

# 601 N Pauline St

Anaheim, CA 92805

**Multifamily  
Investment Opportunity**

Offering Memorandum

8-Unit Multifamily Investment Located in Anaheim, CA | Near Major Employment Hubs



**MATTHEWS™**



## Exclusively Listed By



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# MATTHEWS™



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# Executive Summary



**601 N Pauline St**  
Anaheim, CA 92805



# Executive Summary

**8**

Number of Units

**\$2,350,000**

Price

**Garage**

Parking

**±0.23**

Lot Size (AC)

**1961**

Year Built

**±5,136**

Rentable SF



## The Opportunity

We are pleased to present **601 N Pauline St**, a prime multifamily investment opportunity located in the thriving Anaheim rental market. Built in 1961, the property consists of eight well-maintained 1-bedroom / 1-bathroom units totaling approximately 5,136 square feet on a ±0.23-acre lot. The property features a desirable low-rise garden-style layout with strong curb appeal and functional floor plans averaging approximately 640 square feet per unit.

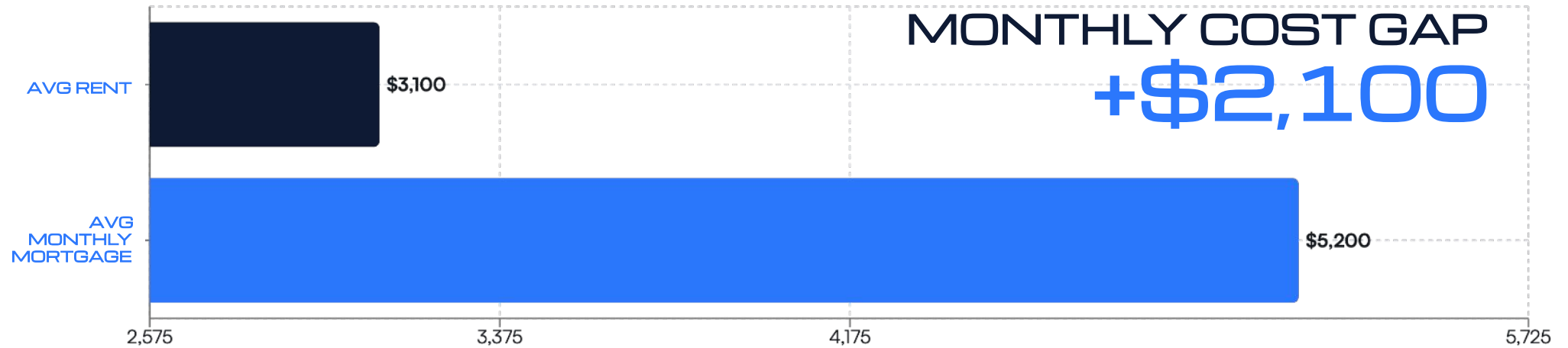
Each unit includes its own living room, kitchen, and dedicated one-car garage parking, providing an attractive amenity package for tenants. Ownership benefits from separately metered gas and electric utilities, helping minimize operating expenses, while the on-site laundry facility with newer washers and dryers provide added tenant convenience and supplemental income potential. The property's pitched roof design, newer hot water heater, ample parking, and well-maintained condition further contribute to its long-term investment appeal.

Ideally situated near Anaheim Boulevard and Lincoln Avenue, the property offers convenient access to major employment and entertainment destinations including the Anaheim Packing House, Disneyland, Honda Center, and Angel Stadium. Residents also enjoy close proximity to the 5, 57, and 91 Freeways, providing strong regional connectivity throughout Orange County and surrounding areas.

