Cross Property 360 Property View

309 Grace Avenue, La Habra, CA 90631

Listing

309 Grace Ave, La Habra 90631 STATUS: **Active** LIST PRICE: **$1,243,000**

South of E Lambert Rd, East of Euclid St

OF UNITS TOTAL: **2**
SQFT(src): **1,600**
PRICE PER SQFT: **$776.88**
LOT(src): **6,560/0.1506 (A)**
LEVELS: **One**
YEAR BLT(src): **1961 (ASR)**
DAM / CDAM: **163/163**
SLC: **Auction**
TOTAL OP. EXP: **$4,386.00**
NET OP. INCOME: **$33,376**
PARCEL #: **01909218**
LISTING ID: **PW26082941**

SKYSLOPE FORMS

DESCRIPTION

Property is being offered via auction. Rare opportunity to acquire up to three adjacent duplexes (6 units total) in prime La Habra location—ideal for investors seeking scale, upside, and long-term appreciation This exceptional duplex, located at 309-311 Grace Ave, is a premier investment opportunity in the heart of La Habra. Situated within the established Tract 715 neighborhood, this property offers a rare blend of stable income, upside potential, and long-term investment value. The property features two well-proportioned 2-bedroom, 1-bathroom units, each offering comfortable living layouts, abundant natural light, and functional floor plans ideal for today's rental demand. With separate living spaces and strong tenant appeal, this duplex is perfectly suited for both seasoned investors and owner-occupants seeking supplemental income. Currently generating below-market rents, this asset presents a compelling value-add opportunity with significant upside potential. Market trends in La Habra support higher rental rates for comparable units, allowing a new owner to strategically increase income over time and enhance overall returns. This offering is uniquely positioned alongside two additional duplexes located at 301–303 Grace Ave and 305–307 Grace Ave, creating a rare chance to acquire three adjacent duplexes (total of 6 units). Opportunities like this are exceptionally limited in this area and provide investors with the ability to achieve economies of scale with contiguous ownership; increase operational efficiency and long-term management ease; maximize rental upside across a larger asset base; create a strong, consolidated footprint in a high-demand rental pocket Positioned on a generous lot in a quiet residential setting, the property benefits from its proximity to shopping, dining, schools, and major transportation corridors, making it highly desirable for tenants and future appreciation alike. Whether you're looking to expand your portfolio, execute a light value-add strategy, or secure a multi-property investment play, this duplex—combined with the neighboring opportunities—delivers flexibility, scalability, and long-term growth in one of North Orange County's established rental markets.

EXCLUSIONS: INCLUSIONS:

AREA: **87 - La Habra**
SUBDIVISION: **Other (OTHR)/None**
COUNTY: **Orange**
55+: **No**
GROSS EQUITY:
PRESENT LOANS $:
HAVE:

LIST $ ORIG: **$830,000**
SUB TYPE: **DPLX/D**
CMN WALLS: **No Common Walls**
PARKING: **Assigned**
OF BUILDINGS TOTAL: **2**
RENT CONTROL?: **Yes**
PROPERTY ATTACHED?: **No**

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
ROOM TYPE: **All Bedrooms Down**
UTILITIES: **Electricity Available**
ELECTRIC:
WATER: **Public**

COOLING: **Wall/Window Unit(s)**
HEATING: **Wall Furnace**
VIEW: **None**
WATERFRONT:
LAUNDRY: **In Kitchen**
PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: **$45,720**
VACANCY ALLOWANCE $/%: **$914/2**
GROSS OPERATING INCOME: **$44,806**
NET OPERATING INCOME: **$33,376**
OPERATING EXPENSE $/%: **$11,430/**
LAND DOLLAR VALUE $/%: **/**

GROSS SPENDABLE INCOME:
LOAN PAYMENT(ANNUAL):
GROSS MULTIPLIER:
CAP RATE:
IMPROVEMENTS TOTAL $/%: **/**
PERSONAL PROPERTY $/%: **/**

INCOME

OF RENTED GARAGES:
GARAGE RENTAL RATE:
GARAGES RENTAL INCOME:
LAUNDRY INCOME:
LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
OTHER INCOME 2:
OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **$4,386**
ELECTRIC: **$0**
GAS: **$0**
LICENSES:
NEW TAXES:

