



## The Charter

*The Charter Apartments represent an opportunity to acquire an institutional-quality asset in the core Orange County submarket of Irvine.*

**Location:**  
2750 Kelvin Ave.,  
Irvine, CA

**Product Type:**  
Garden Style  
Apartment Homes

**Square Footage:**

43	Std	450 s.f.
126	1/1 Jr.	650 s.f.
30	1/1	710 s.f.
127	1/1	750 s.f.
77	2/2	1,050 s.f.
		298,650 s.f.

**Total Units:**  
403

**Total Acres:**  
9

**Density:**  
45 du/ac

Located in an irreplaceable location and low density environment, The Charter is one of the premier apartment communities within the Irvine Business District submarket and is considered a Class-A core asset. The property is situated on an 9-acre site with immediate access to the 405 Freeway and centrally located in the main employment area of Irvine. Prior to purchase, the property has been extremely well maintained and underwent

significant interior renovations of all apartment units in the community. The unit renovations have enhanced the property and help it maintain its competitiveness in the submarket. Interior upgrades feature new countertops, modern appliances, new carpeting, and designer lighting. In addition, the clubhouse and fitness centers were renovated. Other onsite amenities include two salt water resort-style swimming pools, two spas, barbecues and laundry facilities.



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