

2321 E Omega Ave

Anaheim, CA 92806

**Multifamily
Investment Opportunity**

Offering Memorandum

4-Unit Multifamily Investment Located in Anaheim, CA | Minutes From Major Employment & Entertainment Hubs Including Disneyland, Angel Stadium, Honda Center, Platinum Triangle, and OC Vibe



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

Broker License No. 01320460 (CA)

Frim License No. 02168060 (CA)



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Executive Summary



2321 E Omega Ave
Anaheim, CA 92806



Executive Summary

4
Number of Units

\$1,899,000
Price

\$437.05
Price Per SF

±0.19
Lot Size (AC)

1972
Year Built

±4,345
Rentable SF



The Opportunity

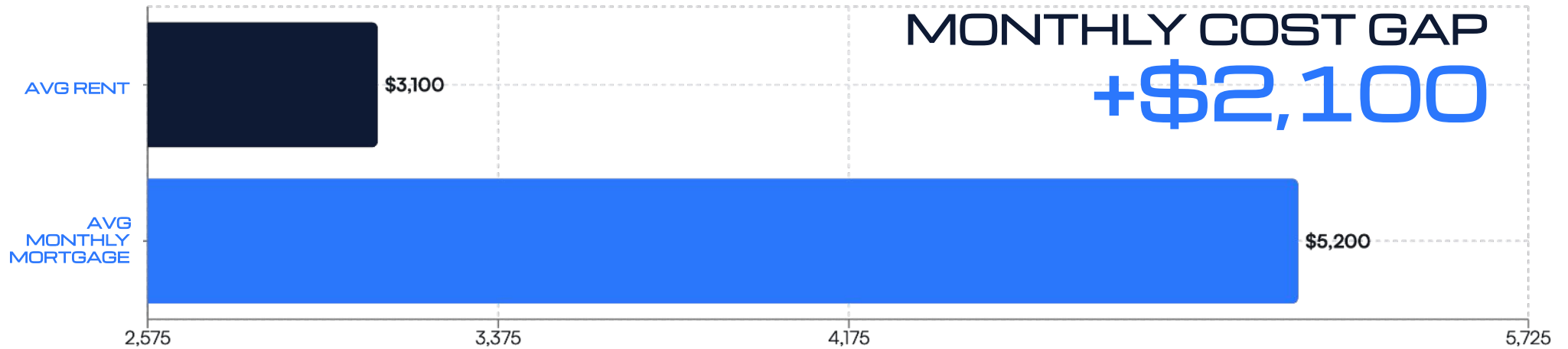
We are pleased to present **2321 E Omega Avenue**, a beautifully remodeled Covington-style fourplex located in a highly desirable pocket of southeast Anaheim. Built in 1972 and totaling ±4,345 square feet, this pride-of-ownership property has been fully renovated in 2024–2025, offering a truly turnkey investment opportunity for both owner-users and investors seeking strong in-place income and minimal ongoing maintenance. The property features the classic Covington layout with an ideal unit mix consisting of a spacious 3-bedroom, 2-bathroom owner’s unit with a private patio and direct-access two-car garage, two large 2-bedroom, 2-bathroom units each with their own garage, and an updated 2-bedroom, 1-bathroom upper unit featuring a private balcony. Each residence has been tastefully upgraded with modern finishes, including quartz countertops, stainless steel appliances, new cabinetry, updated bathrooms, laminate flooring, recessed lighting, and in-unit washer and dryer hookups.

Situated on a prominent corner lot with only one neighboring building, the property benefits from enhanced privacy, natural light, and convenient access for tenants. Each unit enjoys either a private patio, yard, or balcony, with dedicated garage parking plus additional onsite spaces. The location offers exceptional convenience—just minutes from the 57 Freeway, Anaheim Stadium, the Honda Center, Disneyland, the Platinum Triangle, and the transformational OC Vibe development. Proximity to major employment centers, schools, parks, restaurants, and regional transit hubs ensures consistent rental demand and strong long-term appreciation potential.

ANAHEIM HOUSING COST COMPARISON

RENTING VS OWNING IN ANAHEIM

Monthly cost to own is significantly higher than renting, reinforcing renter demand and sustained occupancy.