## 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, CA

4.8%  
AVG VACANCY

±10 MIN  
FROM DISNEYLAND

±15 MILES  
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

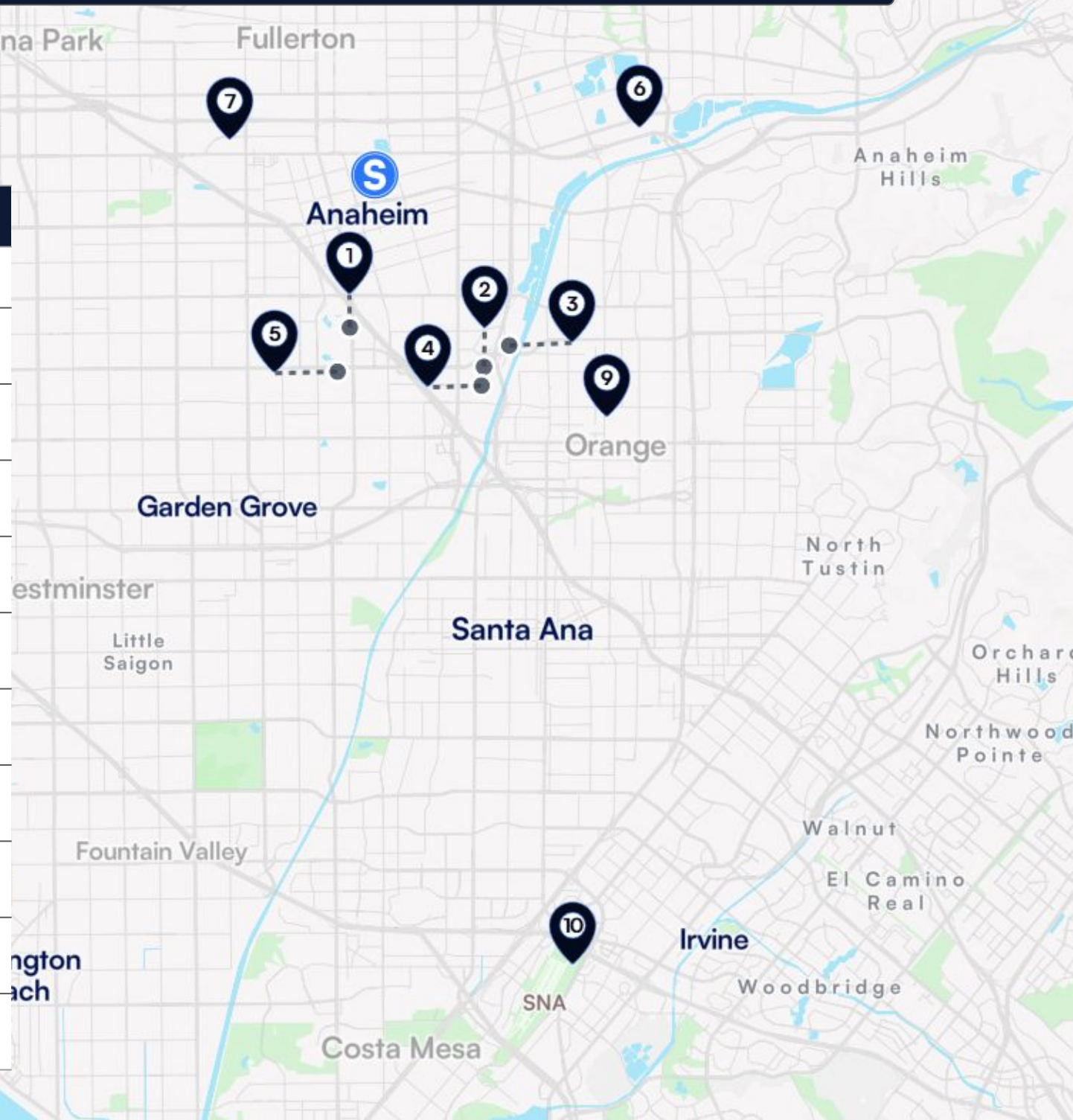
Close to major healthcare, tourism, logistics, manufacturing, and corporate employment centers.

### Airport Accessibility

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

# Connectivity to Major Employment Hubs

Legend	
	601 N Pauline Street
	Disneyland Resort 8 Min Drive   36,000+ Employees
	Anaheim Regional Transportation Intermodal Center 9 Min Drive   100+ Employees
	Honda Center · OCVIBE 9 Min Drive   1,000+ Employees
	Angel Stadium 8 Min Drive   1,500+ Employees
	Anaheim Convention Center 10 Min Drive   2,000+ Employees
	Kaiser Permanente Anaheim Medical Center 12 Min Drive   2,500+ Employees
	North Orange County Community College District 12 Min Drive   3,000+ Employees
	Cal State Fullerton 15 Min Drive   6,000+ Employees
	Chapman University 15 Min Drive   2,000+ Employees
	John Wayne Airport 18 Min Drive   125 Employees



# Executive Summary

## Investment Highlights

- Well-maintained 8-unit multifamily asset located in a strong Anaheim rental corridor
- Desirable garden-style building with excellent curb appeal and efficient low-rise design
- Larger square foot 1-Bed / 1-Bath units and newer double pane vinyl windows
- Approximately 5,136 SF of rentable space situated on a sizeable  $\pm 0.23$  AC lot
- Each unit includes private one-car garage parking, and additional street parking
- Individually metered for gas and electricity, helping reduce owner utility expenses
- On-site laundry facility with newer washers and dryers and a newer hot water heater
- Well-maintained property featuring pitched roof architecture and functional layouts
- Strong in-place rental demand with continued long-term upside in a high-growth Anaheim market
- Centrally located near Anaheim Packing House, Disneyland, Honda Center, Angel Stadium, and major employment hubs
- Excellent connectivity to the 5, 57, and 91 Freeways, offering convenient access throughout Orange County and surrounding areas



# Property Photos

Well-Maintained Garden-Style Community With Strong Curb Appeal and Dedicated Garage Parking



# Industrial Sector

±35,000 Employees

## Buena Park Downtown

Walmart Supercenter  
24 FITNESS  
BED BATH & BEYOND  
DSW  
Bath & Body Works  
ROSS  
TJ-maxx

