

134 S Pritchard Ave
Fullerton, CA 92833

Offering Memorandum

17-Unit Multifamily Investment Located in Fullerton, CA



MATTHEWS™

Exclusively Presented By



Mark Bridge
Executive VP & Senior Director

(949) 681-8388
mark.bridge@matthews.com
License No. 01316702 (CA)

David Harrington
Broker of Record
License No. 02168060 (CA)

MATTHEWS™





Table of Contents

04 | Executive
Summary

12 | Market
Overview

25 | Comparable
Properties

30 | Financial
Overview

Executive Summary



134 S Pritchard Ave
Fullerton, CA 92833



Executive Summary

16 + 1 Number of Units	\$5,800,000 Price	Carport Parking
±0.46 Lot Size (AC)	1954 Year Built	±11,750 Rentable SF



The Opportunity

Matthews™ is pleased to present 134 S Prichard Ave, located in Fullerton, CA. This offering allows an investor to acquire a well-located, recently renovated, turnkey investment with immense building and curb appeal next to Valencia Park Elementary School, Buena Park High School, Sunny Hills High School, Los Coyotes Country Club, The Source OC Shopping Mall, Beach Blvd, and the 5 Freeway and 91 Freeway interchange.

Built in 1954, the property underwent a major interior and exterior renovation in 2022. The roof is approximately 5 years old, and the parking lot asphalt was replaced approximately 1 year ago, further enhancing the long-term durability and capital improvements of the asset.

The complex features a strong unit mix of fifteen two-bedroom/one-bath units, one three-bedroom/one-bath unit, and one non-conforming one-bedroom/one-bath unit. The property is a two-story, garden-style walk-up with a central courtyard surrounding a gated swimming pool. Amenities include an on-site laundry room and covered parking for tenants. Each unit is separately metered for gas and electricity.

Each unit has received recent interior upgrades including new flooring, new quartz countertops with refaced cabinets, new lighting, new kitchen and bathroom sinks, new bathroom vanities, new stovetop ovens and hoods, and fresh paint throughout. The exterior also benefited from significant recent renovations, including new stucco and paint, a new front gate, new landscaping, a newly paved parking lot, select new fencing and paint, new wall air-conditioning units, and new double-pane vinyl windows.

The complex is conveniently located just two miles from Knott's Berry Farm, Knott's Soak City, Medieval Times, Pirates Dinner Adventure, Portillo's Bakery, and the Buena Park Entertainment Zone. The property is also less than one mile from numerous major retail centers and employment hubs.

Executive Summary

Investment Highlights

- Great Unit Mix: 15 two-bed/one-bath units, one three-bed/one-bath unit, and one non-conforming one-bedroom/one-bath unit. All are separately metered for gas and electric.
- Located Next to Valencia Park Elementary School, Buena Park High School, Sunny Hills High School, Los Coyotes Country Club, The Source OC Shopping Mall, Beach Blvd, The 5 Freeway and 91 Freeway Interchange.
- Also Conveniently Located Just 2 Miles From Knotty Berry Farm, Knott's Soak City, Medieval Times, Pirates Adventure, Portillo's Bakery, and the Buena Park Entertainment Zone.
- Well-Located, Turnkey Investment With Good Curb Appeal, Covered Parking, Interior Courtyard, Gated & Sparkling Swimming Pool and On-Site Laundry Room.
- All Units Have Been Renovated to Varying Degrees, Ranging From New Flooring, New Quartz Counter Tops and Refaced Cabinets, New Lighting, New Kitchen and Bath Sinks, New Stovetop Ovens and Hoods, and New Paint.
- Major Exterior Renovation in 2022 Includes: New Stucco and Paint, New Front Gate, New Landscaping, Parking Lot Asphalt Approximately 1 Year Old, Some New Fencing and Paint, New Wall Air Conditioning, New Double Pane Vinyl Windows, Roof Approximately 5 Years Old.



Executive Summary

Local Highlights

- 0.1 Miles - Valencia Park Elementary School
- 0.1 Miles — Boys & Girls Club of Fullerton
- 0.3 Miles — H & R Market
- 0.3 Miles — Fullerton Municipal Airport
- 0.5 Miles — Sam's Ranch Market
- 0.6 Miles — Buena Park High School
- 0.9 Miles — Fullerton Business Park
- 1 Mile — Grace Mission University
- 1.1 Miles — Albertsons
- 1.3 Miles — CA 5
- 1.3 Miles — CA 91
- 1.5 Miles — Target
- 1.5 Miles — Fullerton Arirang Supermarket
- 1.8 Miles — Southern California Medicare Clinic & Urgent Care
- 2.3 Miles — Independence Park
- 2.3 Miles — The Source OC - Shopping Center
- 2.3 Miles — Sunny Hills High School
- 2.4 Miles — Nicolas Park
- 2.4 Miles - McComber Center — Misc. Retail Center
- 2.4 Miles — Los Coyotes Country Club
- 2.5 Miles — Nicolas Junior High School
- 2.5 Miles — Fullerton Community Center
- 2.5 Miles — Stater Bros
- 2.6 Miles — Buena Park Downtown — Shopping Mall
- 2.8 Miles — Medieval Times
- 3.2 Miles — Knott's Berry Farm



