

OFFERING MEMORANDUM

24 UNITS IN OXNARD

161 W JUNIPER STREET | OFFERED AT \$6,250,000



BEACHSIDE PARTNERS
Multi-Family Advisors

PROPERTY OVERVIEW



161 W JUNIPER STREET OXNARD, CA 93033

Excellent opportunity to acquire a 24-unit Oxnard apartment building set on over 1 acre of land with ideal unit mix and significant long-term upside in rental rates. 161 W Juniper ST is composed of (24) 2BD/1BA units with 24 garages and ample street parking at the end of a cul-de-sac in a primarily SFR neighborhood. Located Just off Saviers Rd tenants enjoy convenient access to the nearby Walmart anchored Centerpoint Mall and Island Plaza while being walking distance to Santa Clara High School and Harrington Elementary School. The site is separately metered for gas and electricity and has individual water heaters. There are (2) onsite laundry rooms and the 24 garage spaces present a prime opportunity for ADU conversion. Units 1-4 in building #165 have been rebuilt from the studs including electrical, plumbing, HVAC, and roof due to a fire on the property in 2022. Rents have historically been increased on the 1st of each calendar year marking consistency in rental rates throughout the property. With nearly 25% upside in rental rates this property provides solid long term investment opportunity at a 5.5% CAP rate on Jan 1, 2026 rents and an appealing 7.5% CAP rate on market rents.

PROPERTY FACTS

Address:	161 W Juniper St, Oxnard 93033
List Price:	\$6,250,000
Units:	24 Units
Unit Mix:	(24) 2BD/1BA
Construction:	1954
APN:	203-0-292-250
Building Size:	22,300 SF (per public record)
Lot Size:	1.14 acres (per public record)
Parking:	(24) one-car garages
Price per Unit:	\$260,417
GRM (actual):	11.1
GRM (market):	9.0
Cap Rate (actual):	5.5%
Cap Rate (market):	7.5%



PROPERTY HIGHLIGHTS

- Excellent unit mix w/ all 2BD units set on 1.14 Acres of land
- 24 garage spaces detached from the residential units present a prime opportunity for potential ADU conversion
- Convenient location near Walmart anchored Centerpoint Mall, other shopping and schools
- 5.5% CAP rate on current rents, 7.5% CAP rate on market rents
- Units 1-4 in building #165 have been rebuilt from the studs including electrical, plumbing, HVAC, and roof



EXTERIORS

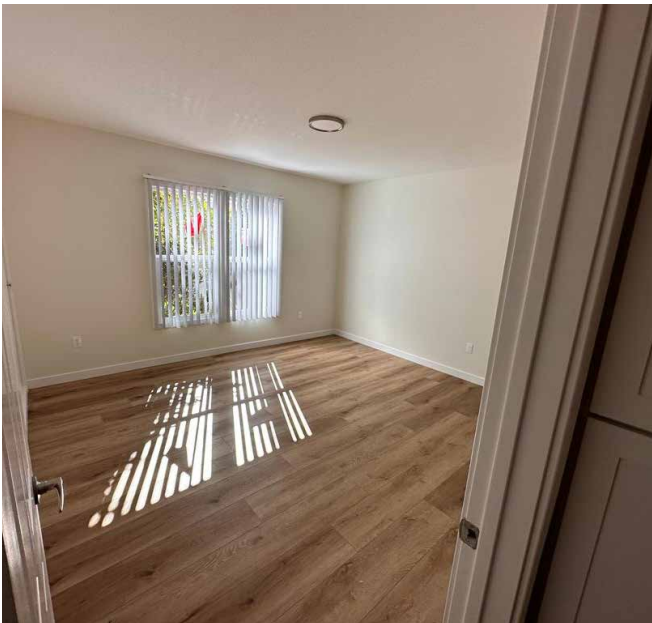


EXTERIORS



INTERIORS

Interior photos are representative of Units #1-4 of Building #165 which was rebuilt from the studs after fire in 2022.



