



Media: 6 Orange County (OR)

Have OCEAN CLOSE 9 UNITS

Area West Huntington Beach (15)

XSTS N/PCH W/MAIN

Aerial Map

Features Frame & Stucco, Subterranean Parking, No Pool, No Spa

Terms Cash, Cash To New Loan

Gr Schd Inc \$ 226,464

List Type Exclusive Right To Sell/Full Service

TG 887H1

Zip 92648-5060

Loans

Units 9

Price/Unit \$

Gross Equity

Cap Rate 3.94%

Poss Close of Escrow

View

Remarks RARELY AVAILABLE! Downtown HB 9 units on three lots. Two blocks to the beach. Built in 1976. Newer exterior paint. Property shows extremely well. Great unit mix. Eight of nine units are townhouse style. Some units have balconies. 16 space underground parking plus 3 enclosed garages. Large deck area at rear of building. Possible condo conversion (check with city). Rents are low-market rents for area are 3 br. @ \$2500, 2 br. @ \$1950. Market rents used for financial analysis. See actual rents below

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 226,464	Tax Area	4035	Water Tax Rate		District	
Vacancy Allow	2% \$ 4,529	Tax Rate Yr					
Gross Oper Income	\$ 221,935	Land	\$ %				
Operating Exp	26% \$ 58,646	Imprvmnts	% \$				
Net Oper Income	\$ 163,289	Per Prop	\$ %				
Loan Payment	\$	Total	\$ 5,690				
Gross Spend Income	\$	Legal:		Lot# 14	Blk# 205	Tract #	352
Cap Rate	3.94%	Zoning		Lot Size	75 x117	Yr Blt	1976
Gross Multiplier	18.28 X Gross	LtSqft	8813/Assessor	#Bdgs	2		

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
1	3	2		2500	2500	New Tax \$ 0	Due	Lender	Fee	@ %
1	3	2		1950	1950	Ins \$ 0	Assumable	Type	Fee	@ %
1	2	2		1700	1700	Wrk Comp \$ 0	2nd \$	@ \$	/Mo	@ %
2	2	1.5		1950	3900	Gas \$ 0	Due	Lender	Fee	
1	2	1.5		1690	1690	Electric \$ 0	Assumable	Type	Fee	
1	2	1.5		1645	1645	Water/Sw Trash \$ 0	Fin Rmrks			
1	2	1.5		1535	1535	Supplies \$ 0	# Sep Mt:	Water 1	Gas 9	Elec 9
1	2	1.5		1410	1410	Cable TV \$ 0	Approx Total SqFt:	9086		
						Mnt \$ 0 %	App Avg Apt SqFt:	Studio/		1BR/
						Pest Ctl \$ 0	2BR/	3BR/	Tot Bld Sqft	Assessor
						Licenses \$ 0	SubArea/Tract	DOWN	9,086	Name Downtown Area
#Leased				Tot 16330		Gardener \$ 0	Land Fee	Lse \$	/Mo	YrExp
Other Income						Pool \$ 0	Zones: Spc Std Fld		Cstl	Sld
#Gar 3	@	\$		\$100		Manager \$ 0	Adds, Alts, Repairs?		Bldg Permit	
Laund Eqmt \$122						Prof Mgt \$ 0	Tot Prkg 19	#Garage 3	#Caprt 16	
Monthly GSI 16,552						Furn Rep \$ 0	#Spaces	#Patio	Rec Room No	
						Other: \$ 0	Tenant Pays	Gas Yes	Elec Yes	Water No
						Total \$ 58,646	Rent Control	NoCable TV Yes		Trash No

Additional Property Features

Stry Two Levels	Swr In, Connected & Paid	Cent A/C No	#Wall A/C	Elevtr No
#Cpts 9	#Rnges 9	#Refrg	#Displs 9	#D/W
Wtr Htrs Yes	Htd N	Spa No Spa	Alley Yes	Paved Yes
Cnst Frame & Stucco	Firs Wall-to-Wall Carpet	Sauna No		Heat

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The accuracy of all information regardless of source, including but not limited to square footages and lot size, is deemed reliable but is not guaranteed and should be independently verified through personal inspection by and/or with the appropriate professionals. Copyright SoCalMLS.





