

OFFERING MEMORANDUM

24 UNITS IN OXNARD

560 WEST GONZALES ROAD | OFFERED AT \$6,300,000



BEACHSIDE PARTNERS
Multi-Family Advisors

PROPERTY OVERVIEW



560 W GONZALES ROAD OXNARD, CA 93030

24-unit well maintained Oxnard apartment building with ideal unit mix in central location off Oxnard BLVD and W Gonzales RD across from Lowes. Significant recent capital expenditures invested into building including new roof, fresh exterior paint and majority of downstairs units replumbed. 560 W Gonzales RD features (6) 2BD/2BA, (6) 2BD/1BA and (12) 1BD/1BA apartments set on a 30,492 SF lot. The 32 garage spaces offer an excellent potential value add play for ADU conversion. Courtyard style 2-story building with laundry room and separately metered for gas and electric. Several units in rear have large decks. Solid long term investment opportunity for a well-located building with spacious units that will always be in high demand from tenants.

PROPERTY FACTS

Address:	560 W Gonzales Rd, Oxnard 93030
List Price:	\$6,300,000
Units:	24 Units
Unit Mix:	(6) 2BD/2BA, (6) 2BD/1BA, (12) 1BD/1BA
Construction:	1960
APN:	200-0-073-525
Building Size:	22,267 (buyer to verify)
Lot Size:	30,492 SF
Parking:	32 Garage Spaces
Price per Unit:	\$262,500
GRM (actual):	11.4
GRM (market):	9.3
Cap Rate (actual):	5.7%
Cap Rate (market):	7.5%



PROPERTY HIGHLIGHTS

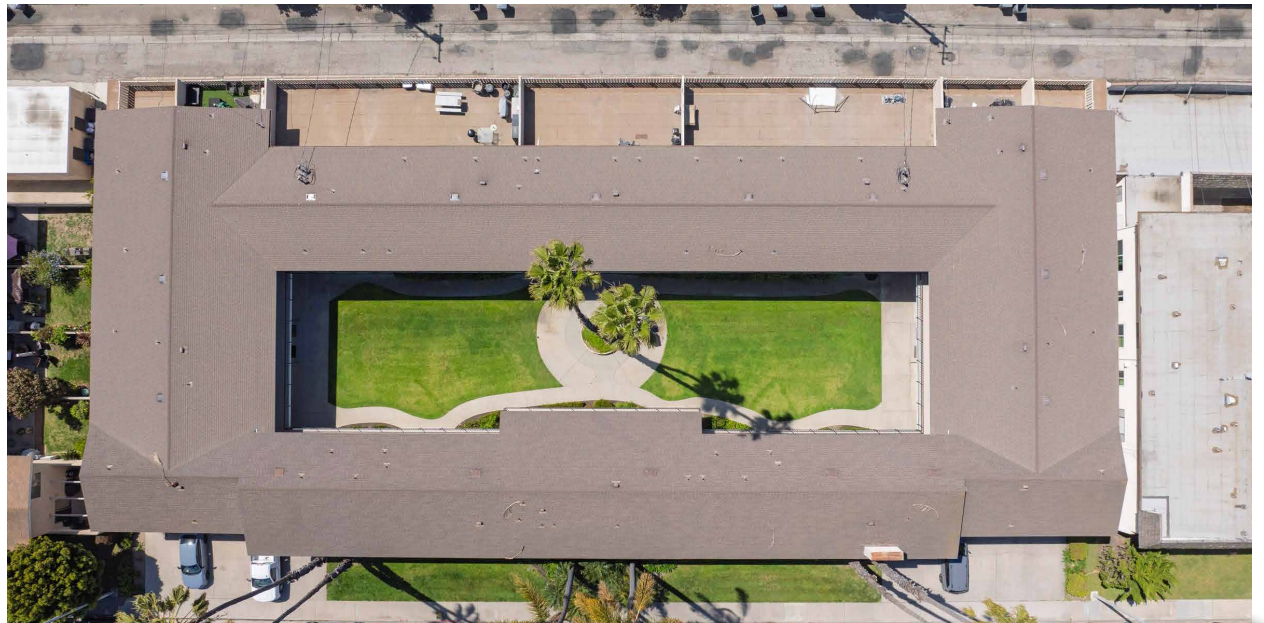
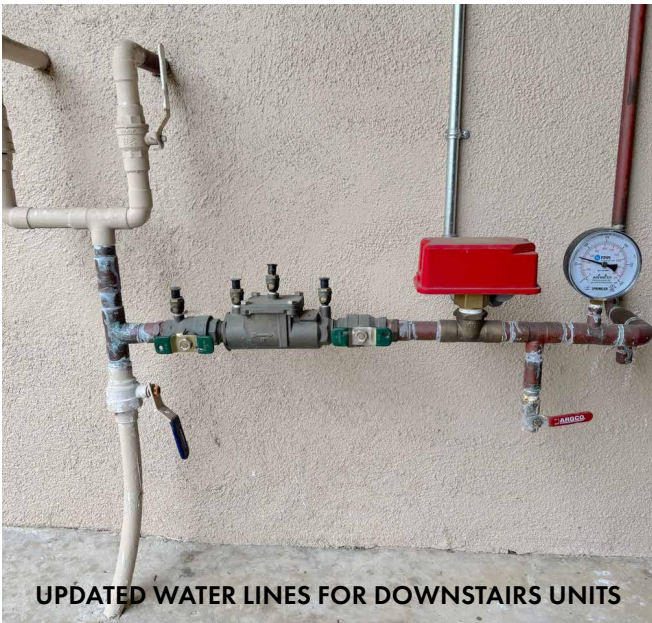
- Ideal Unit Mix with spacious units
- 5.7% Cap Rate on in place rents
- Central location near Lowes, Smart N Final, The Collection, Esplanade Shopping Center, medical clinics, schools, parks. Mostly SFR neighborhood directly behind
- ADU potential to convert 32 garage spaces into apartments
- New roof, recently painted, downstairs units replumbed
- Onsite Laundry Room
- Large lot with central courtyard