Property Photos





± 171,000 VPD



Los Coyotes Country Club
Country Club

Fullerton Municipal Airport
±0.5 Miles Away

Cerritos Towne Center

Walmart Supercenter ROSS DRESS FOR LESS

PET SMART Starbucks

ULTA BEAUTY KOHL'S

planet fitness SEPHORA

TRADER HomeGoods™ JOE'S verizon

Industrial Sector

The Source OC

jamba GANGNAM HOUSE Gong cha

MEALTOP Felicana BASILIB M KOREAN BBQ

HR Market Store

STATER BROS. markets.

Buena Park
±1,726 Students

Centerpointe Business Center

Raymond Temple Elementary School
±466 Students

Medieval Times
DINNER & TOURNAMENT

John F. Kennedy High School
±2,024 Students

Knott's BERRY FARM

Buena Park Downtown

Walmart Supercenter 24/7

BED BATH & BEYOND DS

ROSS TJ-maxx DRESS FOR LESS

Sunny Hills High School
±2,339 Students

Amerige Heights Town Center

Fullerton College
±26,000 Students

Troy High School
±2,545 Students

Raymer Business Park



Subject Property

Grace Mission University
±232 Students

Independence Park
±2.3 Miles Away



Sam's Ranch Market
Grocery Store

Fullerton Community Center
Community Center

Valencia Park Elementary School
±430 Students

Nicolas Park
±2.5 Miles Away

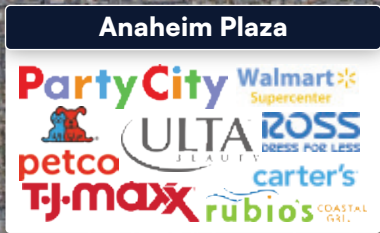
ark High School
ents

Nicolas Junior High School
±631 Students



± 116,000 VPD (91)

West Coast University
±2,687 Students



Market Overview



134 S Pritchard Ave
Fullerton, CA 92833



Local Market Overview

Situated in the heart of northern Orange County, the market area surrounding this property benefits from strong regional fundamentals and well-established infrastructure. The city is part of an urbanized ring offering residents convenient access to major employment corridors, transit, freeway arteries, and high-amenity nodes. Despite modest year-to-year population fluctuations, median household incomes remain well above national and state averages, supporting stable renter demand. The presence of a major university, medical and tech employers, and regional connectivity contribute to consistent demand drivers from both students and workforce renters.

Traffic counts in nearby corridors reflect robust vehicular movement, enhancing visibility and access for multifamily users. Though not at freeway ramp intensity levels, local arterial volumes are meaningful for everyday circulation. Residents benefit from excellent connectivity to State Route 57, Interstate 5, and State Route 91, providing direct links to Orange, Los Angeles, and Inland Empire employment centers. This location's adjacency to busy commuter routes strengthens its appeal for tenants seeking balance between affordability and access to regional job hubs.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	24,365	216,348	609,169
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	7,893	69,863	195,352
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$99,044	\$109,605	\$109,217