ANAHEIM

4.8%
AVG VACANCY

±5 MIN
FROM DISNEYLAND

±18 MIN
FROM JOHN WAYNE AIRPORT

NEIGHBORHOOD & LIFESTYLE

Disneyland Employment Hub

Minutes from Disneyland Resort, supporting ±36,000 jobs and year-round tourism demand.

Platinum Triangle Growth

Adjacent to Anaheim's rapidly expanding mixed-use district with office, residential, hospitality, and entertainment development.

Sports & Entertainment Corridor

Near Angel Stadium and Honda Center, supporting strong retail and hospitality demand.

Regional Connectivity

Immediate access to I-5, SR-57, SR-91, and the ARTIC Transit Center for seamless Orange County and LA connectivity.

Diverse Employment Base

Close to major healthcare, tourism, logistics, manufacturing, and corporate employment centers.

Airport Accessibility

±18 minutes to John Wayne Airport with convenient access to Long Beach Airport and LAX.

Executive Summary

Renovated Low-Density Multifamily Opportunity With Oversized Units and Durable Orange County Rental Demand.

Investment Highlights

- Classic Covington-style fourplex constructed in 1972 with timeless curb appeal
- ±4,345 SF building situated on a highly visible corner lot
- Extensively renovated in 2024–2025 offering true turnkey ownership
- Desirable unit mix featuring: (1) 3BD/2BA single-story unit, (2) 2BD/2BA units, and (1) 2BD/1BA upper-level unit
- Each unit includes private patio/balcony, washer/dryer hookups, and attached garage parking
- Individually metered for gas and electricity with separate water heaters for each unit
- Located in a high-demand Southeast Anaheim rental corridor with strong tenant fundamentals
- Minutes from major employment and entertainment hubs including Disneyland, Angel Stadium, Honda Center, Platinum Triangle, and OC Vibe
- Convenient access to the 57 Freeway, top area schools, parks, dining, retail, and everyday amenities



Upgraded Exterior



Upgraded Interior





Walmart Supercenter
 TARGET
 Urban Air Adventure Park

FedEx Ground

57

Alta Vista Country Club
 Golf Course

Esperanza High
 ±1,334 Students

91

± 266,500 VPD

±215,700 VPD

AHMC Anaheim Regional Medical Center
 ±223 Beds

Bottle Logic Brewing
 Blake's Place
 CAFE • PIT-SMOKED BBQ • CATERING

Walmart Supercenter
 TARGET
 SPROUTS FARMERS MARKET
 TRADER JOE'S
 Cane's
 CAVA

Canyon High
 ±2,183 Students

Dad Miller Golf Course
 Golf Course

5

Anaheim High
 ±2,604 Students

Subject Property

±2M Annual Visitors
 HONDA Center

Serrano Elementary
 ±516 Students

Disneyland Park
 ±30M Annual Visitors

Katella High
 ±2,168 Students

±3M Annual Visitors
 ANGEL STADIUM



Chapman University
 ±9,760 Students

Villa Park High School
 ±2,049 Students

Walmart Supercenter
 SPROUTS FARMERS MARKET
 REGAL
 Yogurtland
 CHIPOTLE
 ALDI
 Marshalls
 CVS pharmacy

ANAHEIM CONVENTION CENTER

TARGET
 COSTCO WHOLESALE

UC Irvine Medical Center
 ±459 Beds

Santiago Charter Middle School
 ±1,111 Students

55

±215,100 VPD

Garden Grove High School
 ±2,200 Students

22

± 43,000 VPD

The Outlets at Orange
 NikeFactoryStore
 OLD NAVY
 GAP H&M
 BARNES & NOBLE
 Nordstrom
 rack
 Guitar Center

Orange County Global Medical Center
 ±282 Beds

Foothill High School
 ±2,300 Students

Market Overview



2321 E Omega Ave
Anaheim, CA 92806



Anaheim, CA

Southeast Anaheim sits at the intersection of Orange County's strongest entertainment, employment, and infrastructure engines - a residential pocket minutes from Disneyland, the Platinum Triangle, and OCVIBE.

Local Neighborhood Overview

2321 E. Omega Avenue is positioned within Anaheim's established Canyon industrial corridor, a centrally located Orange County business hub with direct access to SR-91, SR-57, and Interstate 5. The surrounding area supports a strong mix of industrial, logistics, manufacturing, and office users, benefiting from regional connectivity to Los Angeles, the Inland Empire, and the Ports of Los Angeles and Long Beach.