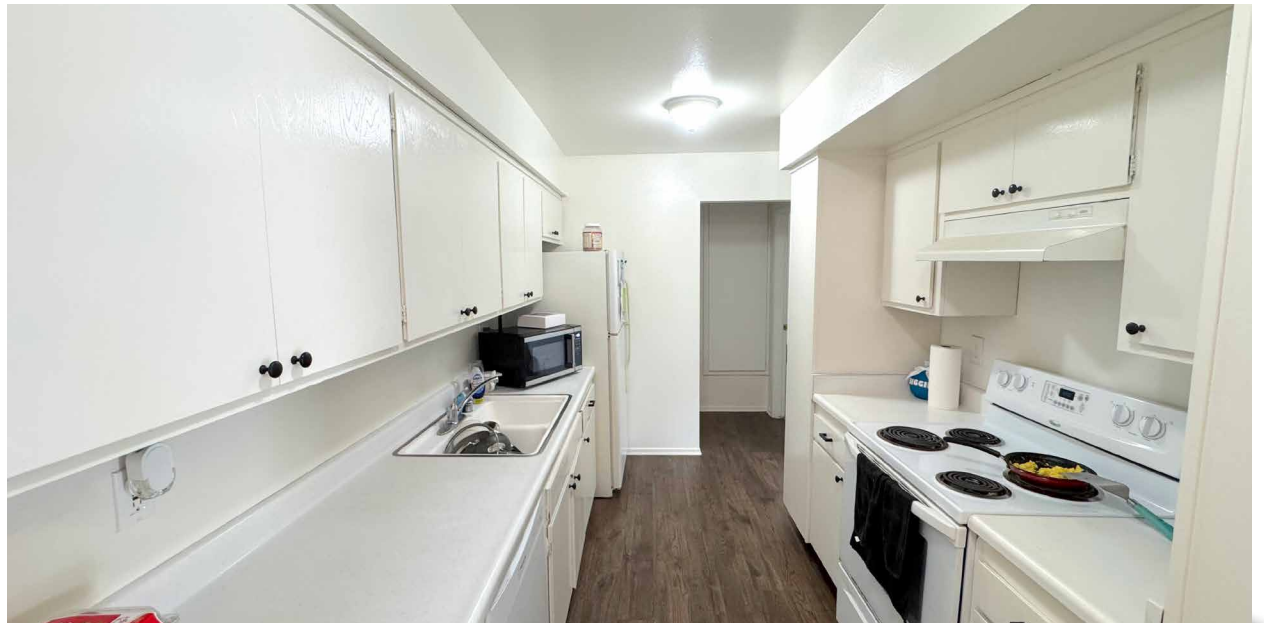
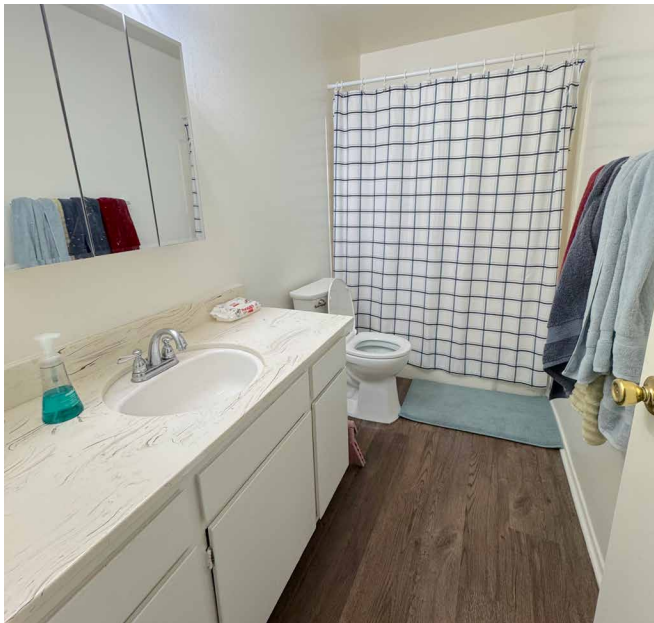
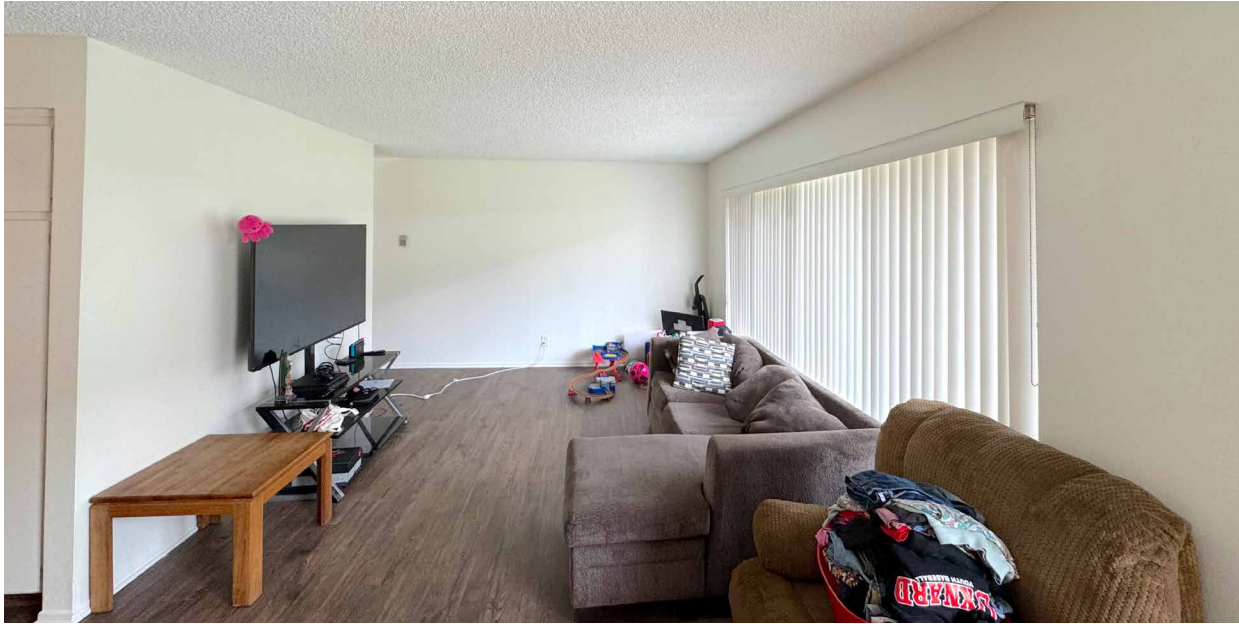
EXTERIORS



