

OFFERING MEMORANDUM

325 12th Street

325 12th Street
Huntington Beach CA 92648

325 12th Street

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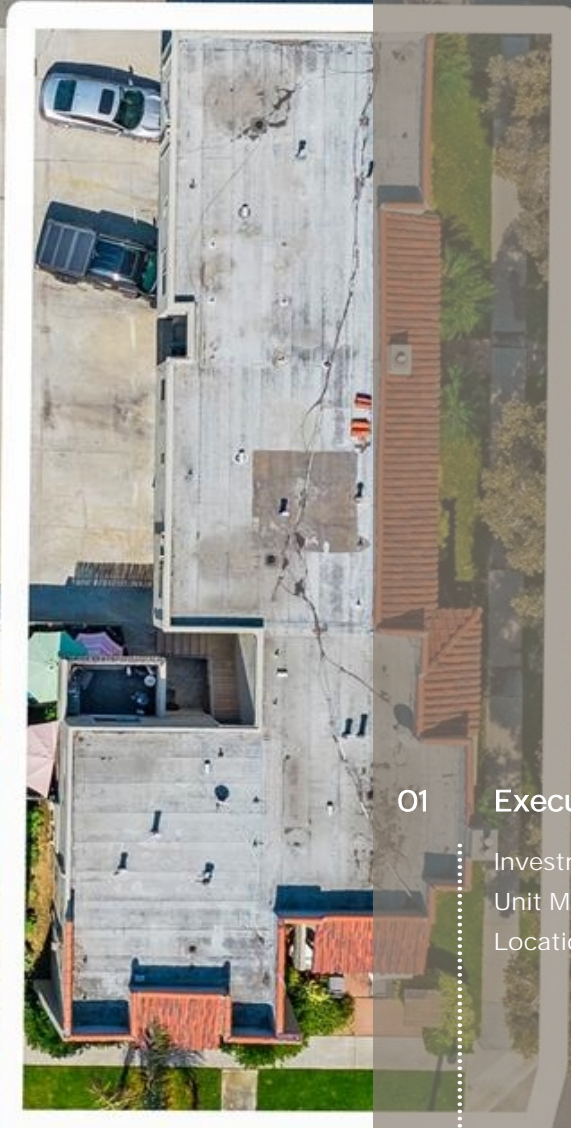
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325 12TH STREET

- 01 Executive Summary
- Investment Summary
- Unit Mix Summary
- Location Summary



OFFERING SUMMARY

ADDRESS	325 12th Street Huntington Beach CA 92648
COUNTY	Orange
BUILDING SF	3,851 SF
LAND SF	5,626 SF
LAND ACRES	.13
NUMBER OF UNITS	6
YEAR BUILT	1973
APN	024-026-10