## Anaheim Plaza

Walmart Supercenter  
Burlington Party City  
petco  
TJ-maxx  
ULTA BEAUTY  
ROSS DRESS FOR LESS  
carter's  
rubio's COASTAL GRILL

FedEx Ground  
±250 Employees

STATER BROS. markets.  
HARBOR FREIGHT  
CVS pharmacy

91

Dad Miller Golf Course  
Golf Course

± 268,500 VPD

AHMC Anaheim Med Ctr  
±223 Beds | ±300 Employees

Subject Property

57

Cypress College  
±15,325 Students

39

Knott's BERRY FARM  
±4.5M Annual Visitors  
±2,500 Employees

THE HOME DEPOT

Downtown Anaheim

Katella High School  
±2,500 Students

COSTCO WHOLESALE

target ALDI

ANAHEIM PACKING DISTRICT

Maxwell Elementary  
±591 Students

5

± 259,800 VPD

ANGEL STADIUM  
±1,000 Employees

amazon

± 66,692 VPD

Walmart Supercenter  
CVS pharmacy  
SPROUTS FARMERS MARKET  
ROSS DRESS FOR LESS  
ALDI five BELOW  
Marshalls  
PET SMART

Disneyland Park  
±30M Annual Visitors  
±36,000 Employees

Joint Forces Training Base Los Alamitos  
Military Base

The Outlets at Orange



Chapman University  
±10,000 Students  
±2,350 Employees  
±6.6 Miles Away

UCI Health Irvine  
±144 Beds | ±2,000 Employees | ±17.8 Miles Away

NORDSTROM  
Nike Factory Store  
rack  
OLD NAVY  
GAP H&M  
BARNES & NOBLE  
Guitar Center

Google Earth

# Market Overview



**601 N Pauline St**  
Anaheim, CA 92805



# Anaheim, CA

Northeast Anaheim sits at the intersection of Orange County's strongest industrial, employment, and transportation corridors - a business location minutes from Downtown Anaheim, the Platinum Triangle, and major regional freeway networks.

## Local Neighborhood Overview

601 N. Pauline Street is located within Anaheim's established industrial and commercial district, a centrally positioned Orange County business hub with convenient access to SR-91, Interstate 5, and SR-57. The surrounding area supports a diverse mix of industrial, distribution, manufacturing, and service-oriented businesses, benefiting from regional connectivity to Los Angeles, the Inland Empire, and major Southern California transportation corridors and gateways.

The property also benefits from Anaheim's substantial residential population, strong labor pool, and proximity to retail, dining, and everyday services. Ongoing investment throughout Orange County, combined with well-developed transportation infrastructure and a broad employment base, continues to support long-term business activity.



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.