Fullerto

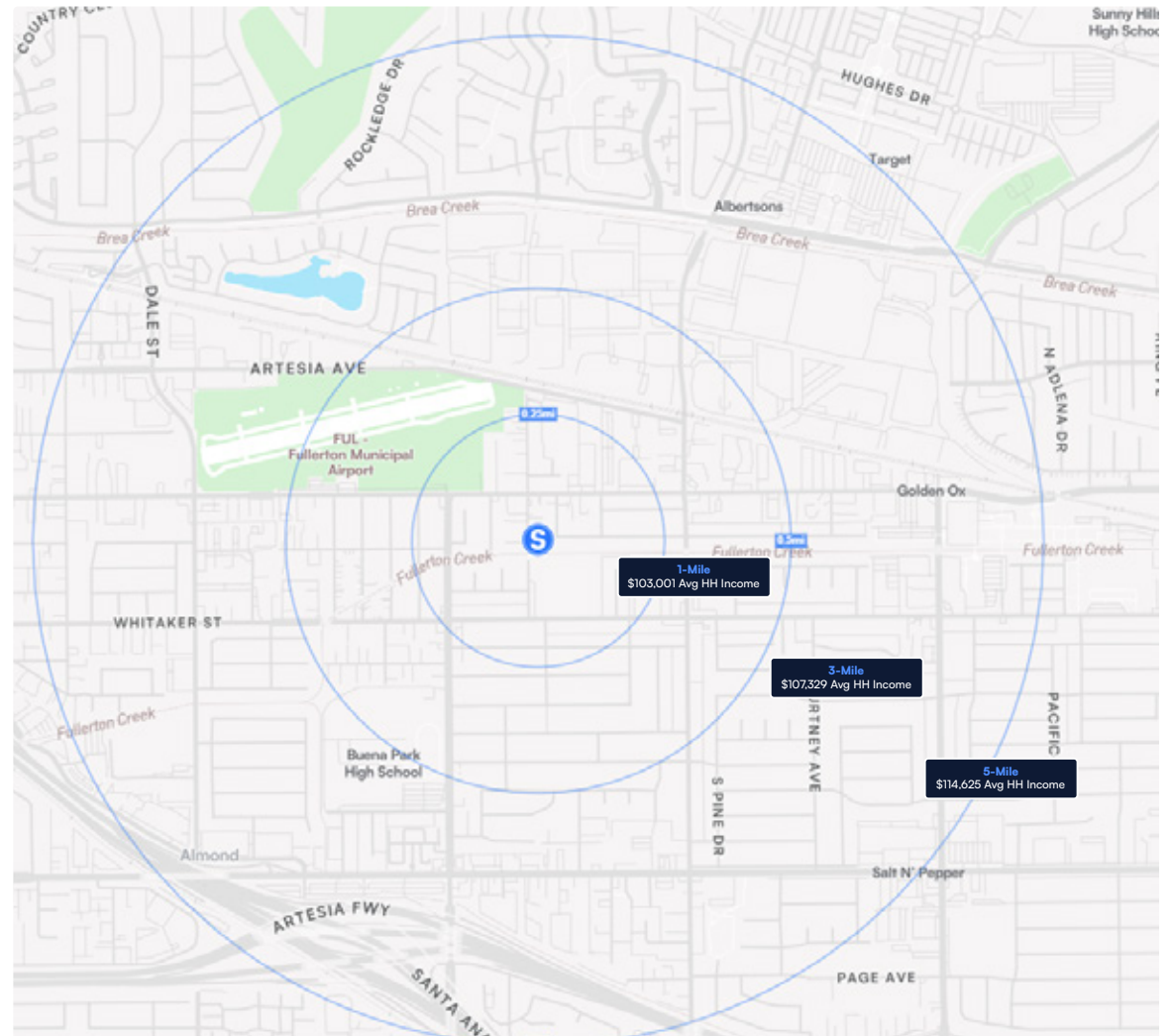


n, CA



Market Highlights / Economy

The local economy draws strength from California State University, Fullerton, a major employer and talent generator, as well as healthcare, aerospace/defense, education, and regional tech firms. The city's institutional base helps stabilize demand through cyclical fluctuations. Real estate and construction are supported by continued need for housing density near transit and freeway corridors. The area also attracts renters who prefer central access to employment, academic, and cultural nodes without full downtown pricing.



Orange County, California

Orange County is a premier commercial real estate market driven by a population of over 3.2 million, a diverse economy led by tech, healthcare, and logistics, and a strategic location between Los Angeles and San Diego. With limited land availability, strong tenant demand, and exceptional infrastructure, it offers long-term growth and income stability for investors.

3.2M

TOTAL ORANGE COUNTY
POPULATION

25M

VISITORS TO
ORANGE COUNTY IN 2023

\$334B

GROSS DOMESTIC PRODUCT
(GDP) IN 2023

8

FORTUNE 500 COMPANIES
HEADQUARTERED IN O.C.



The O.C.