FINANCIAL SUMMARY

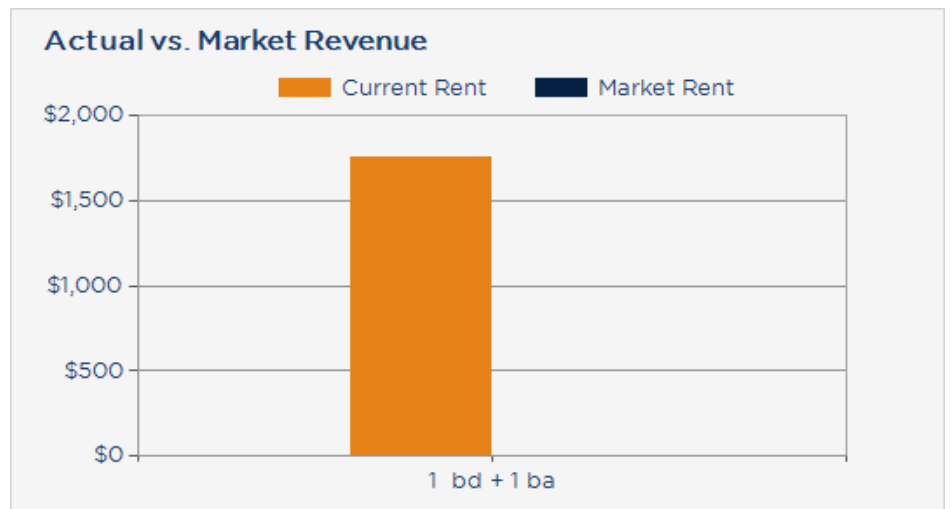
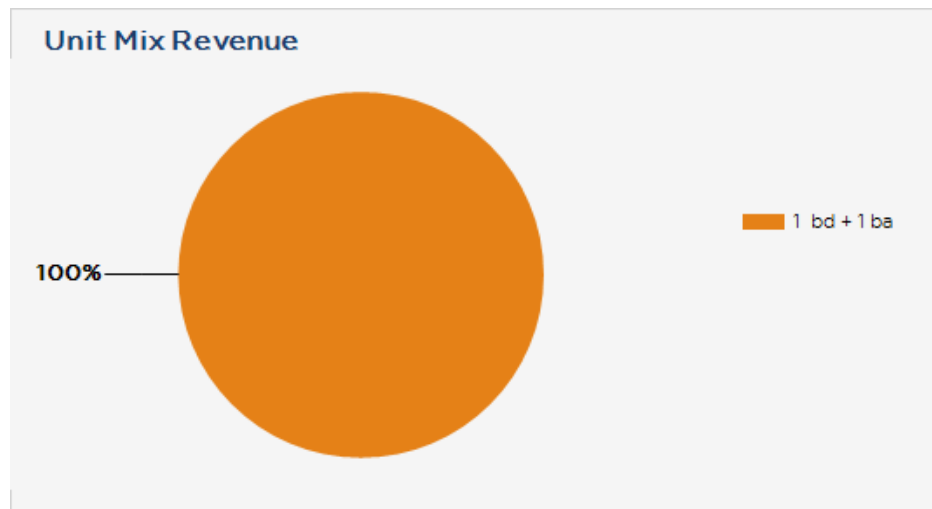
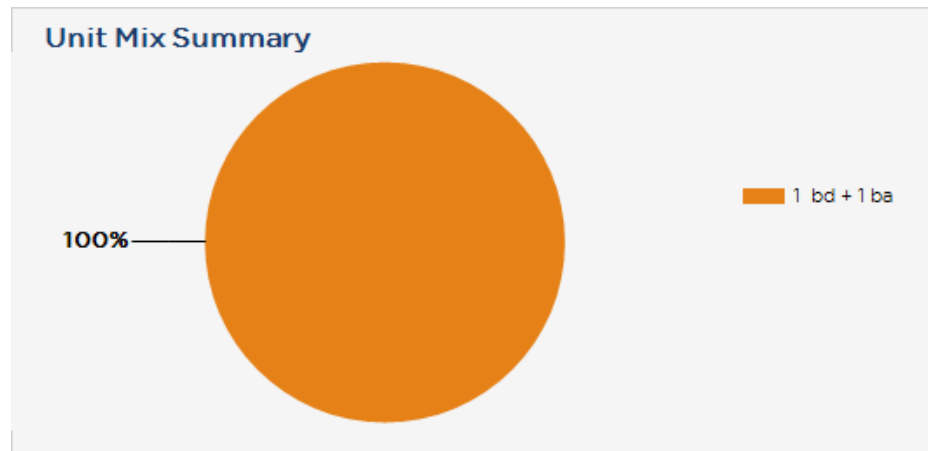
PRICE	\$2,750,000
PRICE PSF	\$714.10
PRICE PER UNIT	\$458,333
OCCUPANCY	100.00%
NOI (2023)	\$104,430
CAP RATE (2023)	3.80%
GRM (2023)	21.68