The property also benefits from Anaheim's large residential base, dense workforce population, and nearby retail and dining amenities. Continued investment throughout North Orange County, combined with strong transportation infrastructure and employment drivers, supports long-term demand and operational accessibility throughout the submarket.

Population	1-Mile	3-Mile	5-Mile
Current Population	15,612	244,870	673,210
5-Year Projection	16,021	247,980	681,445
Growth Rate	2.62%	1.27%	1.22%
Households	1-Mile	3-Mile	5-Mile
Current Households	5,522	77,965	214,880
5-Year Projection	5,684	79,210	218,450
Growth Rate	2.93%	1.60%	1.66%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$142,870	\$128,940	\$121,560



Tourism & Demand Drivers



Disneyland Resort

±28M Visitors Per Year

\$16.1B Annual Economic Impact

102K Jobs Supported Regionally

Among the most-visited theme park complexes globally; anchors Anaheim's hospitality employment.

±3 Miles from subject property

Platinum Triangle

±18K Units Planned

\$4B+ in Ongoing Development Investment

50K+ Future Residents & Workers Expected

A 820-acre transformation of industrial land around Angel Stadium into a dense urban district.

±2 Miles from subject property

Anaheim Hotel Market

~17.5K Rooms

\$2B+ Annual Visitor Spending

100K+ Tourism-Supported Jobs

Countywide

California's largest hotel market, a continuous source of service-sector renter demand.

Resort District · Adjacent

OCVIBE District

\$4B Build-Out

\$2B Estimated Economic Impact

10K Construction Jobs

100-acre mixed-use district at Honda Center with 1,500 residences, hotels, parks, and entertainment.

±3 Miles from subject property

Angel Stadium & Honda Center

62.7K Seats Combined

4M+ Annual Visitors & Event

Attendees

Year-round MLB & NHL programming plus concerts and family events drive consistent regional draw.

