

FOR SALE

FULLY RENOVATED 8-UNIT MULTI-FAMILY INVESTMENT PROPERTY IN SOUTH OXNARD CURRENTLY YIELDING A 6.41% CAP RATE OFFERED AT \$3,550,000 (\$658/SF)

430-440 WEST LINDEN DRIVE

OXNARD CALIFORNIA 93033

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430-440 W. LINDEN DR

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KAMALA
ELEMENTARY
SCHOOL

RUDOLPH BECK MEMORIAL PARK

TOPA FINANCIAL
PLAZA

SANTA CLARA
HIGH SCHOOL

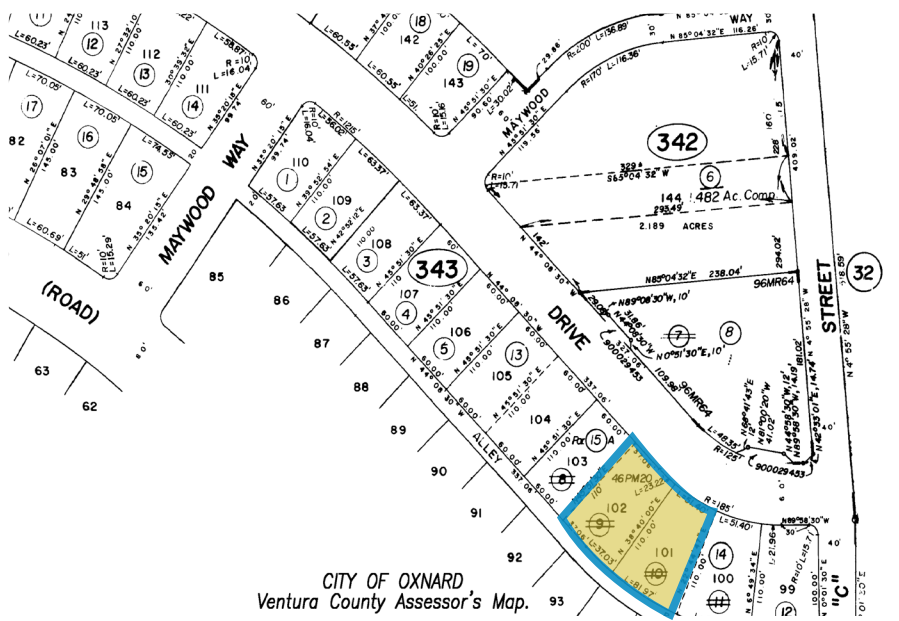
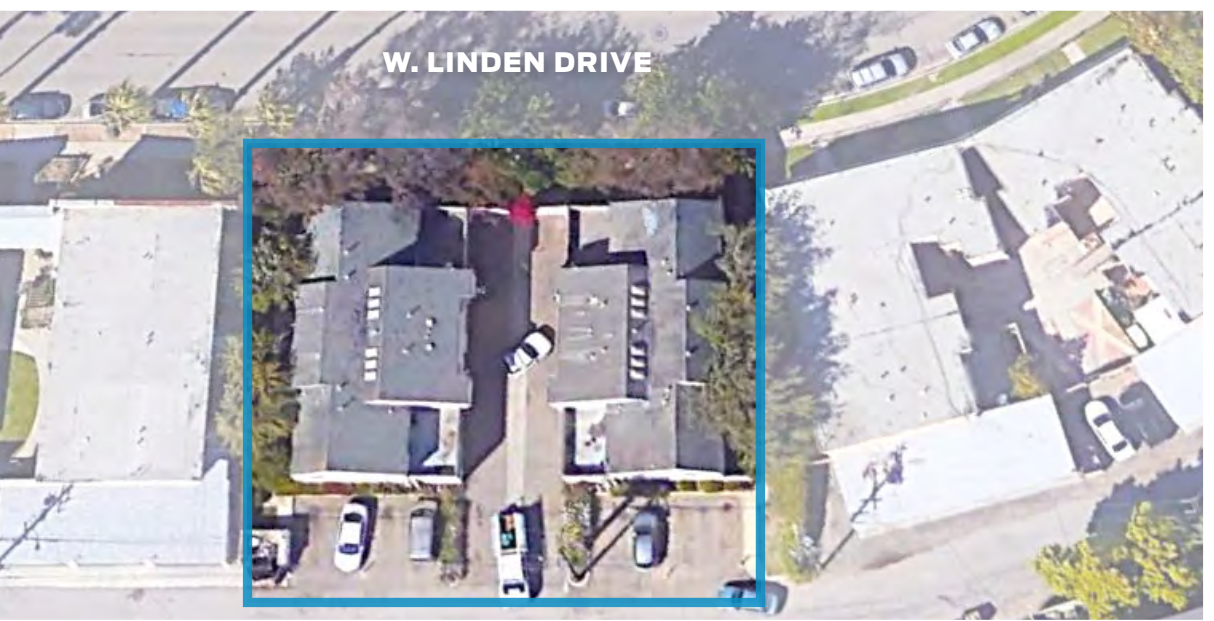
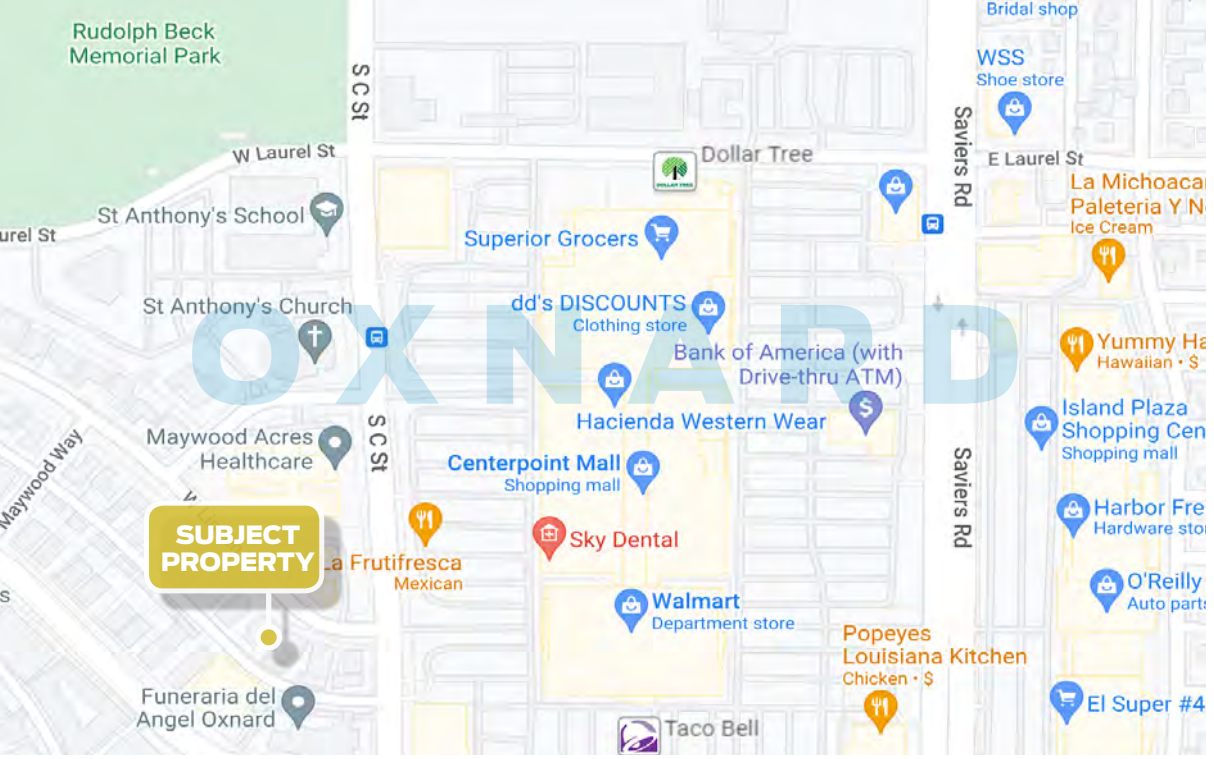
ST. ANTHONY'S SCHOOL

