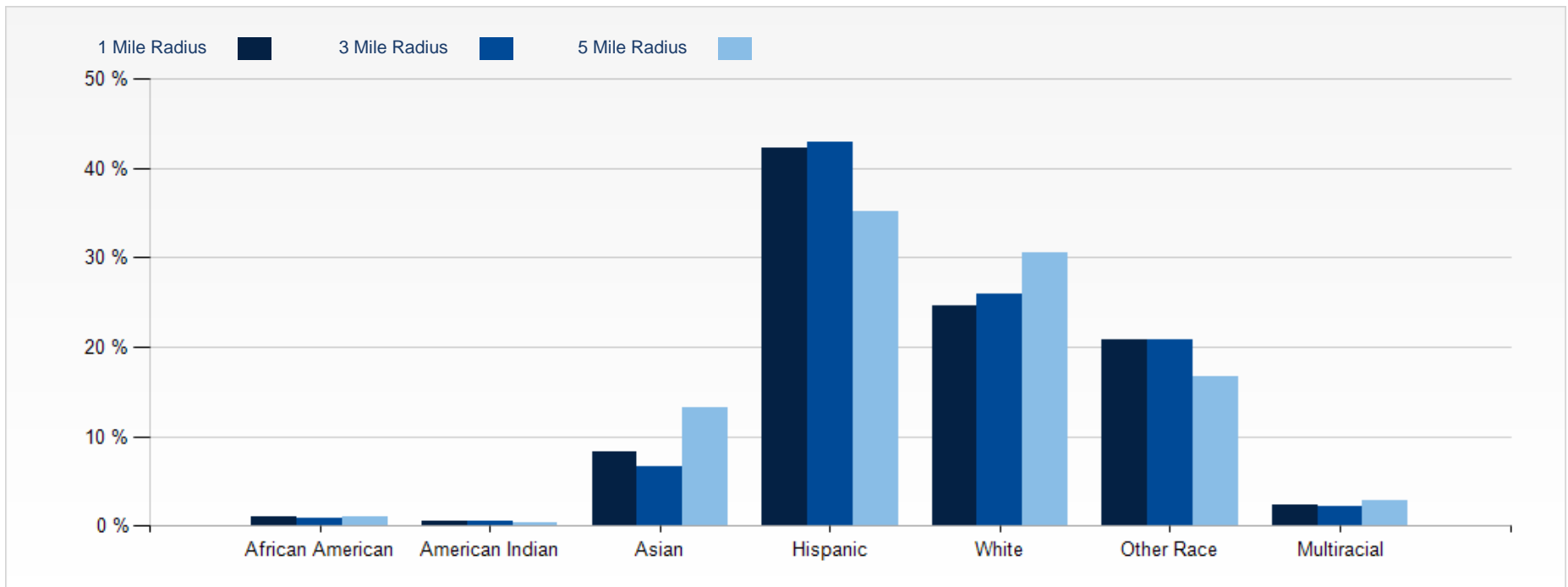
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	298	4,236	14,805
\$15,000-\$24,999	580	4,748	14,550
\$25,000-\$34,999	675	5,149	14,047
\$35,000-\$49,999	1,242	7,577	21,001
\$50,000-\$74,999	1,781	11,388	33,187
\$75,000-\$99,999	1,548	8,917	27,354
\$100,000-\$149,999	1,992	11,091	34,161
\$150,000-\$199,999	822	4,068	15,887
\$200,000 or greater	377	3,110	15,994
Median HH Income	\$75,952	\$66,545	\$72,812
Average HH Income	\$88,991	\$84,869	\$95,934

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,283	57,428	179,084
2010 Total Households	9,155	57,812	180,257
2019 Total Households	9,315	60,285	190,986
2024 Total Households	9,475	62,070	197,620
2019 Average Household Size	4.14	4.20	3.49
2000 Owner Occupied Housing	5,527	27,777	85,902
2000 Renter Occupied Housing	3,454	28,076	86,907
2019 Owner Occupied Housing	5,117	25,978	85,135
2019 Renter Occupied Housing	4,198	34,307	105,851
2019 Vacant Housing	468	3,461	9,975
2019 Total Housing	9,783	63,746	200,961
2024 Owner Occupied Housing	5,280	26,917	88,192
2024 Renter Occupied Housing	4,195	35,153	109,429
2024 Vacant Housing	474	3,533	9,847
2024 Total Housing	9,949	65,603	207,467
2019-2024: Households: Growth Rate	1.70 %	2.95 %	3.45 %