Where Innovation, Diversity & Coastal Charm Converge



Orange County Accolades & Rankings

#3 Most Populated County in California
- U.S. Census Bureau

#1 County in California For Families
- Niche

#4 Best County in the U.S. For Outdoor Activities
- Niche

#3 County in California For Health
- Niche

#6

#1

#2

#4

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**

| Orange County By The Numbers — A Demographic Snapshot

3.2M
Total Population

38.7
Median Age

\$109.4K
Median Household Income

1.6M
Total Employees

1.2M
Total Housing Units

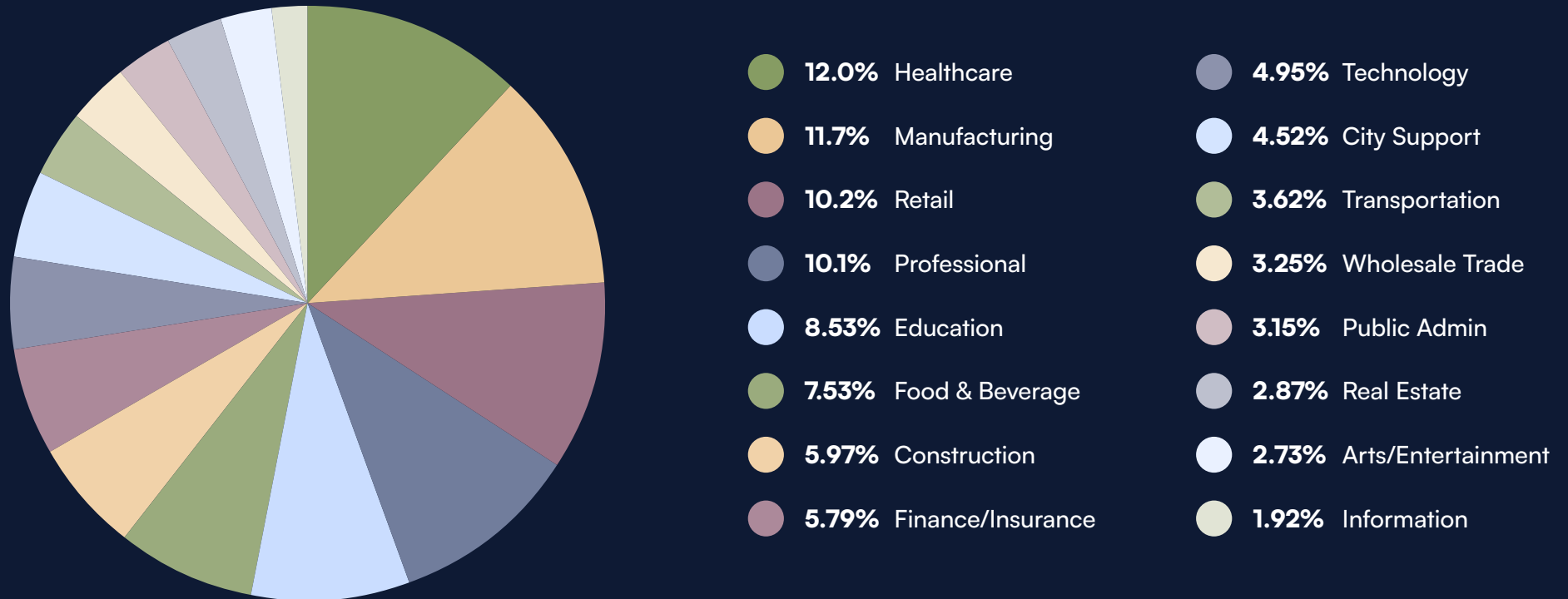
56.5%
Owner Occupied Units

\$836K
Median Property Value

106K
Total Businesses

| The Pulse of Innovation & 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 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



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	Cal State Fullerton	CHAPMAN UNIVERSITY	CONCORDIA UNIVERSITY IRVINE
UNIVERSITY OF CALIFORNIA IRVINE	CALIFORNIA STATE UNIVERSITY FULLERTON	CHAPMAN UNIVERSITY	CONCORDIA UNIVERSITY IRVINE
LOCATION Irvine	LOCATION Fullerton	LOCATION Irvine	LOCATION Irvine
STUDENTS 36,000+	STUDENTS 41,962	STUDENTS 10,001	STUDENTS (ONLINE & CAMPUS) ±5,000
ALUMNI 200,000+	ALUMNI RESIDING IN OC 95,000+	ALUMNI 50,000+	ALUMNI 25,000+
OC ECONOMIC IMPACT \$7 Billion	FACULTY MEMBERS 3,736	FACULTY MEMBERS 1,117	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)

