

332 S El Camino Real

Oceanside, CA 92058

4-Unit Multifamily Investment Opportunity | Asking Price: \$1,649,000

FINANCIAL SUMMARY

Scenario	Gross Income	Op. Expenses	NOI	Cap Rate
At Ask (In-Place)	\$90,420	\$29,030	\$61,390	3.45%
Pro Forma (Sec. 8)	\$116,400	\$29,030	\$87,370	5.30%

Pro forma assumes Section 8 rents of \$2,600/mo (2BR, 3 units) and \$1,900/mo (1BR, 1 unit); subject to HUD rent reasonableness approval. Operating expenses held flat.

INVESTMENT HIGHLIGHTS

- No local rent control ordinance applies to the property
- Value-add upside: current in-place rents below achievable market rent
- Significant upside via Section 8: pro forma cap rate reaches 5.30% at \$2,600/mo (2BR) and \$1,900/mo (1BR) — see Financial Summary
- One vacant 1BD/1BA unit — immediate lease-up or owner-user flexibility
- Seller open to 1031 exchange coordination
- Corner lot, R3 zoning, no listing commission built into price

UNIT MIX

Unit Type	Count	Occupancy
2 Bed / 1 Bath	3 units	Occupied
1 Bed / 1 Bath	1 unit	Vacant

PROPERTY OVERVIEW

Year Built: 1965	Occupancy: 75% (3 of 4 units)
Buildings / Units: 2 / 4	Gross Building Area: 3,350 SF
Lot Size: 10,890 SF	Zoning: R3
Parking: 4 spaces	Construction: Wood frame

CONTACT

Submit all offers and LOIs to: jonathanbo51@gmail.com
Schedule a showing: **Jon** — 626-634-5079

This Offering Memorandum is provided for informational purposes only and does not constitute an offer or guarantee. Buyer to independently verify all information, including financials, square footage, unit count, and zoning, prior to submitting an offer.