CENTERPOINT MALL
Wells-Fargo
Sky Dental
Las Islas Urgent Care
Walmart
Dollar Tree
Big Straw Bubble Tea
Bank of America
Chef's Cakes
Ventura County Public Health

SUBJECT
PROPERTY

S.G. STREET

W. LINDEN DRIVE



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Fully renovated and offering a current 6.41% CAP rate in South Oxnard. This beautiful 8-unit courtyard-style multi-family investment asset boasts fresh exterior paint, landscaping and interior unit remodels. Unit mix consists of (4) 1BD/1BA with large fenced private front patios and (4) 2BD/2BA townhouse-style units with 2nd floor patios. Seven of eight apartments have been recently fitted with modern appliances, new windows, flooring, paint and washer/dryer hook-ups. Tenants enjoy the ease of off street parking as well as (4) 2-car garages and (4) 1-car garages. This asset is located in a prime location near shopping, dining and California State University Channel Islands. Don't miss out on making this turn-key investment asset yours. Tenant to bring their own washer/dryer and refrigerator.



430-440W.
LINDEN DR OXNARD
93033

\$3,550,000

6.41% CURRENT CAP

\$658/SF BLDG · \$263/SF LAND

11.16 CURRENT GRM · \$227,646 NOI

PROPERTY SPECIFICS

Units

8 Total

(4) 1BD/1BA; (4) 2BD/2BA

Building Size

±5,392 SF

Land Size

±13,503 SF

Year Built

1988

Year Remodeled

2023

APN

203-0-343-155

ZONING

R-4

PARKING

8 uncovered spaces; (4) 2-car garages;
(4) 1-car garages

FLOORS

2

Tenants pay all utilities except trash. Please do not disturb tenants.

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±5,392 SF 8-unit multi-family asset located in South Oxnard near schools, shopping & dining

Rent Roll

Unit #	Unit Type	Current Rent (Rents are currently at Market Rent)	AB 1482
440-1	2BD/2BA	\$3,500	\$3,640
440-2	1BD/1BA	\$2,800	\$2,912
440-3	1BD/1BA	\$3,000	\$3,120
440-4	2BD/2BA	\$3,500	\$3,640
430-1	2BD/2BA	\$3,500	\$3,640
430-2	1BD/1 BA	\$2,800	\$2,912
430-3	1BD/1 BA	\$2,900	\$3,016
430-4	2BD/2BA	\$3,500	\$3,640
SCHEDULED MONTHLY INCOME:		\$25,500	\$26,520
GROSS SCHEDULED INCOME:		\$306,000	\$318,240

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INCOME ANALYSIS

Summary

Purchase Price	\$3,550,000
No. Units	8
Building Size	±5,392 SF
Total Lot Size	±13,503 SF
Price/SF	\$658/SF
Year Built	1988
Year Remodeled	2023

Current AB 1482 (9%)

CAP RATE	6.41%	6.73%
GRM	11.60	11.16



Rental Information

Bed/Bath	Unit	CURRENT AVERAGE MONTHLY RENT	AB 1482 AVERAGE MONTHLY RENT
(4) 1BD/1BA	4 Units	\$2,875	\$2,990
(4) 2BD/2BA	4 Units	\$3,500	\$3,640
SCHEDULED MONTHLY INCOME		\$25,500	\$26,520

Annual Property Operating Data

	ESTIMATED CURRENT ANNUAL EXPENSES		ESTIMATED AB 1482 INCREASE ANNUAL EXPENSES	
		As % GOI		As % GOI
Taxes (est.)	\$37,630	12%	\$37,630	12%
Electricity (house meter)	\$400	0%	\$400	0%
Trash (est.)	\$6,500	2%	\$6,500	2%
Landscaping Maintenance	\$3,000	1%	\$3,000	1%
Property Management 4%	\$12,240	4%	\$12,730	4%
City License Fees	\$400	0%	\$400	0%
Repairs/Maintenance/Turnover (est.)	\$3,000	1%	\$3,000	1%
Reserves	\$2,100	1%	\$2,100	1%
Pest Control (est.)	\$400	0%	\$400	0%
Insurance	\$3,504	1%	\$3,504	1%
TOTAL EXPENSES	\$69,174	23%	\$69,664	22%
	<i>Expense/NRSF</i>	<i>\$12.83</i>	<i>\$12.92</i>	
	<i>Expense/Unit</i>	<i>\$8,647</i>	<i>\$8,708</i>	