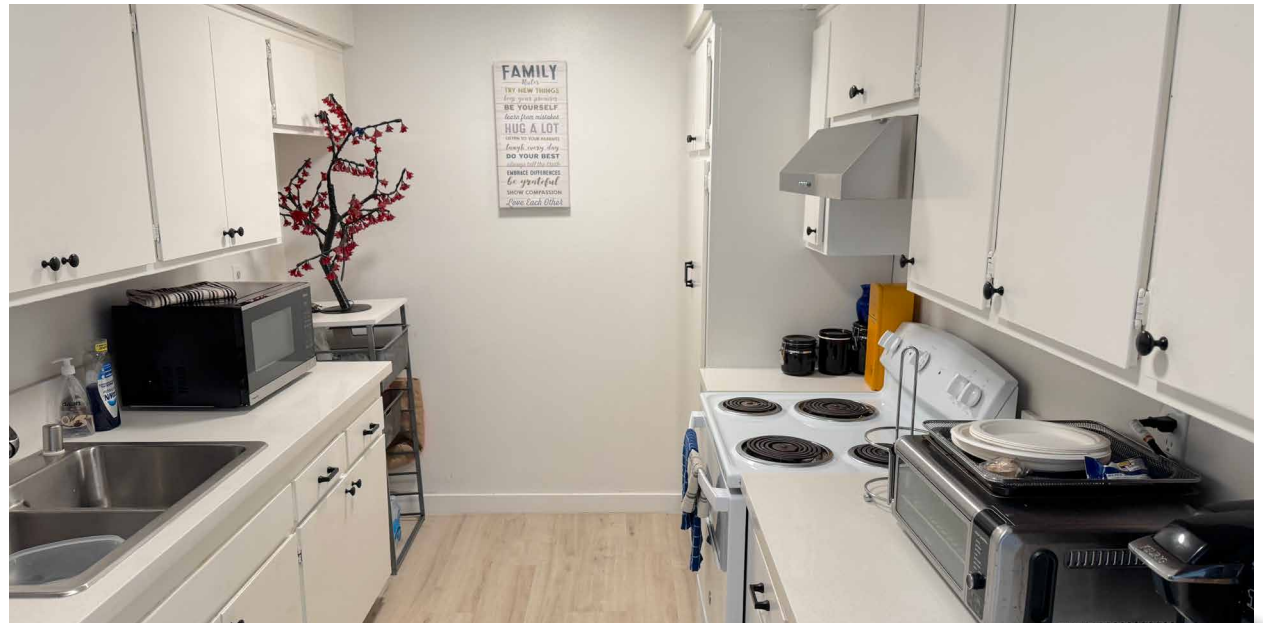
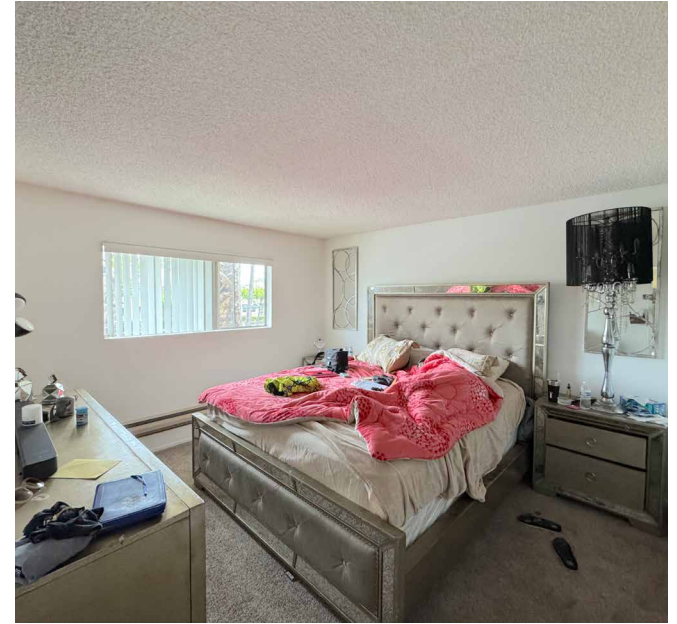
EXTERIORS