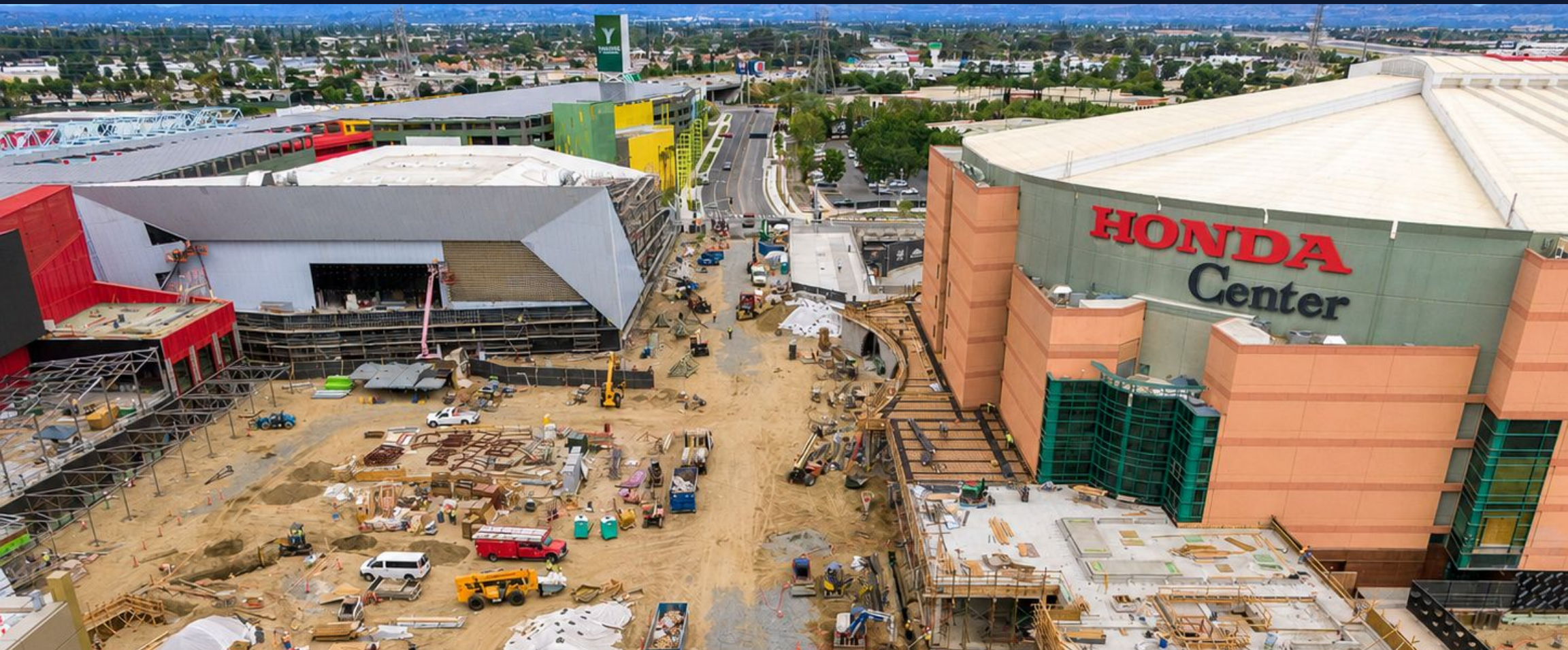
**Resort District · ~3 mi**

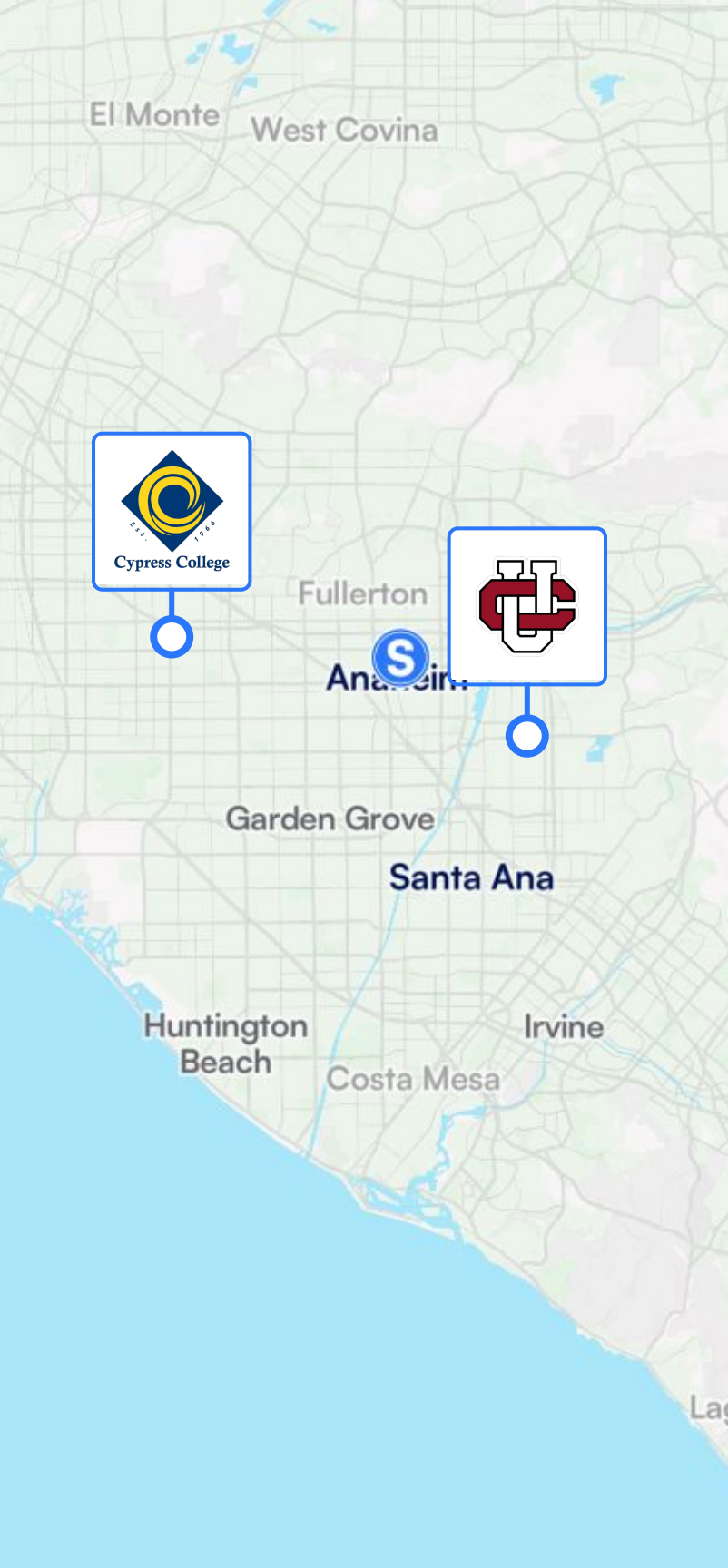
# OCVIBE

100-Acre, \$4B district rising 3.5 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

Anaheim residents benefit from access to several respected institutions of higher education located just minutes from 601 N Pauline Street. From four-year universities to community colleges, students have a variety of academic pathways close to home, supporting career development, transfer opportunities, and lifelong learning.