LOCATION



OXNARD

CALIFORNIA

PORT HUENEME NAVAL BASE

HARRINGTON ELEMENTARY

ISLAND PLAZA

CENTERPOINT MALL

SANTA CLARA HIGH SCHOOL

SAVIERS ROAD

161 W JUNIPER STREET





THE COLLECTION

101 FREEWAY

CAMARILLO AIRPORT

OXNARD AIRPORT

VALLARTA SUPERMARKET

CHANNEL ISLANDS HARBOR

161 W JUNIPER STREET

CSU CHANNEL ISLANDS

PORT HUENEME NAVAL BASE

CHANNEL ISLANDS HS

CENTERPOINT MALL

OXNARD COLLEGE

DEEPWATER PORT

PORT HUENEME BEACH PARK

POINT MUGU

OXNARD
CALIFORNIA



THE CITY OF OXNARD

Oxnard, known as the “strawberry capital of the world,” is the most populous city in Ventura County with over 200,000 residents. In this city 40 minutes south of Santa Barbara and 40 minutes north of Los Angeles, you’ll find seven miles of unspoiled beaches, plus farm stands overflowing with picked-that-morning produce from nearby farms and fields. Oxnard is home to the Channels Islands Harbor, which features canals and oceanfront homes with docks and is just a short boat ride out to the Channel Islands National Park. The town also has a rich history, offering multiple museums such as the Carnegie Art Museum and a strong preservation ethic to protect historic buildings and sites. It also has its own local Community College with approximately 7,000 students. Additionally the city has a small regional airport and is a major transportation hub in Southern CA with Amtrak, Union Pacific, Metrolink and Greyhound operating there. Oxnard’s economy is known for agriculture, advanced manufacturing, healthcare, retail and tourism. The city’s proximity to the Port of Hueneme, one of the busiest deepwater ports on the West Coast, expands on its economic prospects.



FINANCIALS



RENT ROLL AS OF JANUARY 1ST, 2026

UNIT	UNIT TYPE	JAN 1 '26 INCREASE	MARKET RENT	LEASE START	NOTES	UNIT	UNIT TYPE	JAN 1 '26 INCREASE	MARKET RENT	LEASE START	NOTES
BUILDING 165						BUILDING 162					
1	2BD/1BA	\$2,055	\$2,400	11/15/23	Rebuilt after '22 fire	13	2BD/1BA	\$1,901	\$2,400	3/1/21	
2	2BD/1BA	\$2,055	\$2,400	12/1/23	Rebuilt after '22 fire	14	2BD/1BA	\$1,901	\$2,400	11/1/19	
3	2BD/1BA	\$2,055	\$2,400	12/1/23	Rebuilt after '22 fire	15	2BD/1BA	\$1,901	\$2,400	3/15/13	
4	2BD/1BA	\$2,055	\$2,400	11/10/23	Rebuilt after '22 fire	16	2BD/1BA	\$1,901	\$2,400	5/13/13	
BUILDING 163						BUILDING 164					
5	2BD/1BA	\$1,901	\$2,400	4/1/12		17	2BD/1BA	\$1,901	\$2,400	1/8/16	
6	2BD/1BA	\$1,901	\$2,400	6/1/14		18	2BD/1BA	\$1,901	\$2,400	2/1/03	
7	2BD/1BA	\$1,901	\$2,400	4/27/18	Onsite Manager	19	2BD/1BA	\$1,901	\$2,400	6/17/19	
8	2BD/1BA	\$1,901	\$2,400	5/10/12		20	2BD/1BA	\$1,901	\$2,400	3/10/14	
BUILDING 161						BUILDING 166					
9	2BD/1BA	\$1,901	\$2,400	2/1/21		21	2BD/1BA	\$1,901	\$2,400	4/1/20	
10	2BD/1BA	\$1,901	\$2,400	4/1/23		22	2BD/1BA	\$1,901	\$2,400	4/7/13	
11	2BD/1BA	\$1,901	\$2,400	4/6/14		23	2BD/1BA	\$1,901	\$2,400	6/20/16	
12	2BD/1BA	\$1,901	\$2,400	3/23/15		24	2BD/1BA	\$1,901	\$2,400	7/1/22	
MONTHLY TOTAL						\$46,243 \$57,600					
ANNUAL TOTAL						\$554,911 \$691,200 25% CHANGE					

* All tenants last received rental increases Jan 1, 2025. Rent Roll is reflective of a Jan 1, 2026 increase at 4.0% to all tenants.

** Onsite manager currently pays \$600/mo for rent and receives \$600/mo for onsite manager compensation duties. This rent roll and financial analysis assumes onsite manager pays \$1,828/mo in rent and is compensated \$600/mo for onsite duties which is shown as an expense on financial analysis.

*** An onsite fire occurred in 2022 which destroyed units #1-4 in building 165. Those units have subsequently been rebuilt from the studs including electrical, plumbing, HVAC, and roof. Resulting high insurance premium is due to this loss claim.