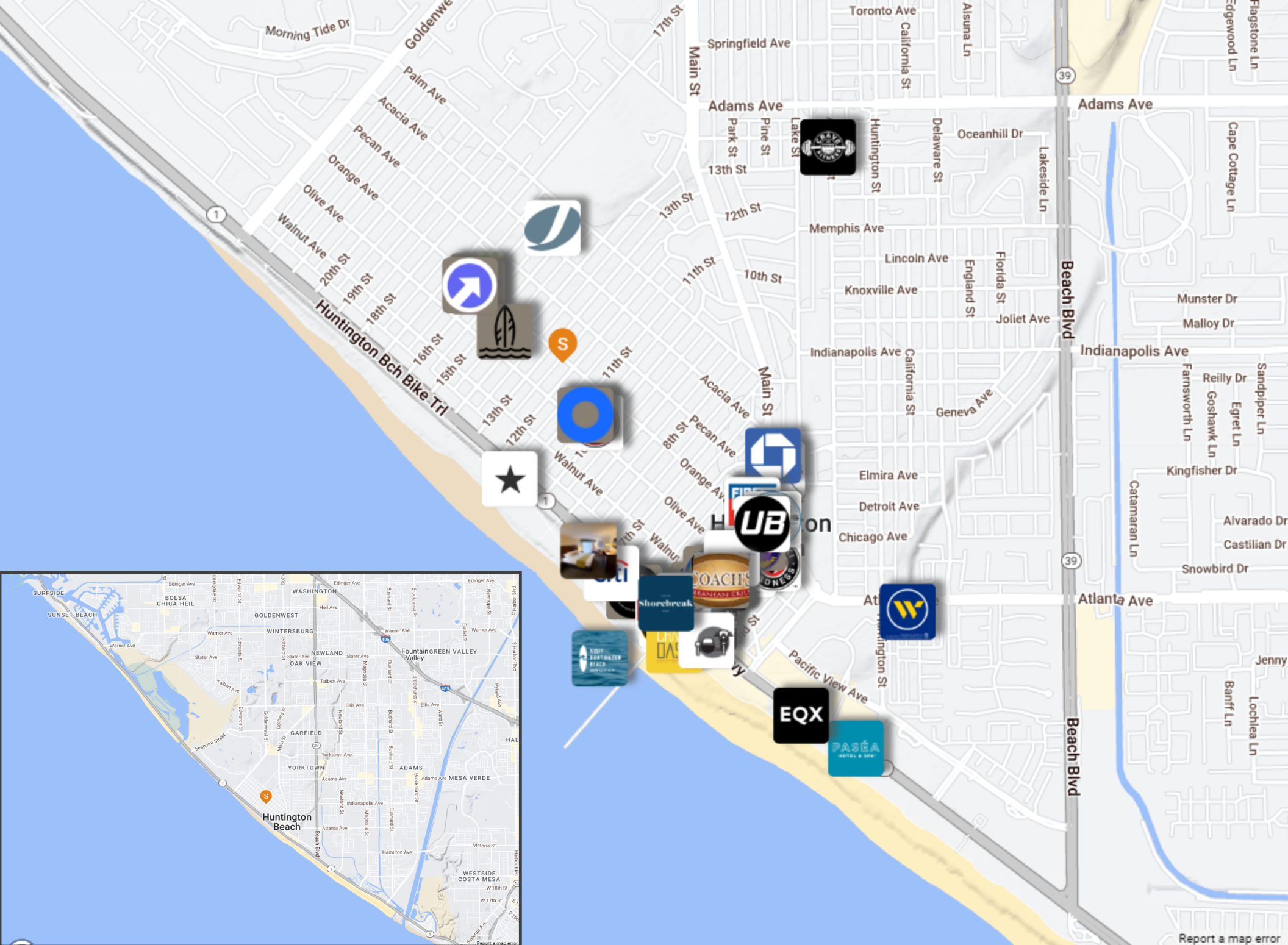
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	20,033	101,957	273,698
2024 Median HH Income	\$121,712	\$124,085	\$114,141
2024 Average HH Income	\$180,754	\$173,075	\$158,896



Unit Mix	# Units	Current Rent	Monthly Income
1 bd + 1 ba	6	\$1,758	\$10,550
Totals/Averages	6	\$1,758	\$10,550





Report a map error



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Property Description

Property Features

325 12TH STREET

PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	3,851
LAND SF	5,626
LAND ACRES	.13
YEAR BUILT	1973
# OF PARCELS	1
BUILDING CLASS	RMH-A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6
PARKING RATIO	1
POOL / JACUZZI	No

CONSTRUCTION

FRAMING	Wood
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325 12TH STREET

03 Rent Roll

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Rent Roll

Unit	Unit Mix	Current Rent	Move-in Date
A	1 bd + 1 ba	\$1,700.00	12/15/1992
B	1 bd + 1 ba	\$1,675.00	01/01/2020
C	1 bd + 1 ba	\$1,775.00	08/02/2016
D	1 bd + 1 ba	\$1,775.00	09/13/2014
E	1 bd + 1 ba	\$1,775.00	07/15/1998
F	1 bd + 1 ba	\$1,850.00	03/01/2021
Totals / Averages		\$10,550.00	