INTERIORS - UNIT 6 (1BD/1BA)



INTERIORS - UNIT 25 (2BD/2BA)



LOCATION



OXNARD

CALIFORNIA

THE COLLECTION

FINANCIAL TOWERS

ORCHARD PARK

ESPLANADE SHOPPING CTR

SMART & FINAL

TOPPERS PIZZA

LOWES

CHILDREN'S DENTIST GROUP

OXNARD BOULEVARD

GONZALES ROAD

560 W GONZALES RD

OXNARD



CALIFORNIA



OXNARD BOULEVARD

GONZALES ROAD



560 W GONZALES RD



560 W GONZALES RD

THE COLLECTION

101 FREEWAY

CAMARILLO AIRPORT

OXNARD AIRPORT

VALLARTA SUPERMARKET

CHANNEL ISLANDS HARBOR

CENTERPOINT MALL

WALMART

PORT HUENEME NAVAL BASE

CHANNEL ISLANDS HS

OXNARD COLLEGE

CSU CHANNEL ISLANDS

DEEPWATER PORT

PORT HUENEME BEACH PARK

POINT MUGU

OXNARD

CALIFORNIA



THE CITY OF OXNARD

Oxnard, known as the “strawberry capital of the world,” is the most populous city in Ventura County with over 200,000 residents. In this city 40 minutes south of Santa Barbara and 40 minutes north of Los Angeles, you’ll find seven miles of unspoiled beaches, plus farm stands overflowing with picked-that-morning produce from nearby farms and fields. Oxnard is home to the Channels Islands Harbor, which features canals and oceanfront homes with docks and is just a short boat ride out to the Channel Islands National Park. The town also has a rich history, offering multiple museums such as the Carnegie Art Museum and a strong preservation ethic to protect historic buildings and sites. It also has its own local Community College with approximately 7,000 students. Additionally the city has a small regional airport and is a major transportation hub in Southern CA with Amtrak, Union Pacific, Metrolink and Greyhound operating there. Oxnard’s economy is known for agriculture, advanced manufacturing, healthcare, retail and tourism. The city’s proximity to the Port of Hueneme, one of the busiest deepwater ports on the West Coast, expands on its economic prospects.



FINANCIALS



RENT ROLL, OCTOBER 2025

* Onsite manager resides in unit 14. Does not get rent credit but gets hourly minimum wage of \$16.50 for basic onsite duties

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	MOVE-IN DATE	NOTES
1	2BD/2BA	\$2,049	\$2,650	5/15/19	
2	1BD/1BA	\$1,743	\$2,100	7/27/06	Section 8
3	1BD/1BA	\$1,631	\$2,100	3/1/20	
4	1BD/1BA	\$2,109	\$2,100	2/17/23	
5	1BD/1BA	\$1,896	\$2,100	7/18/15	Section 8
6	1BD/1BA	\$1,995	\$2,100	4/1/25	
7	1BD/1BA	\$1,407	\$2,100	6/1/11	
8	1BD/1BA	\$1,341	\$2,100	3/1/05	Section 8
9	1BD/1BA	\$1,407	\$2,100	4/26/08	
10	1BD/1BA	\$1,578	\$2,100	4/9/21	
11	2BD/2BA	\$2,474	\$2,650	8/13/22	
12	1BD/1BA	\$1,995	\$2,100	3/21/25	
14	2BD/1BA	\$1,771	\$2,400	4/15/15	Onsite Manager
15	2BD/1BA	\$2,137	\$2,400	1/12/21	
16	2BD/1BA	\$1,801	\$2,400	11/14/13	
17	2BD/2BA	\$1,827	\$2,650	3/1/10	
18	1BD/1BA	\$1,435	\$2,100	1/6/17	Section 8
19	2BD/2BA	\$2,650	\$2,650	7/1/24	
20	2BD/1BA	\$1,827	\$2,400	11/8/19	
21	2BD/1BA	\$2,433	\$2,400	3/1/23	
22	2BD/1BA	\$1,911	\$2,400	5/30/19	
23	2BD/2BA	\$1,801	\$2,650	6/13/15	
24	1BD/1BA	\$1,427	\$2,100	4/1/10	
25	2BD/2BA	\$2,597	\$2,650	2/13/25	Section 8
TOTALS		\$45,237	\$55,500		

