

# Improve your Investment Real Estate Position in 2011

## What we can provide for you...

- Free Property Evaluations
- Exchange Strategies
- Trend Reports
- Rent/Lease Surveys
- Finance & Refinance Quotes
- Management Solutions
- Recent Sales Comparisons in specific areas
- On Market Status—What's for Sale
- Quiet, Unlisted Deals Available
- Market Indicators—CAP Rates/GRM/\$ per Unit
- Refine Investment Objectives
- Acquisitions & Disposition Strategies

## Current Active Income Properties For Sale

### South Bay

<u>City</u>	<u>Units</u>	<u>CAP</u>	<u>Price</u>
Paramount	7	7.18%	\$1,075,000
Long Beach	7	10.78%	\$549,999
Long Beach	10	9.89%	\$1,050,000
Paramount	14	8.26%	\$2,100,000
Long Beach	16	9.83%	\$1,150,000
Long Beach	20	4.65%	\$3,250,000
Norwalk	20	7.32	\$2,850,000
Downey	26	6.54%	\$5,395,000
Bellflower	47	8.28%	\$2,500,000
Long Beach	47	5.40%	\$4,670,000
Paramount	48	5.77%	\$10,250,000
Downey	74	6.00%	\$11,995,000
Norwalk	95	7.00%	\$12,000,000

### Orange County

<u>City</u>	<u>Units</u>	<u>CAP</u>	<u>Price</u>
Anaheim	6	6.93%	\$860,000
Anaheim	6	6.07%	\$775,000
Santa Ana	8	7.02%	\$1,278,000
Santa Ana	8	7.27%	\$995,000
Buena Park	10	7.20%	\$1,450,000
Santa Ana	12	6.31%	\$1,795,000
La Habra	18	6.90%	\$2,050,000
Santa Ana	20	6.76%	\$2,295,000
Buena Park	20	7.00%	\$3,210,000
Garden Grove	32	7.00%	\$3,500,000
Santa Ana	32	6.52%	\$4,225,000
Anaheim	40	7.00%	\$4,495,000
Anaheim	48	5.83%	\$5,850,000

**CALL OR E-MAIL US FOR COMPLETE INVESTMENT INFO & OTHER  
AVAILABLE INVENTORY**

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**[www.ocIncomePropertyGroup.com](http://www.ocIncomePropertyGroup.com)**