FINANCIAL ANALYSIS

FINANCIAL SUMMARY

Units:	24 units
Price:	\$6,250,000
Price per unit:	\$260,417
Price per SF:	\$280
GRM:	11.1
GRM (proforma):	9.0
Cap Rate:	5.5%
Cap Rate (proforma):	7.5%

* Onsite manager currently pays \$600/mo for rent and receives \$600/mo for onsite manager compensation duties. This rent roll and financial analysis assumes onsite manager pays \$1,828/mo in rent and is compensated \$600/mo for onsite duties which is shown as an expense on financial analysis.

** An onsite fire occurred in 2022 which destroyed units #1-4 in building 165. Those units have subsequently been rebuilt from the studs including electrical, plumbing, HVAC and roof. Resulting high insurance premium is due to this loss claim.

*** Actual figures refer to T12 7-1-24 thru 6-30-25 seller financials including laundry income and expense items.

**** Jan 1, 2026 Rents are reflective of 4.0% increase to all units.

INCOME ANALYSIS

UNITS	JAN 1 '26 RENTS AVG	JAN 1 '26 RENTS TOTAL	MARKET RENTS AVG	MARKET RENTS TOTAL	% CHG
(4) 2BD/1BA	\$2,055	\$8,220	\$2,400	\$9,600	
(20) 2BD/1BA	\$1,901	\$38,022	\$2,400	\$48,000	
Laundry Monthly Income (actual):		\$538		\$538	
Total Monthly Income:		\$46,781		\$58,138	
Gross Annual Income:		\$561,367		\$697,656	
Less Vacancy (3%):		- \$16,841		- \$20,930	
EFFECTIVE GROSS INCOME:		\$544,526		\$676,726	24%