FINANCIAL ANALYSIS

FINANCIAL SUMMARY

Units:	24 units
Price:	\$6,300,000
Price per unit:	\$262,500
Price per SF:	\$282
GRM:	11.4
GRM (proforma):	9.3
Cap Rate:	5.7%
Cap Rate (proforma):	7.5%

NOTES:

- Onsite manager resides in unit 14. Does not get rent credit but gets hourly minimum wage of \$16.50 for basic onsite duties
- There are 32 garage spaces for 24 units. Several garages spaces rented out monthly. Total reported income of \$4570/year in 2024 and \$5284/yr in 2023.
- Laundry income for 2024 was \$5,738
- For expense analysis, utilities include Gas, Electricity, Water/Sewer/Trash, and Cable TV
- Insurance premium based on current policy renewed for AUG '25- AUG '26

INCOME ANALYSIS

UNITS	CURRENT RENTS AVERAGE	CURRENT RENTS TOTAL	MARKET RENTS	MARKET RENTS TOTAL
(6) 2BD/2BA	\$2,207	\$13,244	\$2,650	\$15,900
(6) 2BD/1BA	\$2,005	\$12,029	\$2,400	\$14,400
(12) 1BD/1BA	\$1,664	\$19,964	\$2,100	\$25,200
Monthly Rental Income:		\$45,237		\$55,500
Laundry Monthly Income:		\$450		\$450
Parking Monthly Income:		\$375		\$375
Total Monthly Income:		\$46,062		\$56,325
Gross Annual Income:		\$552,744		\$675,900
Less Vacancy (3%):		- \$16,582		- \$20,277
EFFECTIVE GROSS INCOME:		\$536,162		\$655,623