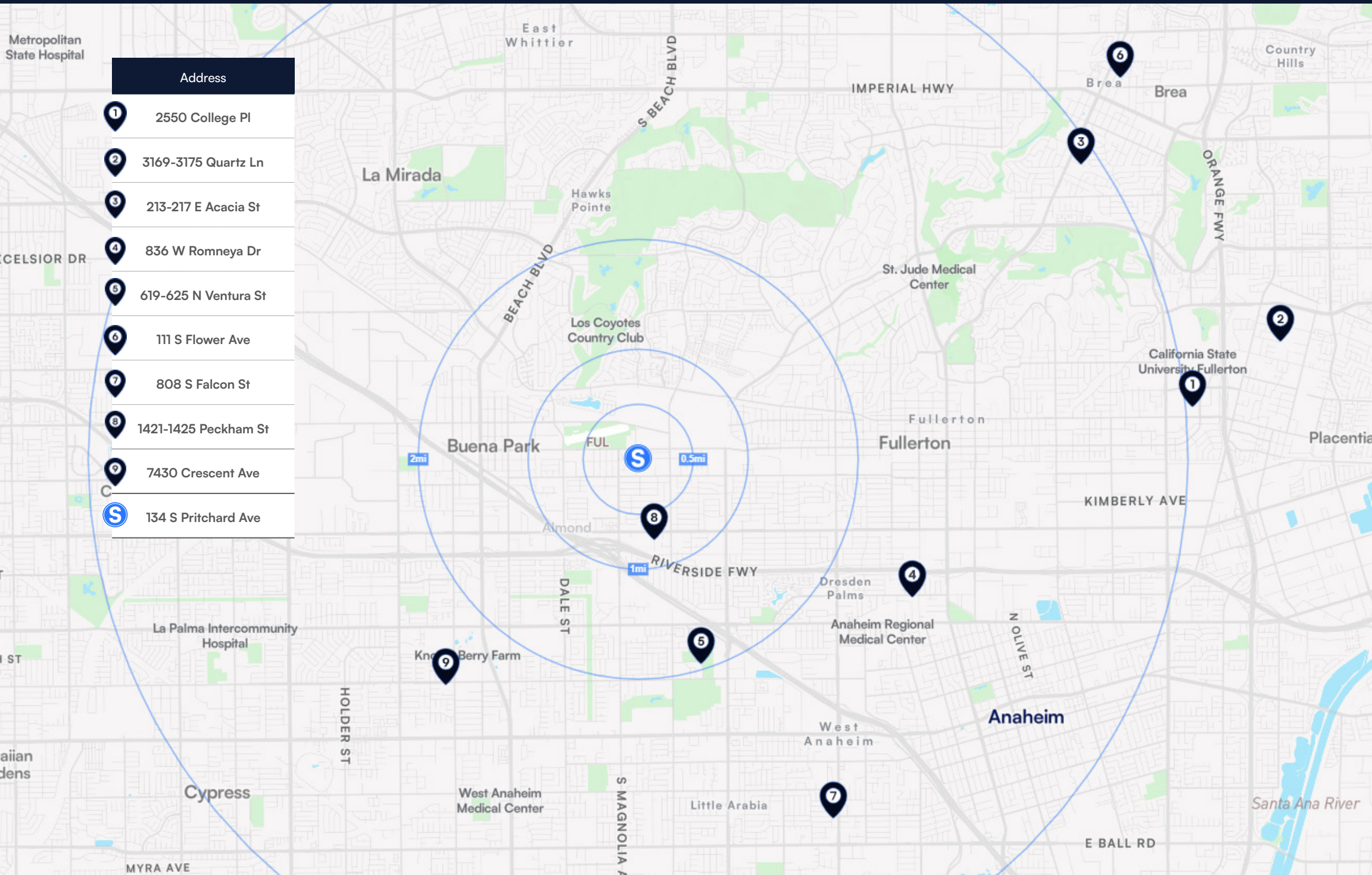
Comparable Properties



Sales Comparable Properties

	Address	City	Units	Year Built	Building SF	Sale Price	Price Per Unit	Cap Rate	Price Per SF	Sale Date	Unit Mix
1	2550 College Pl	Fullerton	18	1988	17,296	\$8,500,000	\$472,222	4.68%	\$491.44	12/5/2024	(4) 1 Bed 1 Bath (14) 2 Bed 2 Bath
2	3169-3175 Quartz Ln	Fullerton	9	1964	9,831	\$4,100,000	\$455,556	5.31%	\$417.05	6/16/2025	(1) 2 Bed 2 Bath (8) 2 Bed 1 Bath
3	213-217 E Acacia St	Brea	8	1976	8,194	\$3,500,000	\$437,500	4.75%	\$427.14	5/12/2025	(2) 3 Bed 3 Bath (4) 2 Bed 2 Bath (2) 1 Bed 1 Bath
4	836 W Romneya Dr	Anaheim	10	1990	9,152	\$3,950,000	\$395,000	4.85%	\$431.60	7/24/2024	(6) 2 Bed 2 Bath (4) 3 Bed 2 Bath
5	619-625 N Ventura St	Anaheim	8	1964	7,642	\$3,075,000	\$384,375	4.12%	\$402.38	8/12/2024	(8) 2 Bed 2 Bath
6	111 S Flower Ave	Brea	18	1980	12,246	\$6,675,000	\$370,833	4.55%	\$545.08	9/24/2024	(5) Studio (6) 1 Bed 1 Bath (6) 2 Bed 2 Bath (1) 3 Bed 2.5 Bath
7	808 S Falcon St	Anaheim	8	1961	7,300	\$2,950,000	\$368,750	5.08%	\$404.11	7/15/2025	(16) 2 Bed 1.5 Bath
8	1421-1425 Peckham St	Fullerton	13	1989	12,125	\$4,755,000	\$365,769	4.77%	\$392.16	3/15/2024	(13) 2 Bed 2 Bath
9	7430 Crescent Ave	Buena Park	28	1973	25,970	\$10,196,000	\$364,143	4.88%	\$392.61	5/22/2025	(28) 2 Bed 1 Bath
	Average	-	-	2002	59	\$5,300,111	\$401,572	4.78%	\$433.73	-	
S	134 S Pritchard Ave	Fullerton	17	1954	17	\$5,800,000	\$341,176	5.59%	\$493.62	-	(15) 2 Bed 1 Bath (1) 3 Bed 1 Bath (1) 1 Bed 1 Bath (non-conf)