	CURRENT INCOME		AB 1482 INCOME	
		As % GOI		As % GOI
Scheduled Gross Income	\$306,000	100.00%	\$318,240	100.00%
Parking	\$0	0.00%	\$0	0.00%
Laundry (est.)	\$0	0.00%	\$0	0.00%
Gross Operating Income	\$306,000		\$318,240	
Vacancy Reserve	\$9,180	3.00%	\$9,547	3.00%
Effective Gross Income	\$296,820		\$308,693	
Expenses	\$69,174	22.61%	\$69,664	21.89%
NET OPERATING INCOME	\$227,646	74.39%	\$239,029	75.11%

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COMPARABLE SALES



	PROPERTY NAME & ADDRESS	UNITS	VILLA CAPRI SALE PRICE	BLDG SIZE (SF)	LAND SIZE (SF)	ACTUAL CAP RATE	UNIT MIX	SALE DATE
1	201 S. D St., Oxnard	10	\$2,400,000	6,848 SF	13,047 SF	5.35%	(8) 1BD/1BA, (1) 2BD/1BA; (1) 3BD/1BA	5/10/24
2	3941-3951 Saviers Rd., Oxnard	8	\$2,175,000	4,680 SF	12,327 SF	5.37%	(4) 1BD/1BA; (4) 2BD/2BA	5/8/2024
3	3574 Preble Ave., Ventura	38	\$9,800,000	25,004 SF	38,332 SF	4.53%	(1) 3BD/1BA; (4) 2BD/1BA; (18) 1BD/1BA; (15) Studios	12/22/2023
4	SUBJECT PROPERTY 430-440 W. LINDEN DR., OXNARD	8	\$3,550,000	±5,392 SF	±13,503 SF	6.41%	(4) 1BD/1BA; (4) 2BD/2BA	—
5	PENDING 57 N. Ann St., Oxnard	20	\$5,195,000	16,243 SF	16,117 SF	5.00%	(20) 1BD/1BA	PENDING

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- 1 Ralphs
- 2 Lassen's
- 3 Starbucks
- 4 Island Plaza Shopping Center
- 5 Kamala Elementary School
- 6 Centerpoint Mall
- 7 Santa Clara High School
- 8 Maple Leaf Bakery
- 9 Seabee Golf Course
- 10 The Haven at Whitesails

- 11 Yolanda's Mexican Cafe
- 12 Hollywood Beach Cafe
- 13 Oxnard Performing Arts Center
- 14 Oxnard Airport
- 15 Oxnard Public Library
- 16 La Gloria
- 17 Oxnard Community Park West
- 18 Asahi Market
- 19 La Espiga Bakery & Deli
- 20 Strey Cellars

- 21 Tierra Sur at Herzog Wine Cellars
- 22 Casa Agria Specialty Ales
- 23 Camarillo Airport
- 24 Oxnard College
- 25 Island Pacific Seafood Market
- 26 The Best Breakfast
- 27 WaBa Grill
- 28 The Collection at RiverPark
- 29 Nordstrom Rack & Home Depot
- 30 Topa Financial Plaza (Morgan Stanley)

SELECT NEARBY AMENITIES
& POINTS OF INTEREST

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OXNARD CA

Situated nearly 60 miles northwest of Los Angeles and just south of Ventura, is the casual seaside town of Oxnard offering a blend of oceanfront recreation, seasonal festivals, delightful strawberries, excellent weather, and tranquil, uncrowded beaches for residents and tourists alike.

Outdoor enthusiasts will appreciate the exceptional surfing, coastal bike paths, hiking trails, kart racing, and whale watching opportunities. Oxnard's Mandalay Bay boasts an array of dining and leisure options, while Channel Islands National Park & Channel Islands National Marine Sanctuary are just a 90-minute boat ride from Oxnard's harbor.