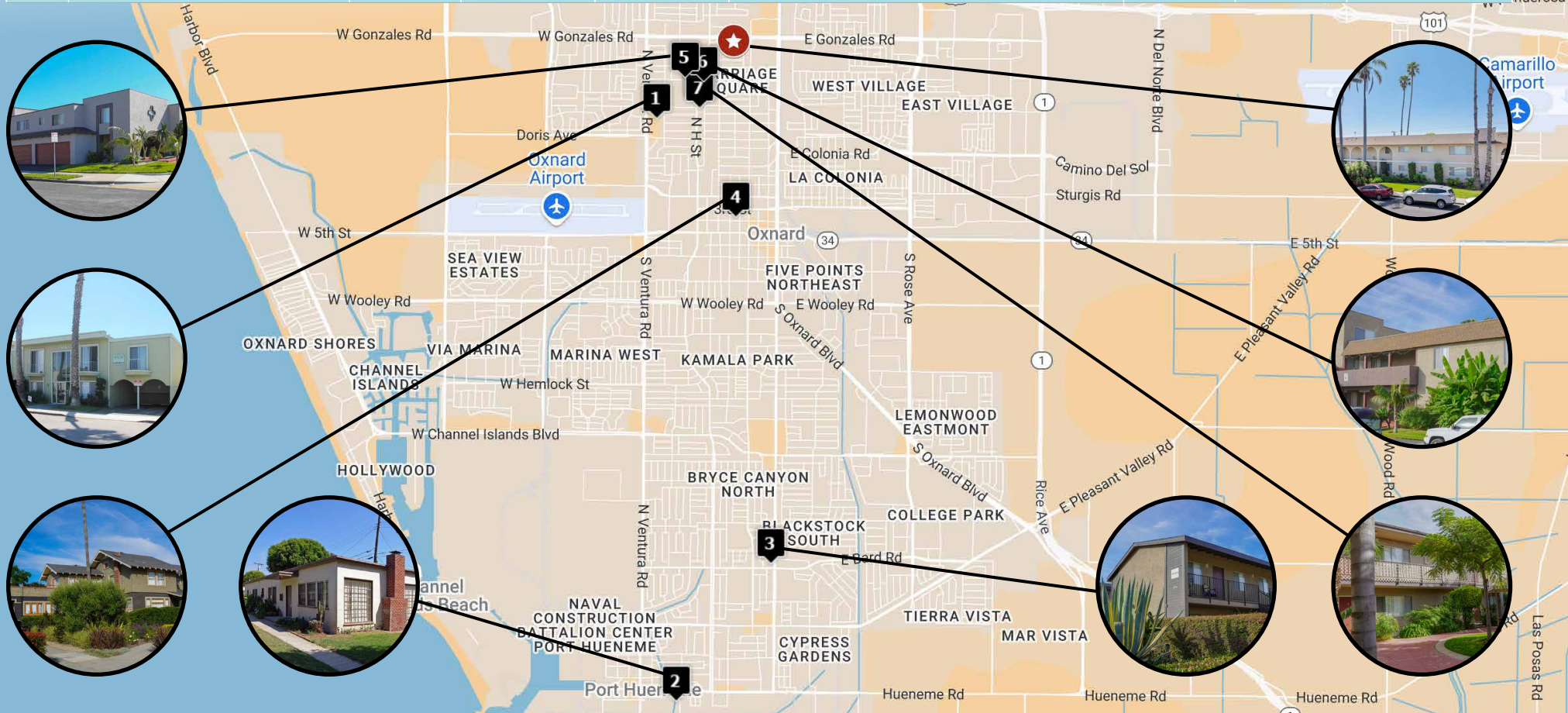
EXPENSE ANALYSIS

	CURRENT RENTS	% OF EGI	MARKET RENTS	% OF EGI
Property Taxes (1.945%):	\$75,253	14.0%	\$75,253	11.5%
Insurance (actual):	\$13,405	2.5%	\$13,405	2.0%
Utilities* (2024 actual):	\$32,888	6.1%	\$32,888	5.0%
Off-site Management (4%):	\$21,714	4.0%	\$26,640	4.1%
On-site Management (\$600/mo.):	\$7,200	1.3%	\$7,200	1.1%
Maintenance/Repairs (\$650/unit):	\$15,600	2.9%	\$15,600	2.4%
Landscape (\$300/mo.):	\$3,600	0.7%	\$3,600	0.5%
Pest Control (estimate):	\$1,000	0.2%	\$1,000	0.2%
Reserves (\$250/unit):	\$6,000	1.1%	\$6,000	0.9%
Business License (estimate):	\$600	0.1%	\$600	0.1%
Special Tax Assessments:	\$377	0.1%	\$377	0.1%
TOTAL ANNUAL EXPENSES:	\$177,637/yr.	33.1%	\$182,563/yr.	27.8%
NET OPERATING INCOME	\$358,525/yr.		\$473,060/yr.	



SALES COMPARABLES

Map	Address	# of Units	Sales Price	Price/Unit	Unix Mix	GRM (Current)	Cap Rate (Current)	Sales Date