**Chapman University**  
10,000+ Students  
79% Graduation Rate

**Cypress College**  
15,000+ Students  
Top-Ranked California Community College



# 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

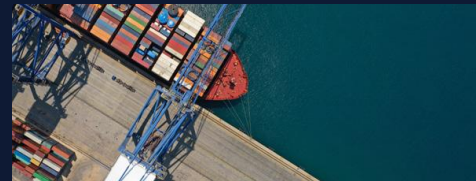
\$333+ Million





# Transportation

Transportation is a cornerstone of Orange County's economy and daily life. The region's infrastructure supports a strong logistics sector and a wide range of jobs in transportation and related industries. Public transit, primarily through OC Bus, plays an essential role in connecting communities throughout the county. Additionally, John Wayne Airport serves as a major economic engine, driving significant activity and growth. Together, these elements highlight the critical role of transportation in sustaining Orange County's economic vitality.



**Port Cargo Volume**  
10.3 Million TEUs



**Airport Economic Impact**  
\$5.7 Billion (2022)



**Logistics Employment**  
58,000 Workers in Transport & Warehousing



**Annual Ridership for Public Transportation**  
37.2 Million (Bus, Trolley, Skyway)

# Tourism & Cultural Events

Orange County is a premier destination for both leisure and cultural experiences, drawing visitors from around the world. The region features iconic attractions like Disneyland Resort, beautiful coastal areas such as Huntington Beach, and vibrant

cultural events including the OC Fair and Festival of Arts. These destinations and events create a lively mix of entertainment, art, and community celebration, making Orange County a hub for tourism and memorable experiences.