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Financial Analysis

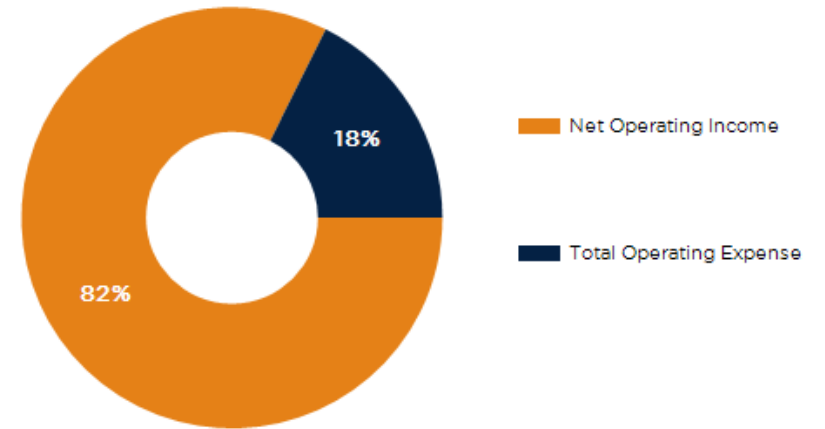
Income & Expense Analysis

325 12TH STREET

REVENUE ALLOCATION

2023

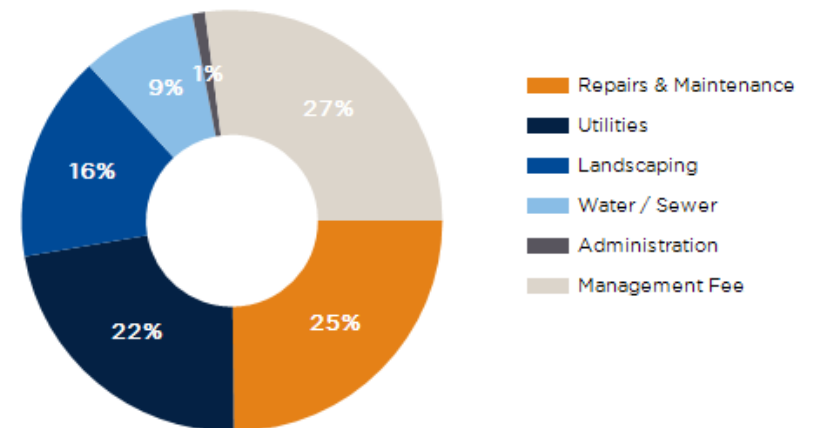
INCOME	2023
Gross Scheduled Rent	\$126,600
Other Income	\$217
Effective Gross Income	\$126,817
Less Expenses	\$22,387
Net Operating Income	\$104,430



EXPENSES	2023	Per Unit
Management Fee	\$6,056	\$1,009
Repairs & Maintenance	\$5,566	\$928
Water / Sewer	\$1,978	\$330
Landscaping	\$3,550	\$592
Administration	\$216	\$36
Utilities	\$5,021	\$837
Total Operating Expense	\$22,387	\$3,731
Expense / SF	\$5.81	
% of EGI	17.65%	