±2-3 Miles from subject property

Disneyland Forward


\$1.9B+ Planned

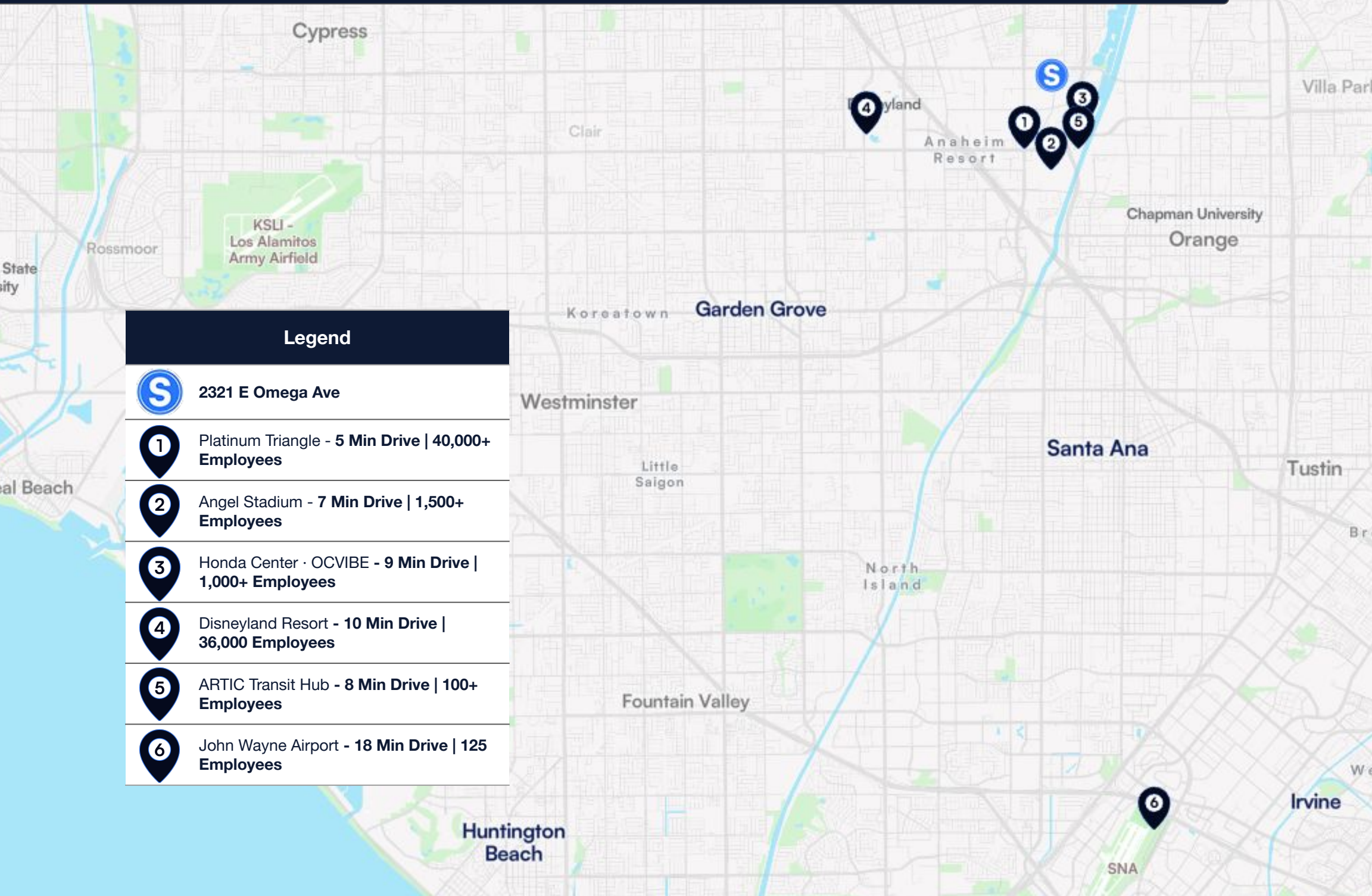
7,836 Jobs Created Per \$1B Invested

City-approved 40-year expansion plan adds rides, hotels, and dining, extending hospitality hiring.

Resort District · ~3 mi

Connectivity to Major Employment Hubs

Legend	
	2321 E Omega Ave
	Platinum Triangle - 5 Min Drive 40,000+ Employees
	Angel Stadium - 7 Min Drive 1,500+ Employees
	Honda Center · OCVIBE - 9 Min Drive 1,000+ Employees
	Disneyland Resort - 10 Min Drive 36,000 Employees
	ARTIC Transit Hub - 8 Min Drive 100+ Employees
	John Wayne Airport - 18 Min Drive 125 Employees