**Disneyland Resort**

17.25M+ Annual Visitors  
2nd Most Visited Amusement Park Globally



**OC Fair**

1.14M Visitors Annually  
\$299.6M in Spending Activity



**Anaheim Convention Center**

Projected to Host 160 Major  
Conventions, Meetings, & Events in 2025



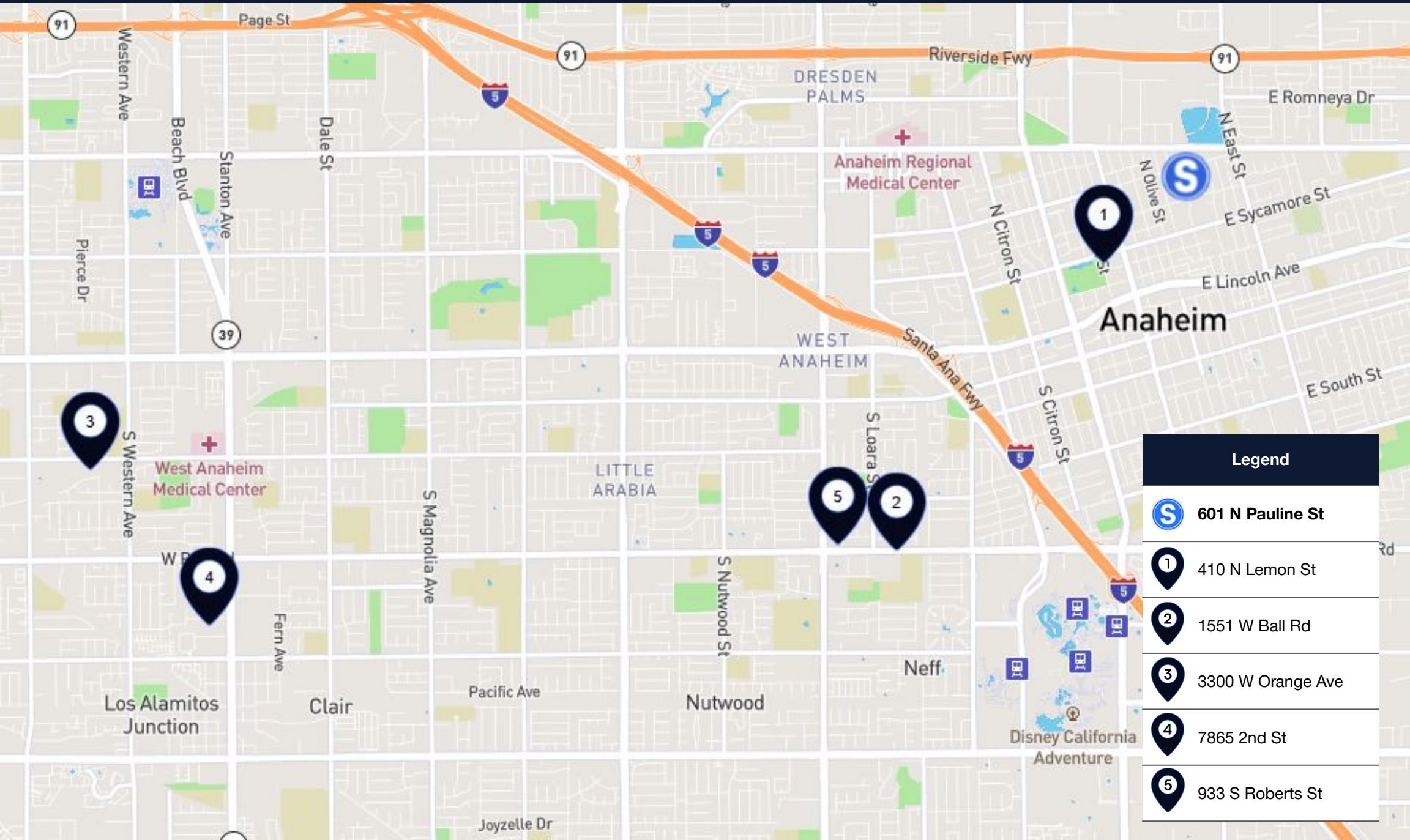
# Comparable Properties



# Sales Comparables





	Address	Units	Sale Price	Price/Unit	Sale Date	Cap Rate	GRM	Year Built	Land AC	Building SF	Price/SF	Unit Mix
1	410 N Lemon St Anaheim, CA	24	\$9,000,000	\$375,000	11/18/2025	3.13%	22.39	1989	±0.62	±21,671	\$415.30	24 - 2/2
2	1551 W Ball Rd Anaheim, CA	8	\$2,475,000	\$309,375	1/13/2026	5.30%	13.05	1959	±0.18	±5,276	\$469.11	6 - 1/1 2 - 2/1
3	3300 W Orange Ave Anaheim, CA	9	\$2,725,000	\$302,778	1/12/2026	4.95%	13.52	1976	±0.33	±6,988	\$389.95	7 - 1/1 1 - 2/2 1 - 3/2
4	7865 2nd St Anaheim, CA	11	\$3,225,000	\$293,182	5/8/2025	5.80%	12.32	1971	±0.45	±8,475	\$380.53	9 - 1/1 2 - 2/1
5	933 S Roberts St Anaheim, CA	8	\$2,300,000	\$287,500	3/10/2025	5.65%	12.45	1960	±0.21	±5,008	\$459.27	8 - 1/1
<b>Average</b>			<b>\$3,945,000</b>	<b>\$313,567</b>	-	<b>4.97%</b>	<b>14.75</b>	-	-		<b>\$422.83</b>	-
S	<b>Subject Property</b>	<b>8</b>	<b>\$2,350,000</b>	<b>\$293,750</b>	-	<b>6.43%</b>	<b>11.11</b>	<b>1961</b>	<b>±0.23</b>	<b>±5,136</b>	<b>\$457.55</b>	<b>8 - 1/1</b>