Oxnard's primary employer is the U.S. Navy, supporting over 17,000 employees. The area is also home to numerous well-established employers, including Morgan Stanley, Verizon California, Haas Automation, Fidelity National Title Insurance Co., and DeVry University.

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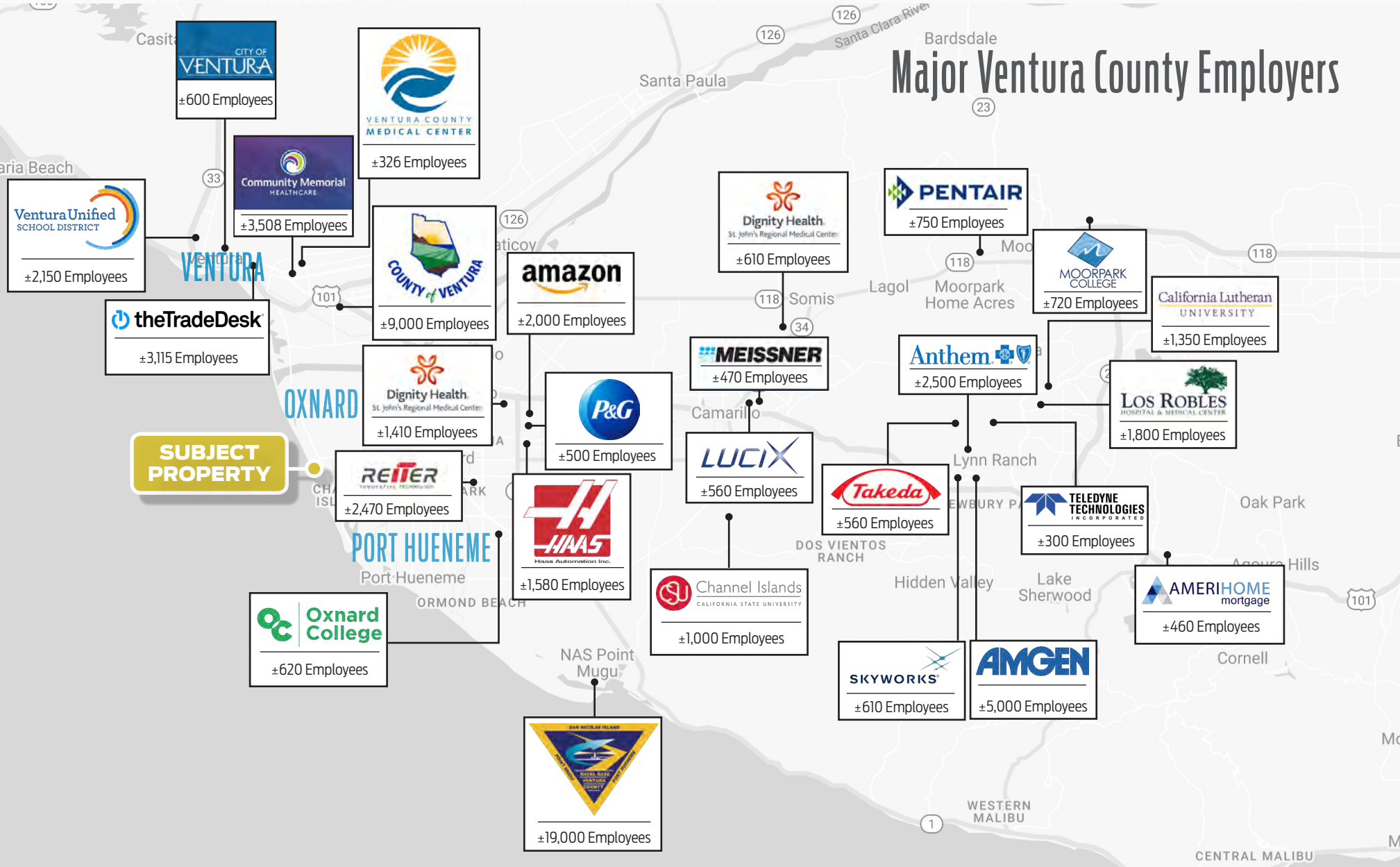
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Major Ventura County Employers

SUBJECT PROPERTY



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