

4 Units in Huntington Beach

17412 Dairyview Circle, Huntington Beach, CA 92647



STREAM

THE SWANSON
APARTMENT TEAM



Ocean View
High School

Slater Ave.

Dairyview Cir.





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SECTION ONE

Property Information

Offering Highlights



4
UNITS



3,621 SF
BUILDING SIZE



7,343 SF
LOT SIZE



1976 / 2025
YEAR BUILT



- Turnkey 4-unit asset with stylish, updated interiors - ideal for investors seeking low-maintenance coastal income.
- Located in an Opportunity Zone
- Potential for ADU(s)
- Each unit features modern finishes, including updated kitchens, hard surface flooring, and in-unit washer/dryers.
- Private garages for each unit add security, storage, and major tenant appeal in a tight parking market.
- Located in a quiet cul-de-sac in Huntington Beach - just minutes to beaches, Bella Terra, and top-rated schools.
- Situated in a high-demand rental submarket with low vacancy, strong tenant demographics, and long-term appreciation potential.
- 2.2 Miles to Bella Terra and 4 Miles to Downtown Huntington Beach.



SECTION TWO

Financial Analysis

Offering Summary

	LISTING PRICE
	\$1,975,000
\$ / UNIT	\$493,750
ACTUAL CAP RATE	4.67%
PRO FORMA CAP RATE	5.24%
ACTUAL GRM	14.42
PRO FORMA GRM	13.30
\$ / SQ. FT.	\$545



Financing Assumptions

DOWN PAYMENT	TBD
LOAN AMOUNT	TBD
INTEREST RATE	TBD
YEAR AMORITZED	TBD
DEBT COVERAGE RATIO	TBD
TERMS	TBD



Rent Roll

UNIT #	UNIT TYPE	SF	CURRENT RENT	PRO FORMA
A	3 Bedroom / 2.5 Bath Townhouse	1,121	\$3,300	\$3,600
B	2 Bedroom / 1 Bath	900	\$2,795	\$3,000
C	2 Bedroom / 1 Bath	900	\$2,795	\$3,000
D	1 Bedroom / 1 Bath	700	\$2,495	\$2,500
Totals		3,621	\$11,385	\$12,100
Plus RUBS			-	\$200
Plus Pets (1/3 of Building at \$50/Pet)			\$25	\$75
Plus Garage Parking			Optional	Optional
Total Monthly Income			\$11,410	\$12,375
Annualized			X 12	X 12
Total Annual Income			\$136,920	\$148,500

Operating Statement

PROPERTY INCOME	CURRENT RENT	PRO FORMA
Gross Monthly Rental Income	\$11,385	\$12,100
Annualized	X 12	X 12
Gross Potential Annual Rental Income	\$136,620	\$145,200
Less Vacancy	\$(4,099)	\$(4,356)
Actual Gross Operating Income	\$132,521	\$140,844
Plus RUBS	-	\$2,400
Plus Pets \$50/Pet	\$300	\$900
Plus Garage	Optional	Optional
Annual Gross Operating Income	\$132,821	\$144,144

PROPERTY EXPENSES		EXPENSES	
Less Property Taxes	1.24428%	\$(24,575)	\$(24,575)
Less Assessments	Actual	\$(1,280)	\$(1,280)
Less General Insurance	\$1.25/Sq. Ft. Est.	\$(4,526)	\$(4,526)
Less Water	\$300/Bi-Monthly	\$(1,800)	\$(1,800)
Less Trash	\$175/Mth Est.	\$(2,100)	\$(2,100)
Less Gas	\$90/Mth	\$(1,080)	\$(1,080)
Less Common Electric	\$35/Mth Est.	\$(420)	\$(420)
Less Repairs & Maintenance	\$500/Unit	\$(2,000)	\$(2,000)
Less Turnover	\$250/Unit	\$(1,000)	\$(1,000)
Less Landscape	\$100/Mth	\$(1,200)	\$(1,200)
Less Pest/Licenses/Misc.	\$50/Mth	\$(600)	\$(600)
Total Expenses		\$(40,581)	\$(40,581)
Net Operating Income		\$92,241	\$103,563

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