4 Units in Huntington Beach

17172 Harbor Bluffs Circle, Huntington Beach, CA 92649

STREAM | THE SWANSON APARTMENT TEAM

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Warner Ave
Bolsa Chica St
Harbor Bluffs Cir

Property Information

4
UNITS

4,423 SF
BUILDING SIZE

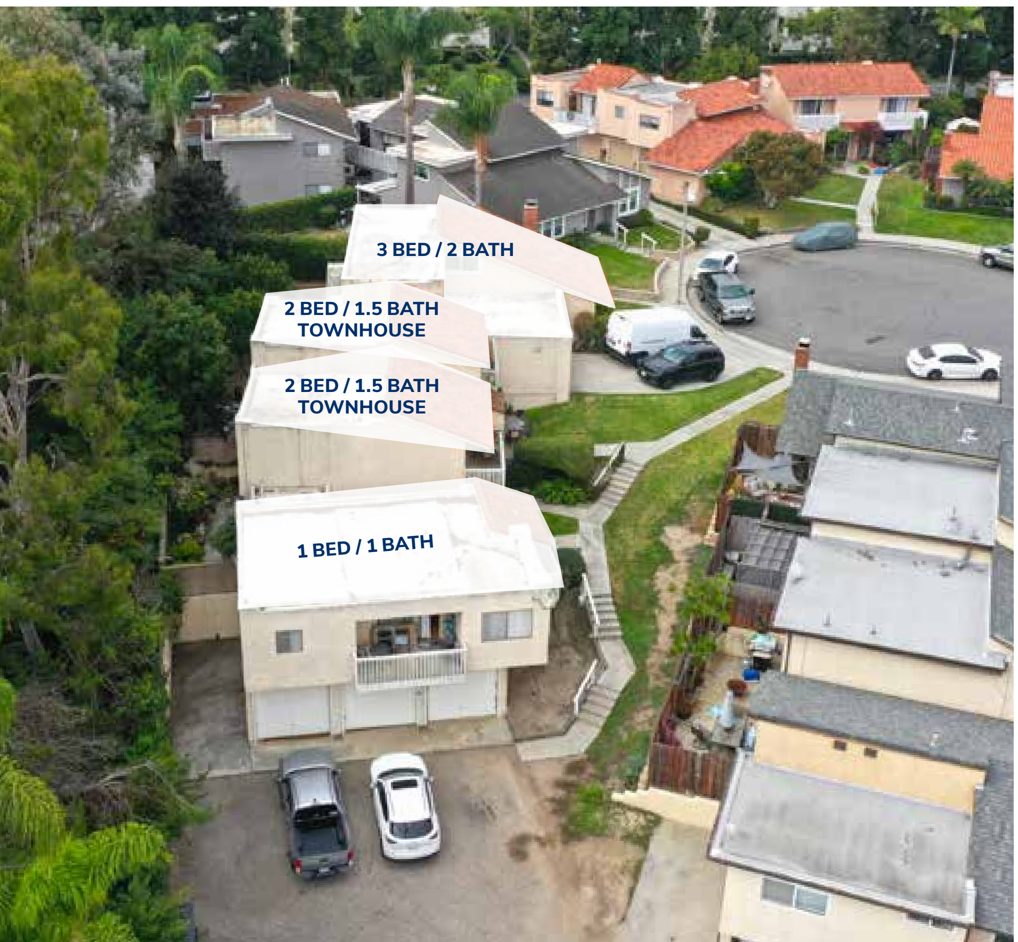
9,781 SF
LOT SIZE

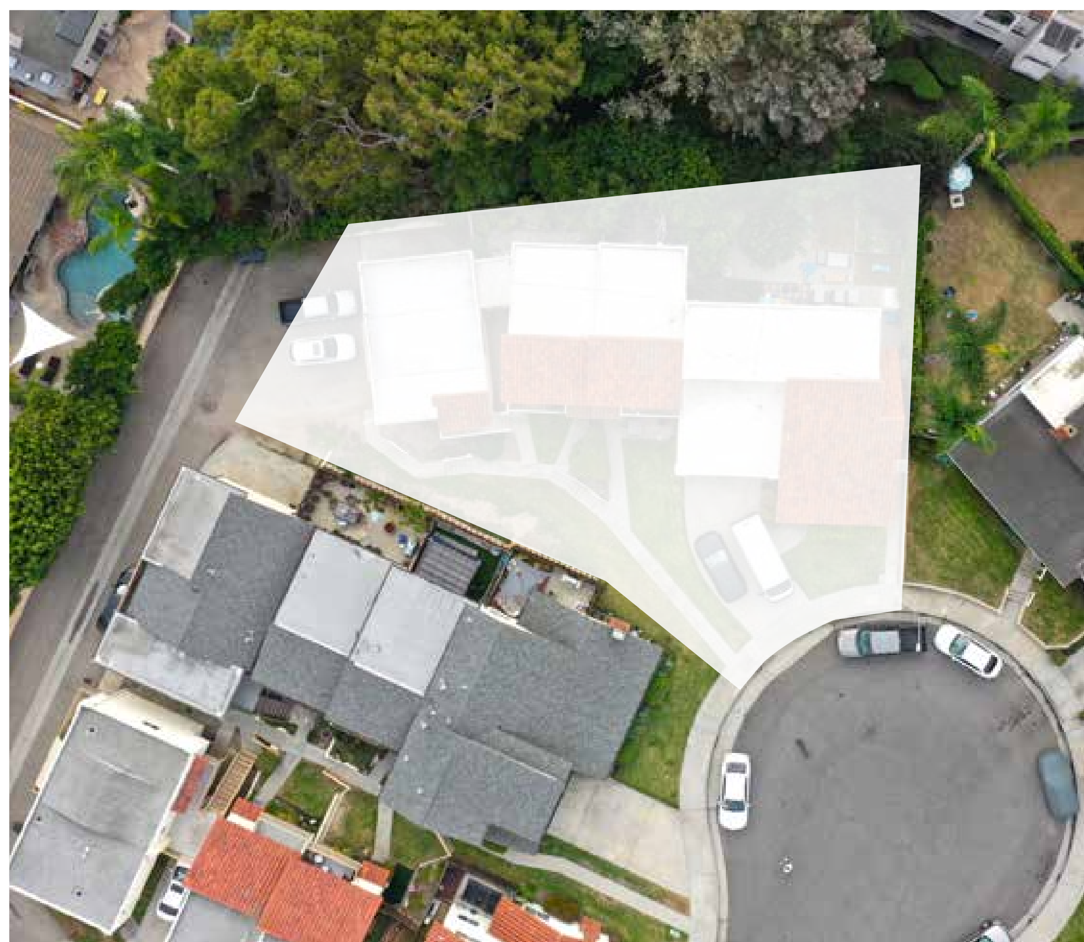
1977
YEAR BUILT

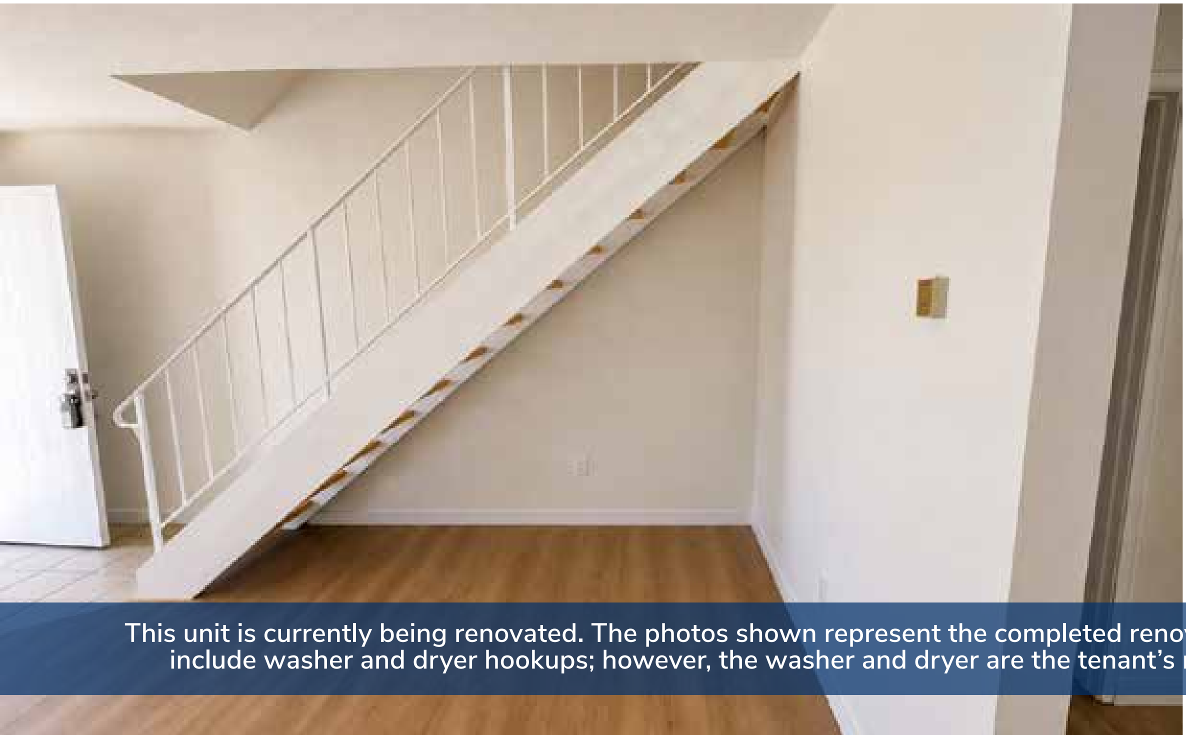
Property Highlights

- Huge 4,423 SF Fourplex
- 1.1 Miles from Bolsa Chica State Beach
- Private Corner Lot with No Neighbors Directly Behind
- Large Private Yards and Balconies
- Excellent Unit Mix:

  (1) 3 Bedroom / 2 Bathroom Unit with 2-Car Garage & Driveway
  (2) 2 Bedroom / 1.5 Bathroom Townhomes
  (1) 1 Bedroom / 1 Bathroom Unit
- Over $45,000 in Capital Improvements Completed within the past 8 Months
- Commercial-Grade TPO Membrane Roof
- 12 Total Parking Spaces: (1) Two-Car Garage, (1) Two-Car Driveway, (3) Single-Car Driveways, (3) Tandem Parking Spaces Behind the Garage, and (2) Open Parking Spaces


3 BED / 2 BATH
2 BED / 1.5 BATH
TOWNHOUSE
2 BED / 1.5 BATH
TOWNHOUSE
1 BED / 1 BATH





This unit is currently being renovated. The photos shown represent the completed renovation and are provided for illustrative purposes only. The unit will include washer and dryer hookups; however, the washer and dryer are the tenant’s responsibility and are shown for demonstration purposes only.

Financial Analysis

Offering Summary

	LISTING PRICE
	$2,495,000
$ / UNIT	$623,750
SALES COMP SUMMARY AVG. $ / UNIT	$655,111
ACTUAL CAP RATE	4.00%
YEAR 1 CAP RATE	4.33%
PRO FORMA CAP RATE	4.81%
SALES COMP SUMMARY AVG. CAP RATE	3.54%
ACTUAL GRM	16.80
YEAR 1 GRM	15.90
PRO FORMA GRM	14.74
SALES COMP SUMMARY AVG. GRM	18.66
$ / SQ. FT.	$564
SALES COMP SUMMARY AVG. $ / SQ. FT.	$541

Financing Assumptions

DOWN PAYMENT	TBD
LOAN AMOUNT	TBD
INTEREST RATE	TBD
YEAR AMORTIZED	TBD
DEBT COVERAGE RATIO	TBD
TERMS	TBD
DATE OF QUOTE	TBD