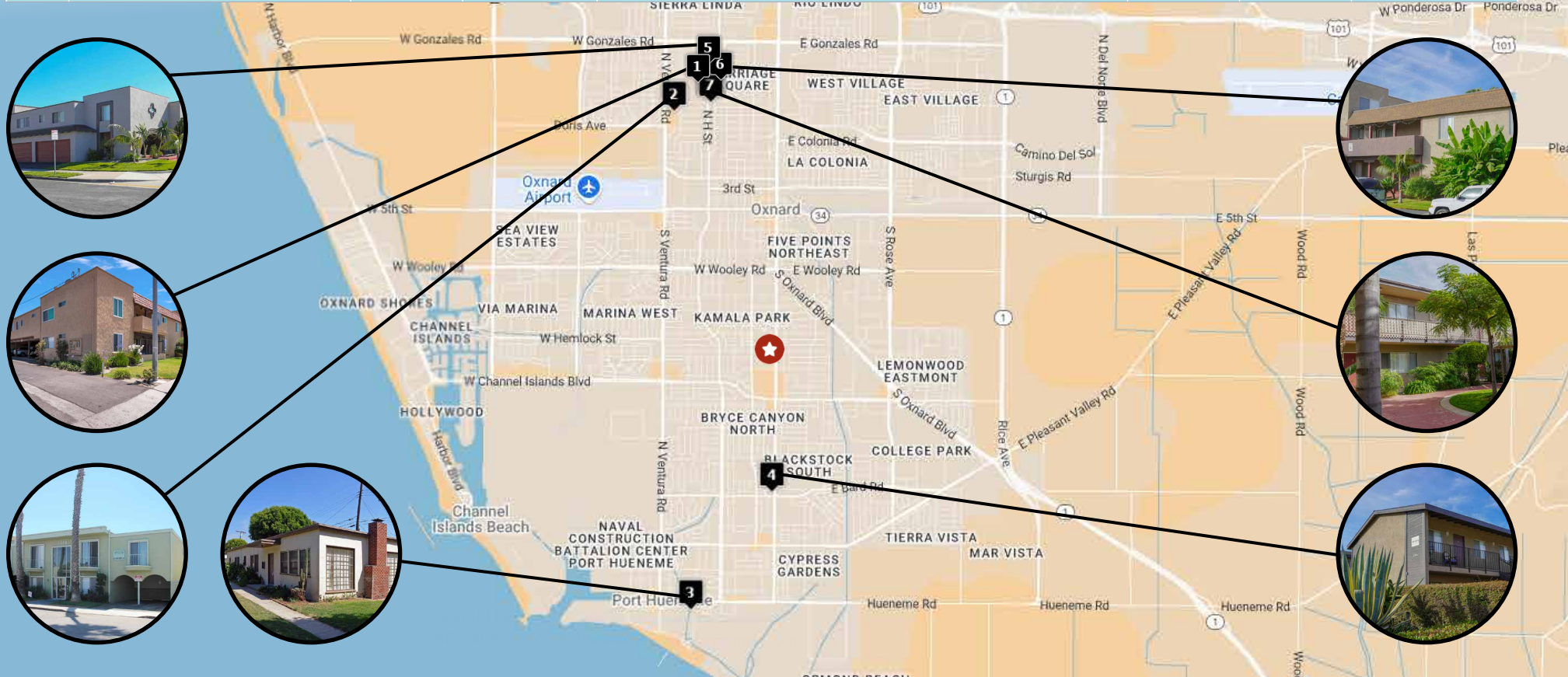
EXPENSE ANALYSIS

	JAN 1 '26 RENTS	% OF EGI	MARKET RENTS	% OF EGI
Property Taxes (1.229%):	\$76,813	14.1%	\$76,813	11.4%
Insurance (actual):	\$39,330	7.2%	\$39,330	5.8%
Gas (actual):	\$1,162	0.2%	\$1,162	0.2%
Electricity (actual):	\$4,762	0.9%	\$4,762	0.7%
Water/Sewer/Trash (actual):	\$24,085	4.4%	\$24,085	3.6%
Off-site Management (4%):	\$21,781	4.0%	\$27,069	4.0%
On-site Management (actual):	\$7,200	1.3%	\$7,200	1.1%
Maintenance/Repairs (\$650/unit):	\$15,600	2.9%	\$15,600	2.3%
Landscape (actual):	\$3,900	0.7%	\$3,900	0.6%
Pest Control (actual):	\$732	0.1%	\$732	0.1%
Reserves (\$250/unit):	\$6,000	1.1%	\$6,000	0.9%
Business License (actual):	\$809	0.1%	\$809	0.1%
Special Tax Assessments (actual):	\$554	0.1%	\$554	0.1%
TOTAL ANNUAL EXPENSES:	\$202,727/yr.	37.2%	\$208,015/yr.	30.7%
NET OPERATING INCOME	\$341,798/yr.		\$468,711/yr.	



SALES COMPARABLES

Map	Address	# of Units	Sales Price	Price/Unit	Unit Mix	GRM (Current)	Cap Rate (Current)	Sales Date
1	1200 N H St, Oxnard	18	\$4,825,000	\$268,056	(4) 2BD/1.5BA, (5) 2BD/1BA, (9) 1BD/BA	12.0	5.0%	5/16/25
2	1340 Edgewood Way, Oxnard	18	\$4,350,000	\$241,667	(9) 2BD/2BA, (2) 2BD/1BA, (6) 1BD, (1) ST	10.7	5.4%	12/3/24
3	130 N Surfside Dr, Port Hueneme	15	\$4,400,000	\$293,333	(13) 2BD/1BA, (1) 3BD/2BA, (1) 4BD/2BA	N/A	N/A	12/12/24
4	3941 Saviers Rd, Oxnard	8	\$2,175,000	\$271,875	(4) 2BD/1BA, (4) 1BD/1BA	12.2	4.9%	5/8/24
5	1250 North H St, Oxnard	24	\$6,700,000	\$279,167	(6) 2BD/1BA, (18) 1BD	N/A	5.1%	3/11/24
6	1201 North G St, Oxnard	18	\$5,000,000	\$277,778	(9) 2BD/1BA, (9) 1BD/1BA	12.1	5.1%	3/11/24
7	1140 North H St, Oxnard	16	\$4,200,000	\$262,500	(8) 2BD/1BA, (8) 1BD/1BA	12.1	5.1%	3/11/24
AVERAGES			\$270,625			11.8	5.1	
★	161 W Juniper St, Oxnard	24	\$6,250,000	\$260,417	(24) 2BD/1BA	11.1	5.5%	Subject





BEACHSIDE PARTNERS

MULTI-FAMILY ADVISORS

FOR SALE | 24 UNITS IN OXNARD

161 W JUNIPER STREET, OXNARD, CA 93033



NICK HENRY

Cell 805.705.7311

Nick@BeachsidePartners.com

DRE 01748131



JASON LIEHR

Cell 805.406.6463

Jason@BeachsidePartners.com

DRE 02152826