Comparable Properties Map

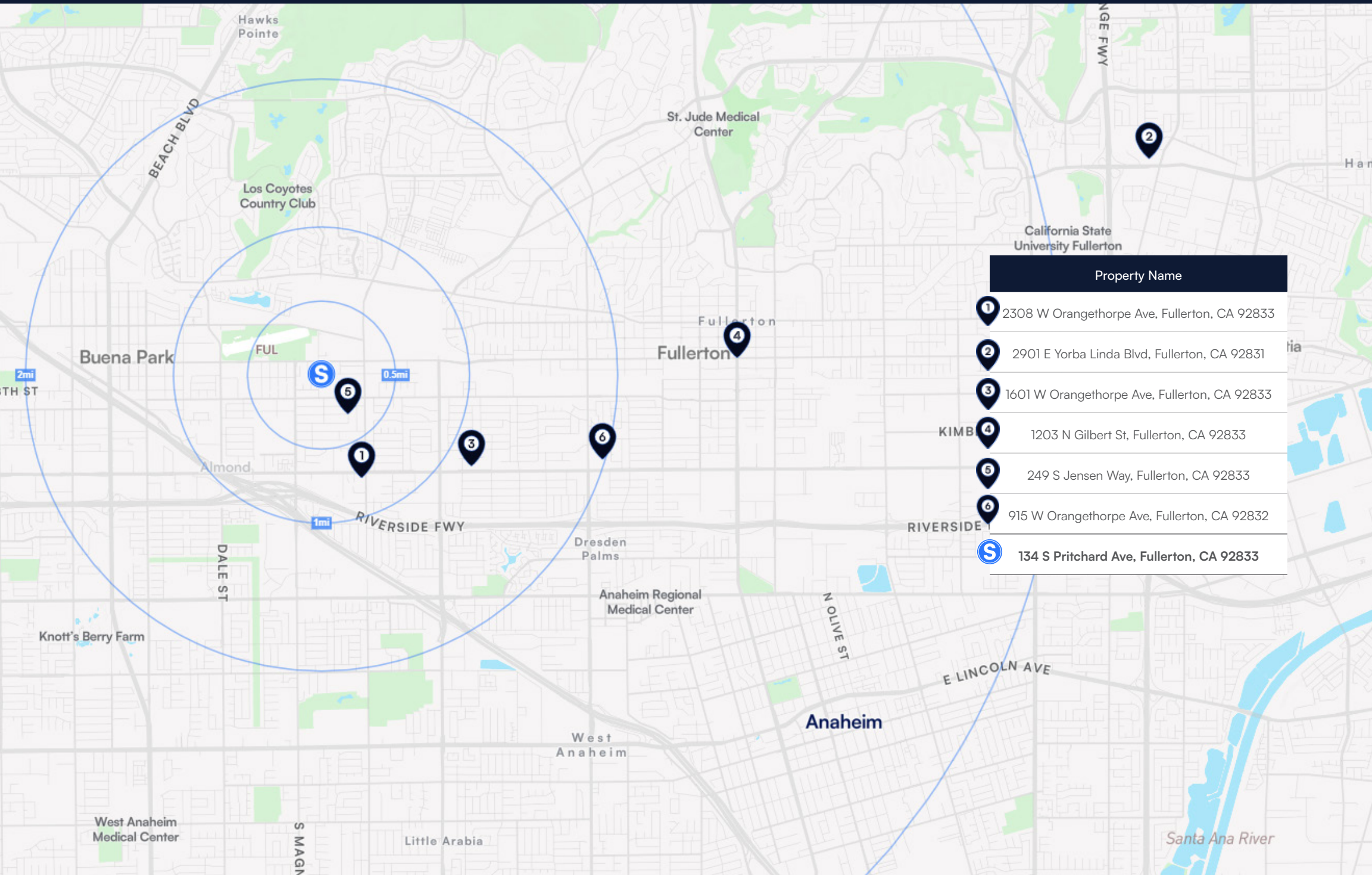


	Address
1	2550 College Pl
2	3169-3175 Quartz Ln
3	213-217 E Acacia St
4	836 W Romneya Dr
5	619-625 N Ventura St
6	111 S Flower Ave
7	808 S Falcon St
8	1421-1425 Peckham St
9	7430 Crescent Ave
S	134 S Pritchard Ave