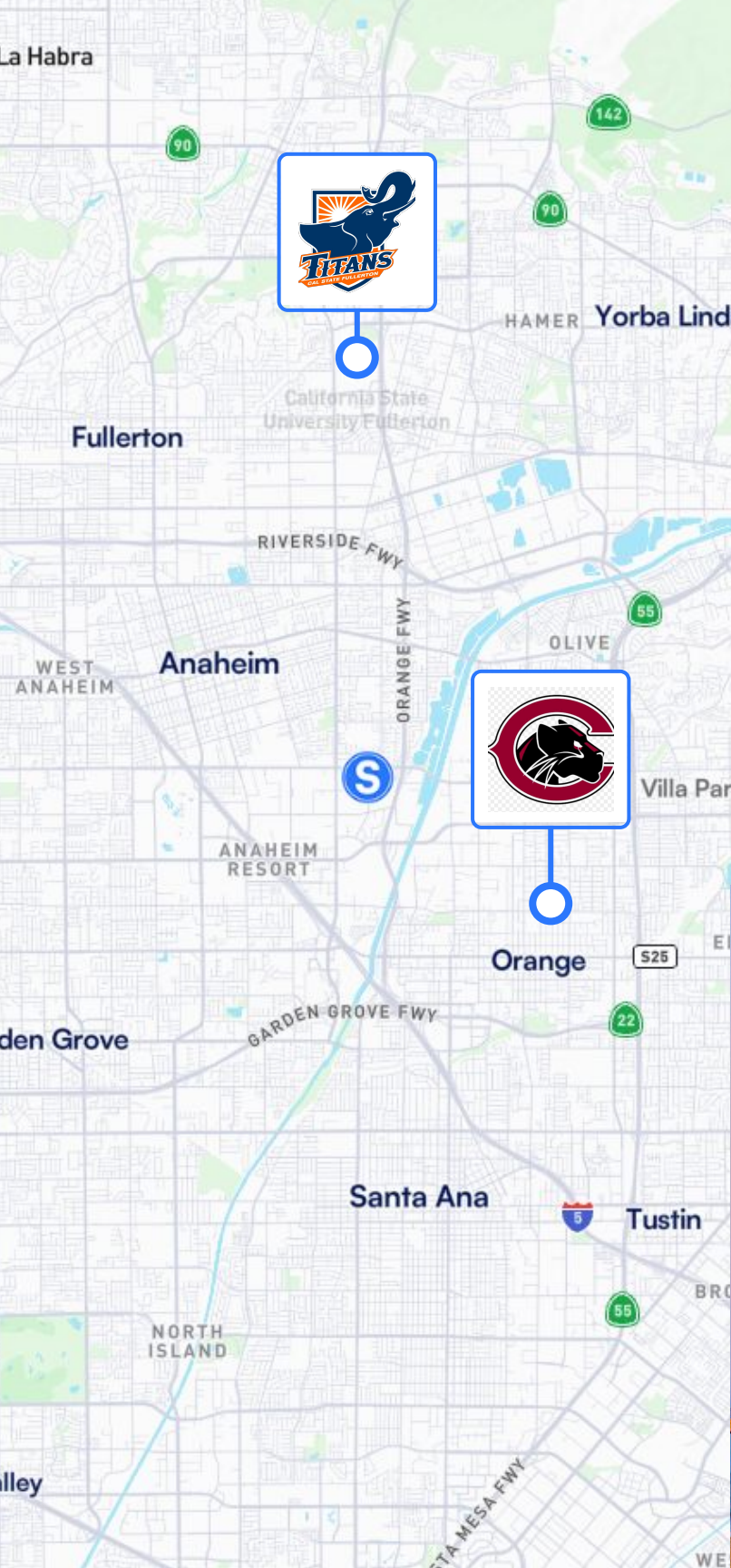
OCVIBE

100-Acre, \$4B district rising 3 miles from the property.

Anchored by Honda Center and ARTIC, OCVIBE is privately developed by the Anaheim Ducks ownership group as a walkable mixed-use district with new residences, hotels, workplaces, restaurants, and more than 20 acres of public parks and plazas — directly reinforcing renter demand and long-term land values across Southeast Anaheim.

100	±4B	1,500	20+	13,000+
Acres	Total Investment	New Residences	Acres Public Space	Estimated Jobs





Higher Education

Orange County is home to a diverse array of higher education institutions, offering a range of programs to meet the needs of its residents. The county boasts several public and private universities, as well as numerous community colleges, each contributing to the region's educational landscape.

Cal State Fullerton (CSUF)
±9 Miles From SP
41,962+ Students
70% Graduation Rate

Chapman University
±6 Miles From SP
9,961+ Students
78% Graduation Rate



Orange County, CA

Orange County, California, is a dynamic coastal hub blending world-renowned tourism with a diverse economy. Anchored by attractions like Disneyland Resort, Anaheim Convention Center, and 42 miles of Pacific coastline, the county draws tens of millions of visitors annually, generating over \$14 billion in travel spending

and supporting nearly 140,000 jobs. Its mix of lifestyle amenities, family-friendly communities, and global business presence positions Orange County as both a premier visitor destination and a thriving place to live and invest.

Total Population

3,106,521

Annual Visitors

26.3 Million

Tourism Economic Impact

14.4 Billion

GDP

\$333+ Million



Financial Summary



2321 E Omega Ave
Anaheim, CA 92806



Financials

Property Information

Address	2321 E Omega Ave, Anaheim, CA
Total Number of Units	4
Total Square Feet	±4,345 SF
Average Unit Size	±1,086 SF
Asset Type	Multifamily



Unit Type	# of Units	Avg SF	Rental Range	Current			Potential		
				Avg Rent	Avg Rent / SF	Monthly Income	Avg Rent	Avg Rent / SF	Monthly Income
3 Bed / 2 Bath	1	1,200	\$3,495 - \$3,495	\$3,495	\$2.91	\$3,495	\$3,595	\$3.00	\$3,595
2 Bed / 2 Bath	2	1,073	\$2,895 - \$2,995	\$2,945	\$2.75	\$5,890	\$3,045	\$2.84	\$6,090
2 Bed / 1 Bath	1	1,000	\$2,495 - \$2,495	\$2,495	\$2.50	\$2,495	\$2,595	\$2.60	\$2,595
Totals/Weighted Averages	4	1,086		\$2,970	\$2.73	\$11,880	\$3,070	\$2.83	\$12,280
Gross Annualized Rents				\$142,560			\$147,360		