Rent Roll

UNIT #	UNIT TYPE	APPROX. SF	RENT AS OF AUG. 1, 2026	YEAR 1 (5% + 3.7% CPI) CAPPED AT MARKET	PRO FORMA
1	3 Bedroom / 2 Bath | 2-Car Direct Garage + W/D	1,723	$4,050	$4,295	$4,300
2	2 Bedroom / 1.5 Bath Townhome + W/D (Vacant)	1,000	$3,395	$3,395	$3,500
3	2 Bedroom / 1.5 Bath Townhome	1,000	$2,800	$3,024	$3,500
4	1 Bedroom / 1 Bath	700	$2,075	$2,256	$2,500
	Totals	4,423	$12,320	$12,970	$13,800
	Plus Misc. (Credit Check, Late Fees, Etc.)		$55	$55	$55
	Plus Pet Fees ($50/Pet for 25% of Building)		Optional	$50	$50
	Plus RUBS ($50/Unit)		Optional	Optional	$200
	Total Monthly Income		$12,375	$13,075	$14,105
	Annualized		X 12	X 12	X 12
	Total Annual Income		$148,500	$156,894	$169,260

Operating Statement

PROPERTY INCOME		AUG. 1, 2026	YEAR 1	PRO FORMA
Gross Monthly Rental Income		$12,320	$12,970	$13,800
Annualized		X 12	X 12	X 12
Gross Annual Rents		$147,840	$155,634	$165,600
Plus Misc.		$660	$660	$660
Plus Pets	$50/Pet	Optional	$600	$600
Plus RUBS	$50/Unit	Optional	Optional	$2,400
Gross Annual Income		$148,500	$156,894	$169,260
Vacancy Allowance	3%	$(4,455)	$(4,707)	$(5,078)
Annual Gross Operating Income		$144,045	$152,187	$164,182

PROPERTY EXPENSES		EXPENSES		
Less Property Taxes	1.0914%	$(27,230)	$(27,230)	$(27,230)
Less Property Tax Assessments	Actual	$(1,111)	$(1,111)	$(1,111)
Less Insurance	Actual	$(4,286)	$(4,286)	$(4,286)
Less Electric	2025 Actual	$(202)	$(202)	$(202)
Less Gas	2025 Actual	$(787)	$(787)	$(787)
Less Water	2025 Actual	$(2,068)	$(2,068)	$(2,068)
Less Trash	2025 Actual	$(2,613)	$(2,613)	$(2,613)
Less Maintenance/Repairs	$750/Unit	$(3,000)	$(3,000)	$(3,000)
Less Turnover	$500/Unit	$(2,000)	$(2,000)	$(2,000)
Less Licenses/Permits/Pets/Misc.	$75/Mth	$(900)	$(900)	$(900)
Total Expenses		$(44,197)	$(44,197)	$(44,197)
Net Operating Income		$99,848	$107,990	$119,985

Market Comparables

Sales Comparables

★ 17172 HARBOR BLUFFS CIR., HUNTINGTON BEACH — SUBJECT PROPERTY

UNITS	4	CAP	4.00%
PRICE	$2,495,000	GRM	16.80
PRICE/UNIT	$623,750	BUILT	1977
PRICE/SF	$564	UNIT MIX	(1)3Bd/2Ba, (2)2Bd/1.5Ba, (1)1Bd/1Ba

1 14891 Vista Dr, Huntington Beach — On Market

UNITS	4	CAP	3.81%
PRICE	$2,490,000	GRM	17.82
PRICE/UNIT	$622,500	BUILT	1979
PRICE/SF	$532	UNIT MIX	(1)3Bd/2.5Ba, (3)2Bd/2Ba

2 206 Portland Ave, Huntington Beach — On Market

UNITS	4	CAP	3.05%
PRICE	$2,650,000	GRM	19.04
PRICE/UNIT	$662,500	BUILT	1975
PRICE/SF	$730	UNIT MIX	(4)2Bd/1Ba

3 7782 Newman Ave, Huntington Beach — On Market

UNITS	4	CAP	3.06%
PRICE	$2,680,000	GRM	22.22
PRICE/UNIT	$670,000	BUILT	1978
PRICE/SF	$559	UNIT MIX	(1)3Bd/2.5Ba, (3)2Bd/2Ba