Rent Comparable

	Property Address	Year Built	Unit Type	Unit Size (SF)	Avg. Rents	Rent/SF
1	2308 W Orangethorpe Ave, Fullerton, CA 92833	1978	2 Bed 1 Bath	1,000	\$2,500	\$2.50
2	2901 E Yorba Linda Blvd, Fullerton, CA 92831	1970	2 Bed 1 Bath	1,084	\$2,750	\$2.54
3	1601 W Orangethorpe Ave, Fullerton, CA 92833	1968	2 Bed 1 Bath	1,000	\$2,755	\$2.76
4	1203 N Gilbert St, Fullerton, CA 92833	1973	2 Bed 1 Bath	814	\$2,589	\$3.18
5	249 S Jensen Way, Fullerton, CA 92833	1963	2 Bed 1 Bath	1,100	\$2,728	\$2.48
6	915 W Orangethorpe Ave, Fullerton, CA 92832	1964	2 Bed 1 Bath	885	\$2,500	\$2.82
Average				981	\$2,637	\$2.69
S	134 S Pritchard Ave, Fullerton, CA 92833	1954	2 Bed 1 Bath 3 Bed 1 Bath 1 Bed 1 Bath	700 800 450	\$2,407 \$3,250 \$1,450	-

Comparable Properties Map



Financial Summary



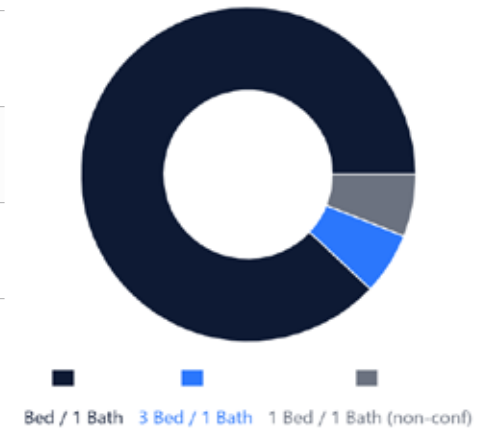
134 S Pritchard Ave
Fullerton, CA 92833



Financials

Address	134 S Pritchard Ave, Fullerton, CA 92833
Total Number of Units	17
Total Square Feet	±11,750
Average Unit Size	±691
Asset Type	Multifamily

Display Rent as	Monthly
Rents to Show	Current and Potential
Rental Range Rent	Current



Unit Type	# of Units	Avg SF	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
2 Bed / 1 Bath	15	700	\$2,300 - \$2,500	\$2,407	\$3.44	\$36,100	\$2,550	\$3.64	\$38,250
3 Bed / 1 Bath	1	800	\$3,250 - \$3,250	\$3,250	\$4.06	\$3,250	\$3,395	\$4.24	\$3,395
1 Bed / 1 Bath (non-conf)	1	450	\$1,450 - \$1,450	\$1,450	\$3.22	\$1,450	\$1,595	\$3.54	\$1,595
Totals/Weighted Averages	17	691		\$2,400	\$3.47	\$40,800	\$2,544	\$3.68	\$43,240
Gross Annualized Rents				\$489,600			\$518,880		

Rent Roll

Unit	Unit Type	Unit Size (SF)	Current Rent / Month	Current Rent / SF / Month	Potential Rent / Month	Potential Rent / SF / Month
1	2 Bed / 1 Bath	700	\$2,500	\$3.57	\$2,550	\$3.64
2	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
3	3 Bed / 1 Bath	800	\$3,250	\$4.06	\$3,395	\$4.24
4	2 Bed / 1 Bath	700	\$2,300	\$3.29	\$2,550	\$3.64
5	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
6	2 Bed / 1 Bath	700	\$2,500	\$3.57	\$2,550	\$3.64
7	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
8	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
9	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
10	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
11	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
12	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
14	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
15	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
16	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
17	2 Bed / 1 Bath	700	\$2,400	\$3.43	\$2,550	\$3.64
18	1 Bed / 1 Bath (non-conf)	450	\$1,450	\$3.22	\$1,595	\$3.54
Total		11,750	\$40,800	\$3.47	\$43,240	\$3.68

Pricing Details

Summary	
Price	\$5,800,000
Down Payment	\$2,610,000
Number of Units	17
Price Per Unit	\$341,176
Price Per SF	\$493.62
Rentable SF	±11,750
Lot Size	±0.46 Acres
Approx. Year Built	1954