FURNITURE REPLACEMENT:
TRASH: **$900**
CABLE TV:
GARDENER:
INSURANCE: **$1,200**

MAINTENANCE:
WORKMAN'S COMP:
PROFESSIONAL MANAGEMENT: **$2,286**
WATER/SEWER: **$0**

OTHER EXPENSE:
OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE: TAX YEAR: TAX ANNUAL AMT: TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH
1:	2	2	1	0	Unfurnished	$3,810	$3,810	$4,800	SEPARATE ELECTRIC: 2 GAS METERS: 2 WATER METERS: 2

INTERIOR

INTERIOR:
ACCESSIBILITY:
APPLIANCES:
FLOORING: **Tile**
ENTRY/LEVEL: **Front/1**
FIREPLACE: **None**
SQFT STUDIO AVG:
SQFT 1 BED AVG:
SQFT 2 BED AVG:
SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
DIRECTION FACES:
SECURITY:
SEWER: **Public Sewer**
LOT: **Rectangular Lot**
POOL: **None**
FENCING:
SPA: **None**

BUILDING

BUILDER NAME:
BUILDER MODEL:
ARCH STYLE:
DOORS:
WINDOWS:
ROOF:
FOUNDATION DTLS:
PROP CONDITION:
CONSTR MTRLS:
OTHER STRUCTURES:
NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

UNCOVERED SPACES: **3**
PARKING TOTAL: **6**
GARAGE SPACES: **0**
CARPORT SPACES: **3**

GREEN

GREEN ENERGY GEN:
GREEN ENERGY EFF:
GREEN SUSTAIN:
GREEN WTR CONSERV:
WALKSCORE:

POWER PRODUCTION

POWER PRODUCTION: **No**
GREEN VERIFICATION: **No**

COMMUNITY

HOA DUES 1:
HOA DUES 2:
HOA DUES 3:
OTHER FEES:
COMMUNITY: **Sidewalks**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:
HOA 1 NAME:
HOA 2 NAME:
HOA 3 NAME:
HOA PHONE 1:
HOA PHONE 2:
HOA PHONE 3:
HOA AMENITIES:
STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**
COMMON INTEREST: **None**
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE EXP DATE:
ELEVATION:
ASSESSMENTS:
PARCEL #: **01909218**
ADDITIONAL PARCEL(s): **No**
TAX LOT: **11**
LOT SIZE DIM:
TAX BLOCK:
TAX TRACT #: **715**
ZONING:

LISTING

BAC:
BAC REMARKS:
DUAL/VARI. RATE?: **No**
CURRENT FINANCING:
POSSESSION:
FINANCIAL INFO AS OF:
CONTINGENCY LIST:
LIST TERMS: **Cash, Cash to New Loan, Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **04/07/26**
START SHOWING DATE:
ON MARKET DATE: **04/16/26**
PRICE CHG TIMESTAMP: **07/17/26**
STATUS CHG TIMESTAMP: **04/16/26**
MOD TIMESTAMP: **09/26/26**
EXPIRED DATE: **04/06/27**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Property is being offered via auction. The list price represents the starting bid and may not reflect the final sale price. Auction bidding is scheduled to begin on October 28, 2026 at 08:00 to 12:00 PST. Please contact Listing Agent for full auction terms and conditions. https://globalestatehubllc.com/

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Sophia**
SHOW CONTACT PHONE: **2799461327**
SHOWING INSTRUCTIONS: **Drive by only. Do not disturb tenants**
DRIVING DIRECTIONS: **South of E Lambert Rd, East of Euclid St**
LOCK BOX LOCATION:
LOCK BOX DESCRIPTION: **None**
OWNER'S NAME:

AGENT / OFFICE

LA: **(PWLUUKAR) Karen Ngoc Lang Luu**
CoLA:
LO: **(PB20347) Century Financial Group, Corp.**
LO PHONE: **442-386-2495**
CoLO:
CoLO PHONE:
LA State License: **01426053**
CoLA State License:
LO State License: **01930905**
LO FAX: **714-892-0222**
CoLO State License:
CoLO FAX:
Offers Email: **kluu2495@gmail.com**

CONTACT PRIORITY

1.LA DIRECT: **4423862495**

AGENT FULL: Residential Income LISTING ID: PW26082941

Printed by Karen Ngoc Lang Luu, State Lic: 01426053 on 09/26/2026 7:43:32 AM