Sales Comparables

4 16702 Blanton, Huntington Beach — On Market

UNITS	4	CAP	2.85%
PRICE	$2,390,000	GRM	23.80
PRICE/UNIT	$597,500	BUILT	1975
PRICE/SF	$575	UNIT MIX	(2)3Bd/2.5Ba, (1)2Bd/2Ba, (1)1Bd/1Ba

5 16802 Hoskins Ln, Huntington Beach — Under Contract

UNITS	4	CAP	3.57%
PRICE	$2,399,000	GRM	19.01
PRICE/UNIT	$599,750	BUILT	1976
PRICE/SF	$553	UNIT MIX	(2)3Bd/2Ba, (1)2Bd/2Ba, (1)1Bd/1Ba

6 309 Utica Ave, Huntington Beach — Sold 9/25/25

UNITS	4	CAP	3.70%
PRICE	$2,250,000	GRM	18.36
PRICE/UNIT	$587,500	BUILT	1976
PRICE/SF	$475	UNIT MIX	(1)3Bd/2Ba, (3)2Bd/2Ba

7 4782 James, Huntington Beach — Sold 5/18/26

UNITS	4	CAP	4.20%
PRICE	$2,650,000	GRM	15.89
PRICE/UNIT	$700,000	BUILT	1978
PRICE/SF	$577	UNIT MIX	(2)2Bd/2.5Ba, (2)2Bd/2Ba