# Sales Comparables Map

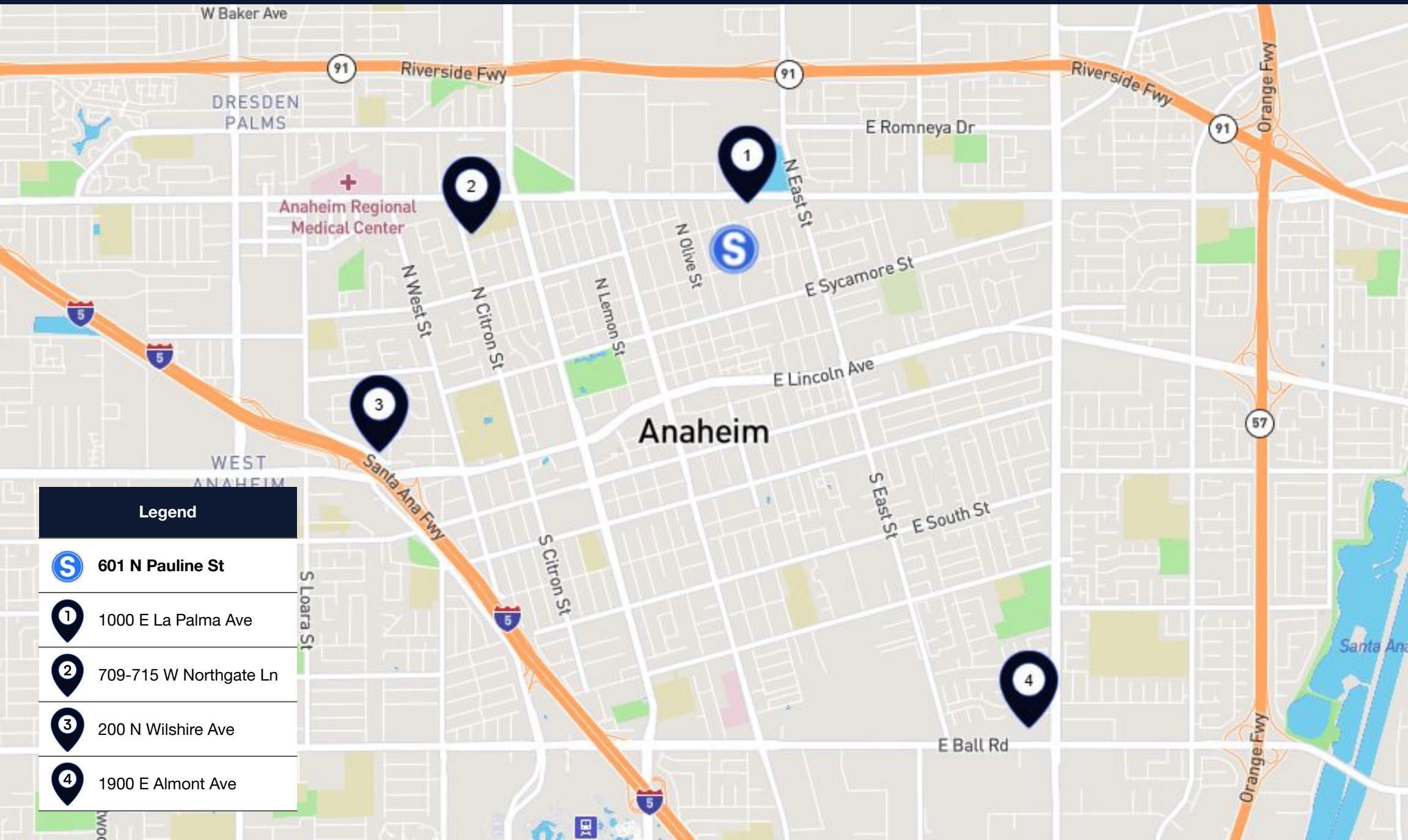


Legend	
	601 N Pauline St
	410 N Lemon St
	1551 W Ball Rd
	3300 W Orange Ave
	7865 2nd St
	933 S Roberts St

# Rent Comparables

	Property Address	Year Built	Unit Type	Unit Size (SF)	Avg. Rents	Rent/SF
	601 N Pauline St, Anaheim, CA 92805	1961	1 Bed 1 Bath	642	\$2,203	\$3.43
	1000 E La Palma Ave, Anaheim, CA 92805	1973	1 Bed 1 Bath	745	\$2,400	\$3.22
	709-715 W Northgate Ln, Anaheim, CA 92805	1957	1 Bed 1 Bath	700	\$2,400	\$3.43
	200 N Wilshire Ave, Anaheim, CA 92801	1978	1 Bed 1 Bath	735	\$2,400	\$3.27
	1900 E Almont Ave, Anaheim, CA 92805	1970	1 Bed 1 Bath	800	\$2,400	\$3.00
	<b>Averages</b>			<b>745</b>	<b>\$2,400</b>	<b>\$3.23</b>

# Rent Comparables Map



# Financial Summary



**601 N Pauline St**  
Anaheim, CA 92805



# Financials

Address	601 N Pauline St Anaheim, CA 92805
Total Number of Units	8
Total SF	±5,136
Average Unit Size	±642
Asset Type	Multifamily



Unit Type	# of Units	Avg SF	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
One Bed / One Bath	8	642	\$1,900 - \$2,400	\$2,203	\$3.43	\$17,620	\$2,450	\$3.82	\$19,600
<b>Totals/Weighted Averages</b>	<b>8</b>	<b>642</b>		<b>\$2,203</b>	<b>\$3.43</b>	<b>\$17,620</b>	<b>\$2,450</b>	<b>\$3.82</b>	<b>\$19,600</b>
<b>Gross Annualized Rents</b>				<b>\$211,440</b>			<b>\$235,200</b>		

# Rent Roll

Unit	Unit Type	Unit Size (SF)	Current Rent / Month	Current Rent / SF / Month	Potential Rent / Month	Potential Rent / SF / Month
1	One Bed / One Bath	642	\$2,318	\$3.61	\$2,450	\$3.82
2	One Bed / One Bath	642	\$2,377	\$3.70	\$2,450	\$3.82
3	One Bed / One Bath	642	\$2,050	\$3.19	\$2,450	\$3.82
4	One Bed / One Bath	642	\$1,975	\$3.08	\$2,450	\$3.82
5	One Bed / One Bath	642	\$2,400	\$3.74	\$2,450	\$3.82
6	One Bed / One Bath	642	\$2,200	\$3.43	\$2,450	\$3.82
7	One Bed / One Bath	642	\$1,900	\$2.96	\$2,450	\$3.82
8	One Bed / One Bath	642	\$2,400	\$3.74	\$2,450	\$3.82
<b>Total</b>		<b>5,136</b>	<b>\$17,620</b>	<b>\$3.43</b>	<b>\$19,600</b>	<b>\$3.82</b>