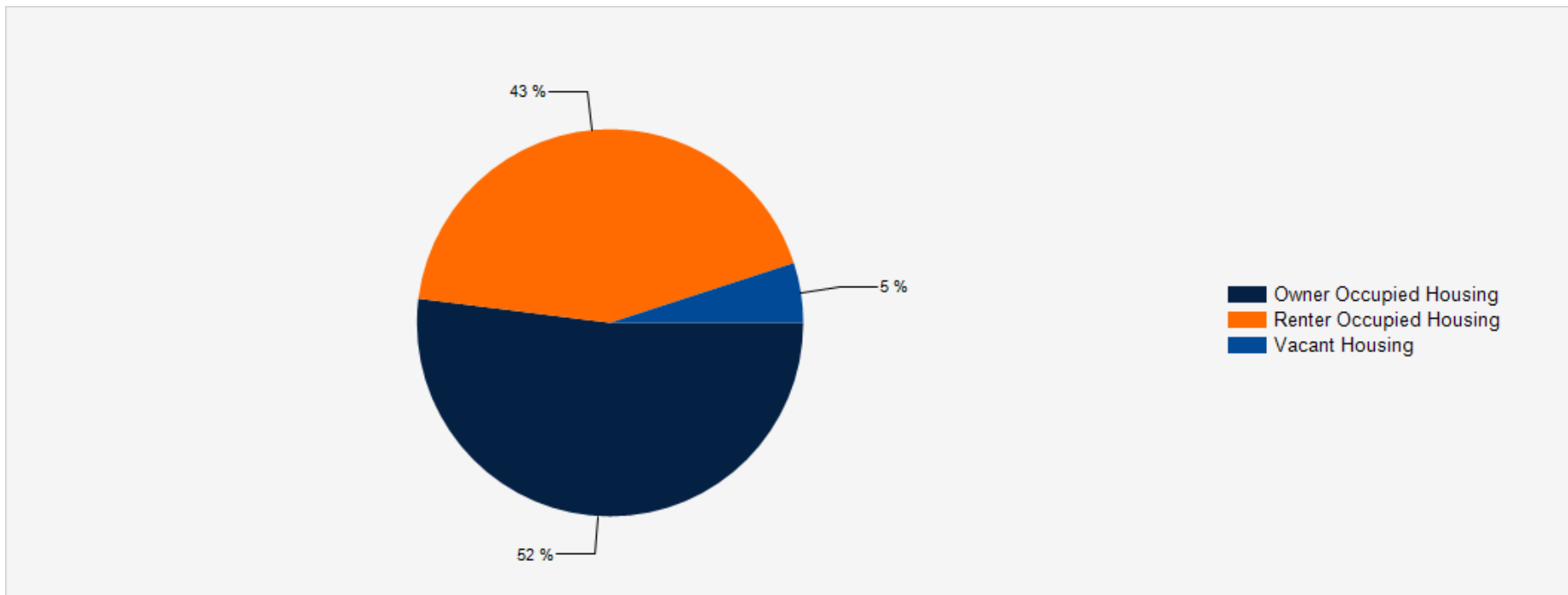
2019 Household Income



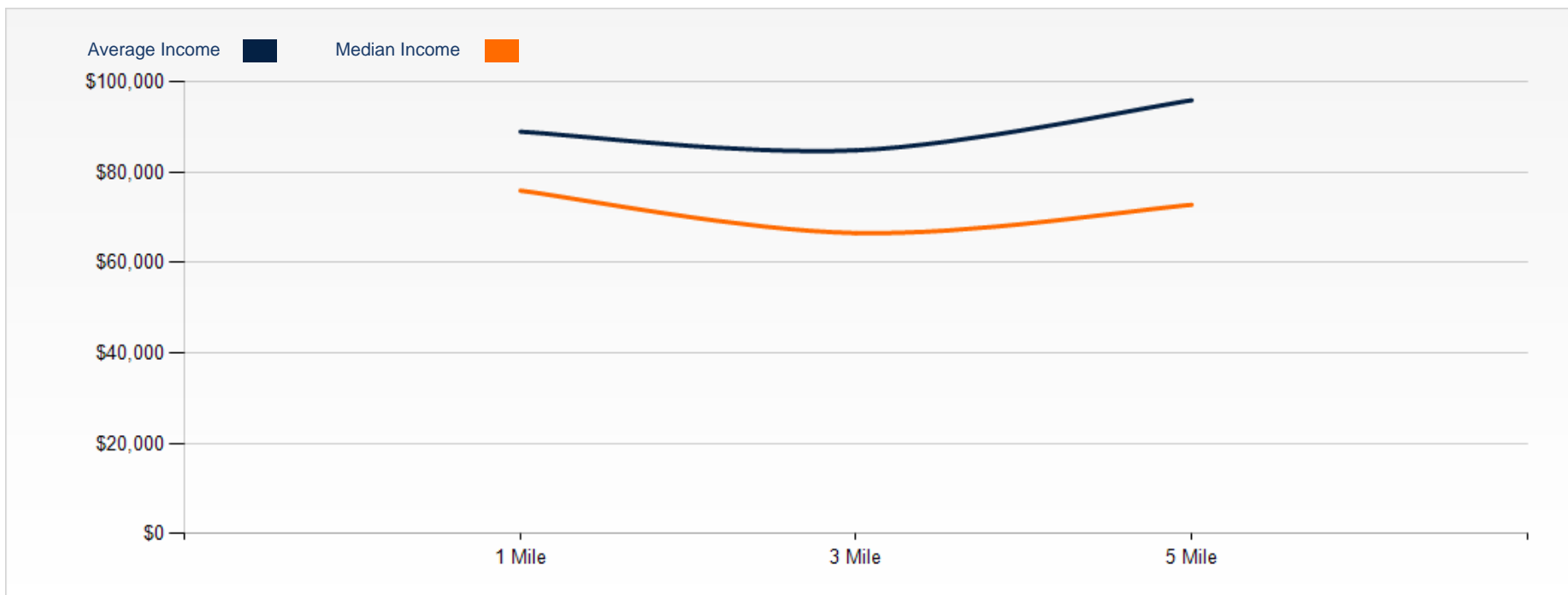
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



ROSEWOOD AVE APTS.

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