Pricing Details

Summary	
Price	\$1,899,000
Down Payment	\$949,500
Number of Units	4
Price Per Unit	\$474,750
Price Per SF	\$437.05
Rentable SF	4,345
Lot Size	0.19 Acres
Approx. Year Built	1972

Returns	Current	Market
CAP Rate	4.97%	5.22%
GRM	13.32	12.89
Cash-on-Cash	2.75%	3.24%
Debt Coverage Ratio	1.38	1.45

Financing	1st Loan
Loan Amount	\$949,500
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Loan to Value	2040

# Of Units	Unit Type	SF	Scheduled Rents	Market Rents
1	3 Bed / 2 Bath	1,200	\$3,495	\$3,595
2	2 Bed / 2 Bath	1,073	\$2,945	\$3,045
1	2 Bed / 1 Bath	1,000	\$2,495	\$2,595

Operating Data		Current		Market
Gross Scheduled Rent		\$142,560		\$147,360
Less: Vacancy/Deductions	3.0%	\$4,277	3.0%	\$4,421
Total Effective Rental Income		\$138,283		\$142,939
Effective Gross Income		\$138,283		\$142,939
Less: Expenses	31.7%	\$43,823	30.7%	\$43,823
Net Operating Income		\$94,460		\$99,116
Cash Flow		\$94,460		\$99,116
Debt Service		\$68,313		\$68,313
Net Cash Flow After Debt Service	2.75%	\$26,147	3.24%	\$30,803
Principal Reduction		\$11,660		\$12,379
Total Return	3.98%	\$37,807	4.55%	\$43,182

Expenses	Current	Market
Real Estate Taxes	\$25,883	\$25,883
Insurance	\$4,000	\$4,000
Utilities - Electric	\$1,200	\$1,200
Utilities - Water	\$3,000	\$3,000
Utilities - Gas	\$2,400	\$2,400
Trash Removal	\$1,200	\$1,200
Repairs & Maintenance	\$2,000	\$2,000
Landscaping	\$1,440	\$1,440
Pest Control	\$1,200	\$1,200
Operating Reserves	\$1,500	\$1,500
Total Expenses	\$43,823	\$43,823
Expenses/Unit	\$10,956	\$10,956
Expenses/SF	\$10.09	\$10.09

Operating Statement

Income	Current		Market	Notes	Per Unit	Per SF
Gross Current Rent	\$142,560		\$147,360		\$36,840	\$33.91
Physical Vacancy	(\$4,277)	3.0%	(\$4,421)	3.0%	(\$1,105)	(\$1.02)
Total Vacancy	(\$4,277)	3.0%	(\$4,421)	3.0%	(\$1,105)	(\$1)
Effective Gross Income	\$138,283		\$142,939		\$35,735	\$32.90

Expenses	Current		Market	Notes	Per Unit	Per SF
Real Estate Taxes	\$25,883		\$25,883	[0]	\$6,471	\$5.96
Insurance	\$4,000		\$4,000	\$1K/Unit	\$1,000	\$0.92
Utilities - Electric	\$1,200		\$1,200	\$100/Mth	\$300	\$0.28
Utilities - Water	\$3,000		\$3,000	\$250/Mth	\$750	\$0.69
Utilities - Gas	\$2,400		\$2,400	\$200/Mth	\$600	\$0.55
Trash Removal	\$1,200		\$1,200	\$100/Mth	\$300	\$0.28
Repairs & Maintenance	\$2,000		\$2,000	\$500/Unit	\$500	\$0.46
Landscaping	\$1,440		\$1,440	\$120/Mth	\$360	\$0.33
Pest Control	\$1,200		\$1,200	\$100/Mth	\$300	\$0.28
Operating Reserves	\$1,500		\$1,500	Estimated	\$375	\$0.35
Total Expenses	\$43,823		\$43,823		\$10,956	\$10.09
Expenses as % of EGI	\$31.7%		\$30.7%			
Net Operating Income	\$94,460		\$99,116		\$24,779	\$22.81

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 **2321 E Omega Ave, Anaheim CA, 92806** (“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.

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Executive VP & Senior Director

(949) 681-8388

mark.bridge@matthews.com

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