# Pricing Details

Summary	
Price	\$2,350,000
Down Payment	\$1,175,000
Number of Units	8
Price Per Unit	\$293,750
Price Per SF	\$457.55
Rentable SF	5,136
Lot Size	0.23 Acres
Approx. Year Built	1961

Returns	Current	Market
CAP Rate	6.43%	7.38%
GRM	11.11	9.99
Cash-on-Cash	6.86%	8.76%
Debt Coverage Ratio	2.14	2.46

Financing	1st Loan
Loan Amount	\$1,175,000
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Loan to Value	2041

# Of Units	Unit Type	SF	Scheduled Rents	Market Rents
8	One Bed / One Bath	642	\$2,203	\$2,450

Operating Data	Current	Market
<b>Gross Scheduled Rent</b>	<b>\$211,440</b>	<b>\$235,200</b>
Less: Vacancy/Deductions 3.0%	\$6,343	\$7,056
Total Effective Rental Income	\$205,097	\$228,144
Other Income	\$1,200	\$1,200
Effective Gross Income	\$206,297	\$229,344
Less: Expenses 26.7%	\$55,144	\$55,885
<b>Net Operating Income</b>	<b>\$151,153</b>	<b>\$173,459</b>
Cash Flow	\$151,153	\$173,459
Debt Service	\$70,500	\$70,500
Net Cash Flow After Debt Service 6.86%	\$80,653	\$102,959
Principal Reduction	\$0	\$0
<b>Total Return</b>	<b>6.86%</b>	<b>8.76%</b>

Expenses	Current	Market
Real Estate Taxes	\$26,696	\$26,696
Insurance	\$7,320	\$7,320
Utilities - Electric & Water/Sewer	\$2,856	\$2,856
Utilities - Gas	\$816	\$816
Pest Control	\$500	\$500
Repairs & Maintenance	\$4,000	\$4,000
Landscaping	\$1,440	\$1,440
Off-Site Management	\$6,315	\$7,056
Special Assessments	\$2,201	\$2,201
Operating Reserves	\$3,000	\$3,000
<b>Total Expenses</b>	<b>\$55,144</b>	<b>\$55,885</b>
<b>Expenses/Unit</b>	<b>\$6,893</b>	<b>\$6,986</b>
<b>Expenses/SF</b>	<b>\$10.74</b>	<b>\$10.88</b>

# Operating Statement

Income	Current		Market	Notes	Per Unit	Per SF
Gross Current Rent	211,440		\$235,200		\$29,400	\$45.79
Physical Vacancy	(\$6,343)	3.0%	(\$7,056)	3.0%	(\$882)	(\$1.37)
Total Vacancy	(\$6,343)	3.0%	(\$7,056)	3.0%	(\$882)	(\$1)
Effective Rental Income	\$205,097		\$228,144		\$28,518	\$44.42
Other Income						
Laundry Income	\$1,200		\$1,200	\$100/Mth	\$150	\$0.23
<b>Total Other Income</b>	<b>\$1,200</b>		<b>\$1,200</b>		<b>\$150</b>	<b>\$0.23</b>
<b>Effective Gross Income</b>	<b>\$206,297</b>		<b>\$229,344</b>		<b>\$28,668</b>	<b>\$44.65</b>

Expenses	Current		Market	Notes	Per Unit	Per SF
Real Estate Taxes	\$26,696		\$26,696	[0]	\$3,337	\$5.20
Insurance	\$7,320		\$7,320	Actual	\$915	\$1.43
Utilities - Electric & Water/Sewer	\$2,856		\$2,856	Actual	\$357	\$0.56
Utilities - Gas	\$816		\$816	Actual	\$102	\$0.16
Pest Control	\$500		\$500	Actual	\$63	\$0.10
Repairs & Maintenance	\$4,000		\$4,000	\$500/Unit	\$500	\$0.78
Landscaping	\$1,440		\$1,440	Actual	\$180	\$0.28
Off-Site Management	\$6,315		\$7,056	Estimated	\$882	\$1.37
Special Assessments	\$2,201		\$2,201	Assessor	\$275	\$0.43
Operating Reserves	\$3,000		\$3,000	Estimated	\$375	\$0.58
<b>Total Expenses</b>	<b>\$55,144</b>		<b>\$55,885</b>		<b>\$6,986</b>	<b>\$10.88</b>
<b>Expenses as % of EGI</b>	<b>26.7%</b>		<b>24.4%</b>			
<b>Net Operating Income</b>	<b>\$150,153</b>		<b>\$173,459</b>		<b>\$21,682</b>	<b>\$33.77</b>

# 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 601 N Pauline St, Anaheim, CA 92805 (“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.

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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 Presented By



**Mark Bridge**

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