DISTRIBUTION OF EXPENSES

2023





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Demographics

Demographics

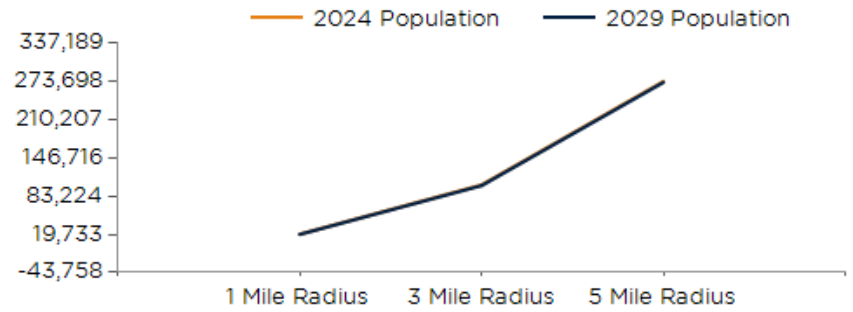
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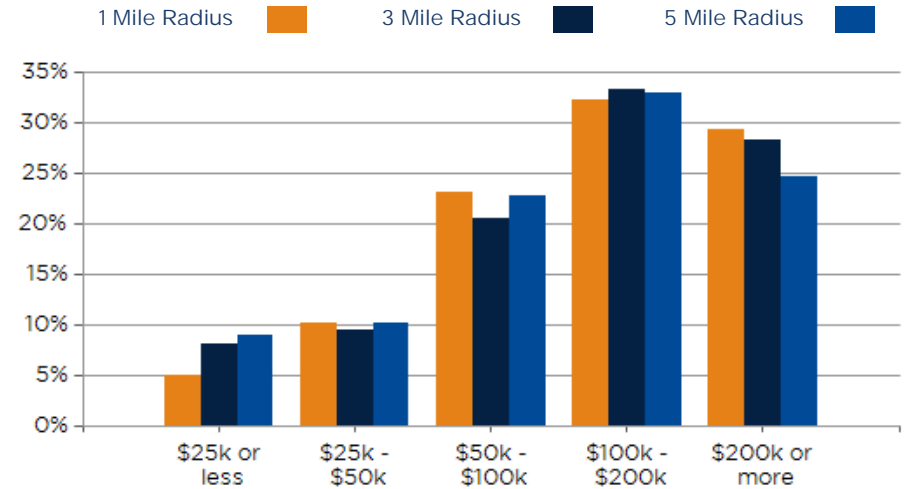
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,027	101,838	271,339
2010 Population	20,440	102,929	270,924
2024 Population	20,033	101,957	273,698
2029 Population	19,733	100,767	272,091
2024-2029: Population: Growth Rate	-1.50%	-1.15%	-0.60%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	288	1,887	5,035
\$15,000-\$24,999	167	1,539	4,623
\$25,000-\$34,999	436	1,657	4,297
\$35,000-\$49,999	492	2,360	6,649
\$50,000-\$74,999	883	4,248	12,165
\$75,000-\$99,999	1,212	4,324	12,092
\$100,000-\$149,999	1,943	8,370	21,752
\$150,000-\$199,999	972	5,511	13,192
\$200,000 or greater	2,654	11,857	26,254
Median HH Income	\$121,712	\$124,085	\$114,141
Average HH Income	\$180,754	\$173,075	\$158,896

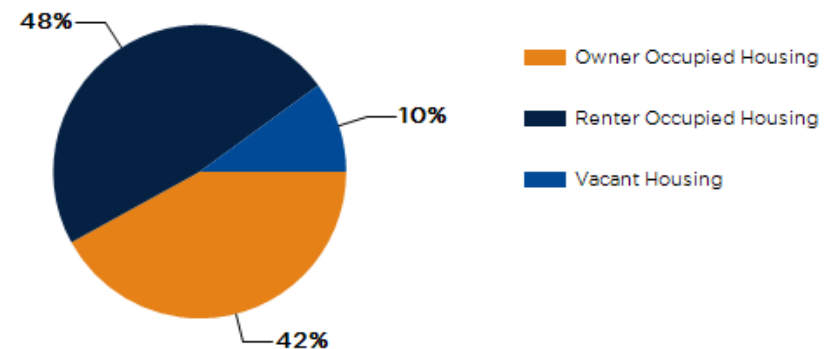
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,634	41,127	103,096
2010 Total Households	9,188	40,816	100,923
2024 Total Households	9,048	41,754	106,059
2029 Total Households	9,158	42,631	108,657
2024 Average Household Size	2.21	2.43	2.56
2024-2029: Households: Growth Rate	1.20%	2.10%	2.45%



