



22 UNIT | 80 BEDS
COLLEGE HOUSING
PORTFOLIO

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Fullerton, CA
College Housing Portfolio

Purchase Price: \$9,500,000
Units: 22
Beds: Up to 80
Price/Unit: \$431,818
Year 2 CAP Rate: 5.37%

EXCLUSIVELY OFFERED BY:

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OFFERING SUMMARY

GM PROPERTIES, INC. proudly presents an exceptional investment opportunity of 22 residential units in Fullerton, CA. The portfolio, in its proximity to more than 60k students and staff attending or working at local higher educational facilities, is situated in a robust rental market. The 22 individually parceled units offer an investor multiple exit strategies and immediate upside in equity. The north Orange County location further benefits investors with a strong local economy, low unemployment and low vacancy in the residential rental sector.

LOCAL HIGHER EDUCATION



CAL STATE FULLERTON



MARSHALL B. KETCHUM UNIVERSITY



FULLERTON COLLEGE



HOPE INTERNATIONAL UNIVERSITY