Returns	Current	Market
CAP Rate	5.59%	6.06%
GRM	11.85	11.18
Cash-on-Cash	5.09%	6.14%
Debt Coverage Ratio	1.69	1.84

Financing	1st Loan
Loan Amount	\$3,190,000
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Term	2041

# Of Units	Unit Type	SF	Scheduled Rents	Market Rents
15	2 Bed / 1 Bath	700	\$2,407	\$2,550
1	3 Bed / 1 Bath	800	\$3,250	\$3,395
1	1 Bed / 1 Bath (non-conf)	450	\$1,450	\$1,595

Operating Data		Current	Market
Gross Scheduled Rent		\$489,600	\$518,880
Less: Vacancy/Deductions	3.0%	\$14,688	3.0% \$15,566
Total Effective Rental Income		\$474,912	\$503,314
Other Income		\$3,600	\$3,600
Effective Gross Income		\$478,512	\$506,914
Less: Expenses	32.3%	\$154,356	30.6% \$155,234
Net Operating Income		\$324,156	\$351,680
Cash Flow		\$324,156	\$351,680
Debt Service		\$191,400	\$191,400
Net Cash Flow After Debt Service	5.09%	\$132,756	6.14% \$160,280
Principal Reduction		\$0	\$0
Total Return	5.09%	\$132,756	6.14% \$160,280

Expenses	Current	Market
Real Estate Taxes	\$62,640	\$62,640
Insurance	\$12,750	\$12,750
Utilities - Water / Sewer / Trash	\$24,000	\$24,000
Utilities - Electric	\$3,000	\$3,000
Utilities - Gas	\$6,000	\$6,000
Gardener	\$2,400	\$2,400
Pool	\$3,600	\$3,600
Maintenance & Repairs	\$8,500	\$8,500
On-Site Management	\$12,000	\$12,000
Off-Site Management	\$14,688	\$15,566
Pest Control	\$900	\$900
Special Assessments	\$3,878	\$3,878
Total Expenses	\$154,356	\$155,234
Expenses/Unit	\$9,080	\$9,131
Expenses/SF	\$13.14	\$13.21

Operating Statement

Income	Current		Market		Notes	Per Unit	Per SF
Gross Current Rent	\$489,600		\$518,880			30,522	\$44.16
Physical Vacancy	(\$14,688)	3.0%	(\$15,566)	3.0%		(916)	(\$1.32)
Total Vacancy	(\$14,688)	3.0%	(\$15,566)	3.0%		(\$916)	(\$1)
Effective Rental Income	\$474,912		\$503,314			\$29,607	\$42.84
Laundry Income	\$2,400		\$2,400		\$200/Mth	\$141	\$0.20
Parking Income (Unit 4 & ?)	\$1,200		\$1,200		\$100/Mth	\$71	\$0.10
Total Other Income	\$3,600		\$3,600			\$212	\$0.31
Effective Gross Income	\$478,512		\$506,914			\$29,818	\$43.14

Expenses	Current		Market		Notes	Per Unit	Per SF
Real Estate Taxes	\$62,640		\$62,640		[0]	\$3,685	\$5.33
Insurance	\$12,750		\$12,750		\$750/Unit	\$750	\$1.09
Utilities - Water / Sewer / Trash	\$24,000		\$24,000		\$2k/Mth	\$1,412	\$2.04
Utilities - Electric	\$3,000		\$3,000		\$250/Mth	\$176	\$0.26
Utilities - Gas	\$6,000		\$6,000		\$500/Mth	\$353	\$0.51
Gardener	\$2,400		\$2,400		\$200/Mth	\$141	\$0.20
Pool	\$3,600		\$3,600		\$300/Mth	\$212	\$0.31
Maintenance & Repairs	\$8,500		\$8,500		\$500/Unit	\$500	\$0.72
On-Site Management	\$12,000		\$12,000		\$1K/Mth	\$706	\$1.02
Off-Site Management	\$14,688		\$15,566		3 Percent	\$916	\$1.32
Pest Control	\$900		\$900		\$75/Mth	\$53	\$0.08
Special Assessments	\$3,878		\$3,878		Assessor	\$228	\$0.33
Total Expenses	\$154,356		\$155,234			\$9,131	\$13.21
Expenses as % of EGI	32.3%		30.6%				
Net Operating Income	\$324,156		\$351,680			\$20,687	\$29.93



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 **134 S Pritchard Ave, Fullerton, CA 92833** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™ 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™ 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™, the property, or the seller by such entity.

Owner and Matthews™ 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™ 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.

MATTHEWS™

Exclusively Listed By



Mark Bridge

Executive VP & Senior Director

(949) 681-8388

mark.bridge@matthews.com

License No. 01316702 (CA)

David Harrington | Broker of Record | License No. 02168060 (CA)