

MORGAN-SKENDERIAN

INVESTMENT REAL ESTATE GROUP

The
Apartment
Market
Specialists

JUST LISTED

32 Units
Anaheim

*Two 16 unit parcels.
Majority two bedroom
units. 11.8% return on
market rents. 100%
occupied. Low fixed rate
financing available.*

Listed at
\$3,400,000



JUST LISTED

22 Units
La Habra

*Excellent La Habra
location. 77% two &
three bedroom units. No
deferred maintenance.
7% return on market
rents*

Listed at
\$2,695,000



JUST LISTED

16 Units
Anaheim

*Excellent rental loca-
tion. Pride of ownership.
One & two bedroom
units. Garages. Upside
in rents.*

Listed at
\$1,650,000



JUST LISTED

12 Units
Long Beach

*All single story units.
\$74,167 per unit. 9.68
GRM on market rents.
Fixed rate financing
available.*

Listed at
\$ 890,000



Visit
Morgan-
Skenderian
Online!

2002 CLOSED ESCROWS

TYPE	REPRESENTED	CITY	PRICE
Apartments - 4 Units	Seller	Lake Forest	\$625,000
Apartments - 16 Units	Seller/Buyer	Santa Ana	\$795,000
Apartments - 13 Units	Seller	Fullerton	\$920,000
Apartments - 18 Units	Seller	Placentia	\$1,525,000
Apartments - 15 Units	Seller	Stanton	\$1,185,000
Apartments - 42 Units	Seller	Huntington Beach	\$5,600,000
Apartments - 16 Units	Seller/Buyer	Downey	\$1,050,000
Apartments - 27 Units	Seller/Buyer	La Mirada	\$1,850,000
Apartments - 40 Units	Seller/Buyer	Westminster	\$3,440,000
Apartments - 14 Units	Seller/Buyer	Whittier	\$975,000
Apartments - 6 Units	Buyer	Costa Mesa	\$595,000
Apartments - 76 Units	Seller	Anaheim	\$6,400,000
Apartments - 9 Units	Seller/Buyer	Anaheim	\$625,000
Apartments - 16 Units	Seller	La Habra	\$1,550,000
Apartments - 48 Units	Seller	Pico Rivera	\$2,275,000
Apartments - 8 Units	Seller	La Habra	\$980,000
Apartments - 10 Units	Seller/Buyer	Buena Park	\$959,000
Apartments - 34 Units	Seller/Buyer	Anaheim	\$3,200,000
Apartments - 7 Units	Seller/Buyer	Westminster	\$670,000
Apartments - 10 Units	Seller/Buyer	Buena Park	\$1,075,000
Apartments - 12 Units	Seller/Buyer	Westminster	\$817,000
Apartments - 14 Units	Buyer	Santa Ana	\$775,000
Apartments - 38 Units	Seller/Buyer	Lynwood	\$2,300,000
Apartments - 22 Units	Buyer	La Habra	\$1,900,000
Apartments - 10 Units	Seller/Buyer	Buena Park	\$975,000
Apartments - 4 Units	Seller	Huntington Beach	\$655,000
Apartments - 12 Units	Seller/Buyer	Anaheim	\$999,000
Apartments - 12 Units	Seller/Buyer	Anaheim	\$999,000
Apartments - 16 Units	Seller/Buyer	Anaheim	\$1,200,000
Apartments - 16 Units	Seller/Buyer	Garden Grove	\$995,000
Apartments - 8 Units	Seller/Buyer	San Clemente	\$1,425,000
Apartments - 8 Units	Seller	Fullerton	\$800,000
Apartments - 9 Units	Seller	Dana Point	\$1,580,000
Apartments - 8 Units	Seller/Buyer	Fullerton	\$710,000
Apartments - 28 Units	Seller/Buyer	Santa Ana	\$2,200,000
Apartments - 11 Units	Seller/Buyer	Whittier	\$688,000
Apartments - 7 Units	Buyer	Costa Mesa	\$795,000
Apartments - 21 Units	Seller/Buyer	Fullerton	\$3,250,000
Apartments - 24 Units	Seller	La Habra	\$2,446,250
Apartments - 8 Units	Seller	Anaheim	\$840,000
Apartments - 14 Units	Seller	Santa Ana	\$1,000,000
Apartments - 10 Units	Seller	Fullerton	\$730,000
Apartments - 10 Units	Seller	Downey	\$790,000
Apartments - 18 Units	Buyer	Norwalk	\$1,421,000
Apartments - 26 Units	Seller	Downey	\$3,150,000
Apartments - 24 Units	Seller	Fullerton	\$1,930,000
Apartments - 10 Units	Seller/Buyer	Downey	\$750,000
Apartments - 16 Units	Seller/Buyer	Anaheim	\$1,310,000
Apartments - 16 Units	Seller/Buyer	Bellflower	\$1,145,000
Apartments - 9 Units	Seller	Garden Grove	\$1,050,000

TOTAL: 50 DEALS / 75 SIDES

\$75,919,250

For further information regarding the latest market trends, or expert assistance in the acquisition or disposition of your investment real estate, please call Morgan-Skenderian Investment Real Estate Group:

(949) 251-8800 • Fax: (949) 251-8899

4770 Campus Drive, Suite 200, Newport Beach, CA 92660



In Escrow
94 Units
Fullerton

Excellent Fullerton location. All two & three bedroom units. 7.7 GRM on market rents. Assumable financing.

Listed at
\$11,100,000

In Escrow
33 Units
Anaheim

Excellent rental location. Built in 1975. One & two bedroom units. Garages. \$111,970 per unit. 9.6% return on market rents.

Listed at
\$3,695,000

In Escrow
52 Units
Bellflower

90% two bedroom units. 7.82 GRM on market rents. \$85,577 per unit. Substantial upside in rents. 100% Occupied.

Listed at
\$4,450,000

SOLD
44 Units
Buena Park

First time ever on the market. Absolute pride of ownership. Mostly one bedroom units. Significant upside in rents.

SOLD
\$4,240,000



IN ESCROW

SOLD
28 Units
Santa Ana

Excellent unit mix. Built in 1977. \$78,571 per unit. 8.26 GRM. Two individual parcels. Low fixed rate financing.

Sold at \$2,200,000



SOLD



IN ESCROW

SOLD
26 Units
Downey

Sold over list price. All two & three bedroom townhome units. Built in 1988. \$121,154 per unit. 9.95 GRM.

Sold at \$3,150,000



SOLD



IN ESCROW

SOLD
24 Units
La Habra

Sold over list price. Pride of ownership. \$101,927 per unit. 10.3 GRM. One & two bedroom units.

Sold at \$2,446,250



SOLD



SOLD

SOLD
21 Units
Fullerton

Pride of ownership. Built in 1991. \$154,762 per unit. 10.92 GRM. \$147.46 per sq. ft. rents. Downtown location

Sold at \$3,250,000



SOLD

Over \$582,000,000 In Closed Escrows
Visit: www.morganskenderian.com



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