2024 Household Income

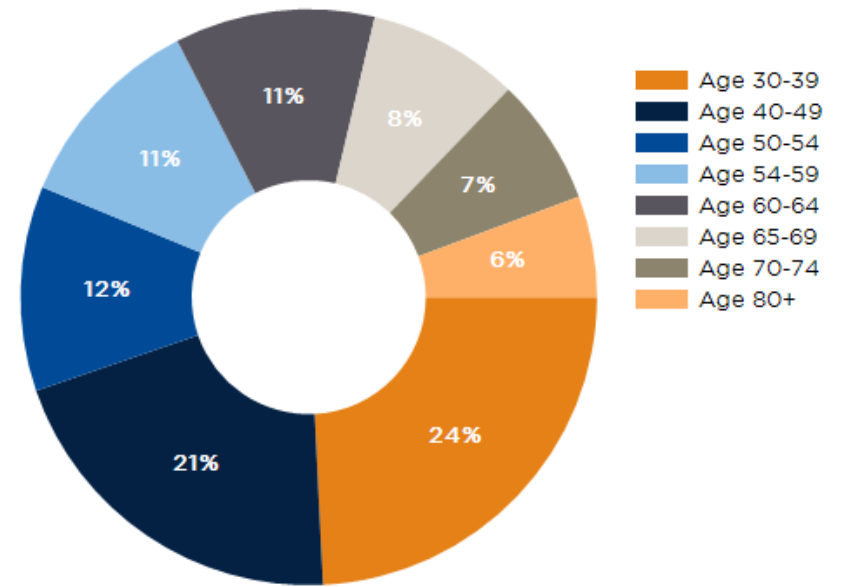


2024 Own vs. Rent - 1 Mile Radius

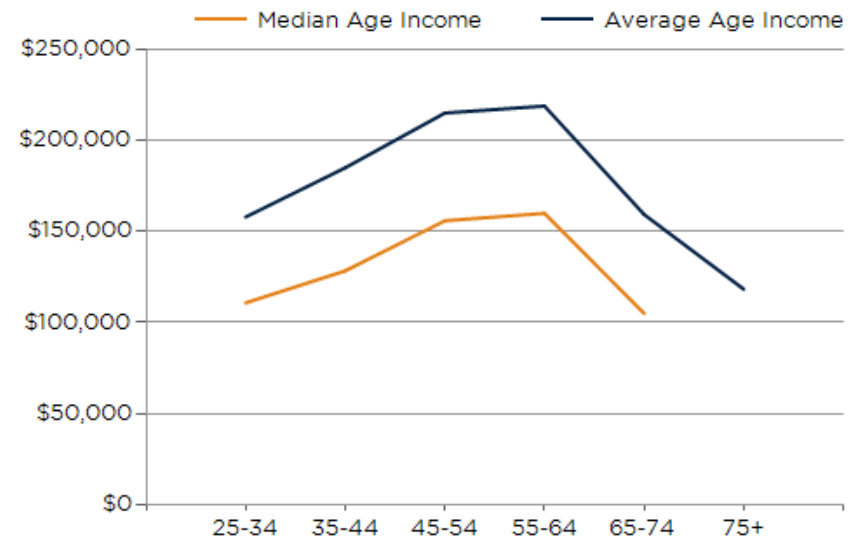


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,808	6,801	20,773
2024 Population Age 35-39	1,467	5,958	17,797
2024 Population Age 40-44	1,391	6,516	18,240
2024 Population Age 45-49	1,384	6,539	17,209
2024 Population Age 50-54	1,556	7,406	19,187
2024 Population Age 55-59	1,518	7,435	18,620
2024 Population Age 60-64	1,518	7,442	18,514
2024 Population Age 65-69	1,149	6,416	15,646
2024 Population Age 70-74	966	5,541	12,903
2024 Population Age 75-79	768	4,932	11,041
2024 Population Age 80-84	418	3,172	7,343
2024 Population Age 85+	332	2,786	7,052
2024 Population Age 18+	17,341	85,483	226,861
2024 Median Age	44	46	42
2029 Median Age	45	46	43



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,834	\$113,732	\$108,177
Average Household Income 25-34	\$158,099	\$155,844	\$143,847
Median Household Income 35-44	\$128,486	\$146,428	\$131,877
Average Household Income 35-44	\$185,247	\$189,999	\$175,296
Median Household Income 45-54	\$156,055	\$172,060	\$155,690
Average Household Income 45-54	\$215,350	\$219,583	\$199,441
Median Household Income 55-64	\$160,136	\$160,718	\$142,367
Average Household Income 55-64	\$219,192	\$207,752	\$187,351
Median Household Income 65-74	\$105,061	\$107,719	\$101,457
Average Household Income 65-74	\$159,523	\$152,946	\$140,147
Average Household Income 75+	\$118,353	\$106,519	\$98,842



325 12TH STREET

06 Company Profile
Company Bio

Team Biographies



TERESA GORMAN

*Senior Broker and Attorney
DRE: 00969257*

A widely respected trust & estate attorney, Teresa ensures legal compliance on all transactions.



BAILEY MARTINEZ

*Senior Associate
DRE: 02030819*

After graduating from Stanford University, Bailey joined FRES as a specialist in commercial properties.

RUBEN MARTINEZ

*Senior Broker
DRE: 01027549*

With 30 years of real estate experience, Ruben serves as the point of contact for all clients.



LOGAN MARTINEZ

*Broker Associate
DRE: 01960924*

Logan utilizes his business degree from NYU to analyze market trends and provide property valuations.



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