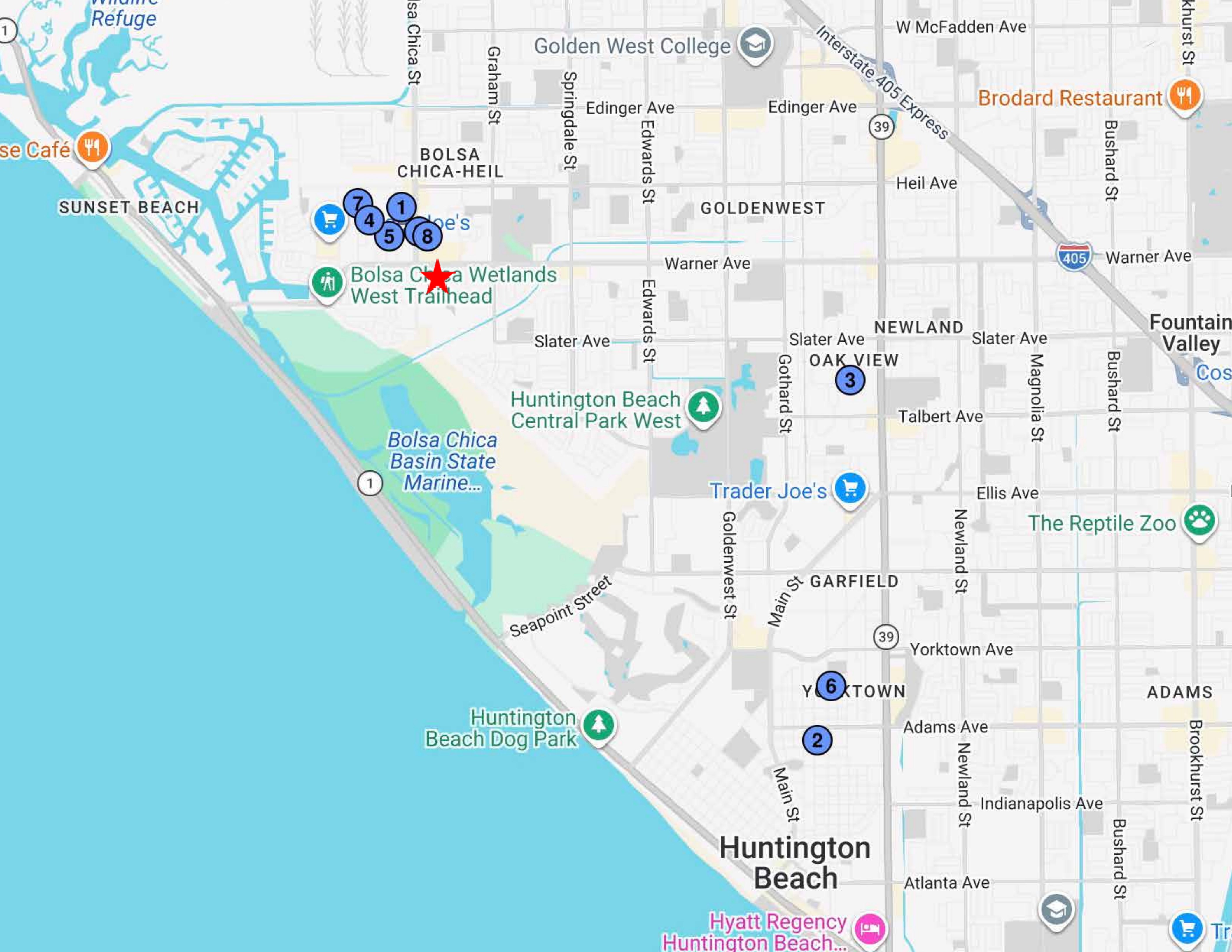
Sales Comparables

8	16805 Roosevelt Ln, Huntington Beach		Sold 9/12/25
UNITS	4	CAP	4.10%
PRICE	$2,550,000	GRM	16.57
PRICE/UNIT	$668,750	BUILT	1988
PRICE/SF	$490	UNIT MIX	(2)3Bd/2Ba+Loft, (2)2Bd/2Ba

9	16771 Moody, Huntington Beach		Sold 5/20/26
UNITS	4	CAP	3.53%
PRICE	$2,725,000	GRM	15.19
PRICE/UNIT	$787,500	BUILT	1986
PRICE/SF	$379	UNIT MIX	(2)3Bd/3Ba, (2)2Bd/2Ba

Sales Comparables Summary

	PROPERTY	SOLD	UNITS	SALES PRICE	CAP RATE	GRM	$/SF	$/UNIT
1	4891 Vista Dr, Huntington Beach	Active	4	$2,490,000	3.81%	17.82	$532	$622,500
2	206 Portland Ave, Huntington Beach	Active	4	$2,650,000	3.05%	19.04	$730	$662,500
3	7782 Newman Ave, Huntington Beach	Active	4	$2,680,000	3.06%	22.22	$559	$670,000
4	16702 Blanton, Huntington Beach	Active	4	$2,390,000	2.85%	23.80	$575	$597,500
5	16802 Hoskins Ln, Huntington Beach	Under Contract	4	$2,399,000	3.57%	19.01	$553	$599,750
6	309 Utica Ave, Huntington Beach	9/25/25	4	$2,250,000	3.70%	18.36	$475	$587,500
7	4782 James, Huntington Beach	5/18/26	4	$2,650,000	4.20%	15.89	$577	$700,000
8	16805 Roosevelt Ln, Huntington Beach	9/12/25	4	$2,550,000	4.10%	16.57	$490	$668,750
9	16771 Moody, Huntington Beach	5/20/26	4	$2,725,000	3.53%	15.19	$379	$787,500
		Total Average	4	$2,531,556	3.54%	18.66	$541	$655,111
		17172 Harbor Bluffs Circle	4	$2,495,000	4.00%	16.80	$564	$623,750


Refuge
Golden West College
W McFadden Ave
Interstate 405 Express
Brodard Restaurant
Edinger Ave
Edinger Ave
Graham St
Springdale St
Edwards St
BOLSA
CHICA-HEIL
Heil Ave
GOLDENWEST
SUNSET BEACH
Warner Ave
Warner Ave
405
Bolsa Chica Wetlands
West Trailhead
Slater Ave
Slater Ave
Slater Ave
NEWLAND
OAK VIEW
Fountain
Valley
Gothard St
Magnolia St
Bushard St
Huntington Beach
Central Park West
Talbert Ave
Bolsa Chica
Basin State
Marine...
Trader Joe's
Ellis Ave
The Reptile Zoo
Goldenwest St
Newland St
GARFIELD
Main St
Seapoint Street
Yorktown Ave
ADAMS
Huntington
Beach Dog Park
Adams Ave
Brookhurst St
Indianapolis Ave
Huntington
Beach
Atlanta Ave
Hyatt Regency
Huntington Beach...
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