1	1340 Edgewood Way, Oxnard	18	\$4,350,000	\$241,667	(9) 2BD/2BA, (2) 2BD/1BA, (6) 1BD, (1) ST	10.7	5.4%	12/3/24
2	130 N Surfside Dr, Port Hueneme	15	\$4,400,000	\$293,333	(13) 2BD/1BA, (1) 3BD/2BA, (1) 4BD/2BA	N/A	N/A	12/12/24
3	3941 Saviers Rd, Oxnard	8	\$2,175,000	\$271,875	(4) 2BD/1BA, (4) 1BD/1BA	12.2	4.9%	5/8/24
4	201 S D St, Oxnard	10	\$2,400,000	\$240,000	3BD/2BA, 2BD/1BA, (3) 1BD/1BA, (5) ST	12.4	4.9%	5/10/24
5	1250 North H St, Oxnard	24	\$6,700,000	\$279,167	(6) 2BD/1BA, (18) 1BD	N/A	5.1%	3/11/24
6	1201 North G St, Oxnard	18	\$5,000,000	\$277,778	(9) 2BD/1BA, (9) 1BD/1BA	12.1	5.1%	3/11/24
7	1140 North H St, Oxnard	16	\$4,200,000	\$262,500	(8) 2BD/1BA, (8) 1BD/1BA	12.1	5.1%	3/11/24
★	560 Gonzales	24	\$6,300,000	\$262,500	(6) 2BD/2BA, (6) 2BD/1BA, (6) 1BD/1BA	11.4	5.7%	Subject





BEACHSIDE PARTNERS

MULTI-FAMILY ADVISORS

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