

OFFERING MEMORANDUM

6 UNITS IN OXNARD

3611 SAVIERS ROAD | OFFERED AT \$1,150,000



BEACHSIDE PARTNERS
Multi-Family Advisors

PROPERTY OVERVIEW



3611 SAVIERS ROAD OXNARD, CA 93033

Prime 6-unit investment opportunity in Oxnard, ideal for those looking to reposition and maximize returns. All (6) units are 1BD/1BA and fully occupied at well below-market rents. Features include off-street parking, shared laundry facilities and separate electric meters for each unit. Conveniently located near shopping, dining, and major transportation routes, this property is positioned for future growth and enhanced income potential. This is a trust sale with property being sold as-is and several inspection reports available for review. At less than \$192k/unit and an 8.0% CAP rate based on market rents this is an excellent value add opportunity.

PROPERTY FACTS

Address:	3611 Saviers Road, Oxnard 93033
Units:	6 Units
Unit Mix:	(6) 1BD/1BA
Construction:	1959
Square Feet:	3,888 SF
Lot Size:	6,969 SF
APN:	205-0-101-045
Parking:	Surface (Parking Lot)
Laundry:	Room
Current Rents:	\$5,613/mo.
Market Rents:	\$11,400/mo.
GRM (market rents):	8.4
Cap Rate (market rents):	8.0%
Price per Unit:	\$191,667

An aerial photograph of a city street scene. A red location pin is placed on a building in the lower-left quadrant. The street is wide and has several lanes. There are various buildings, including residential houses and commercial structures. The background shows a dense urban area extending to the horizon under a clear blue sky.

PROPERTY HIGHLIGHTS

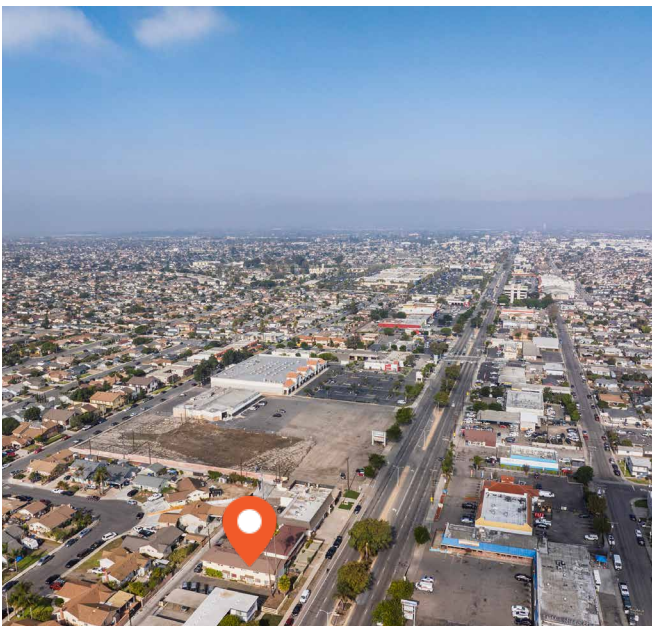
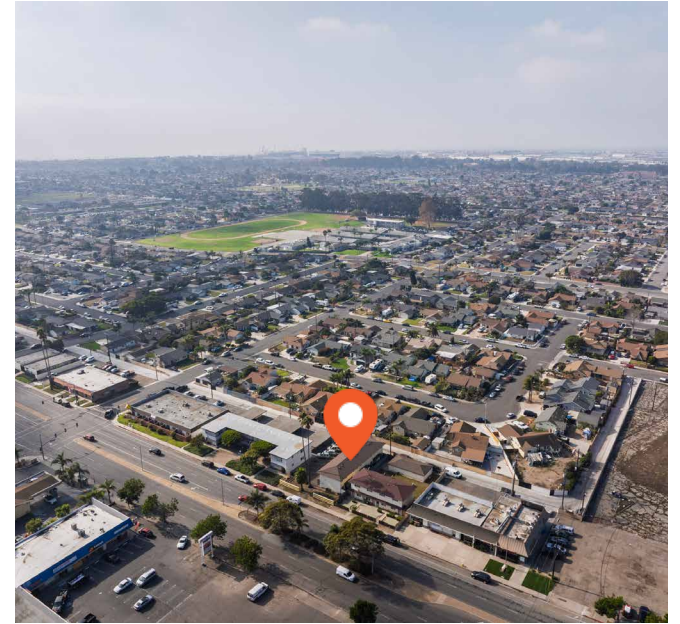
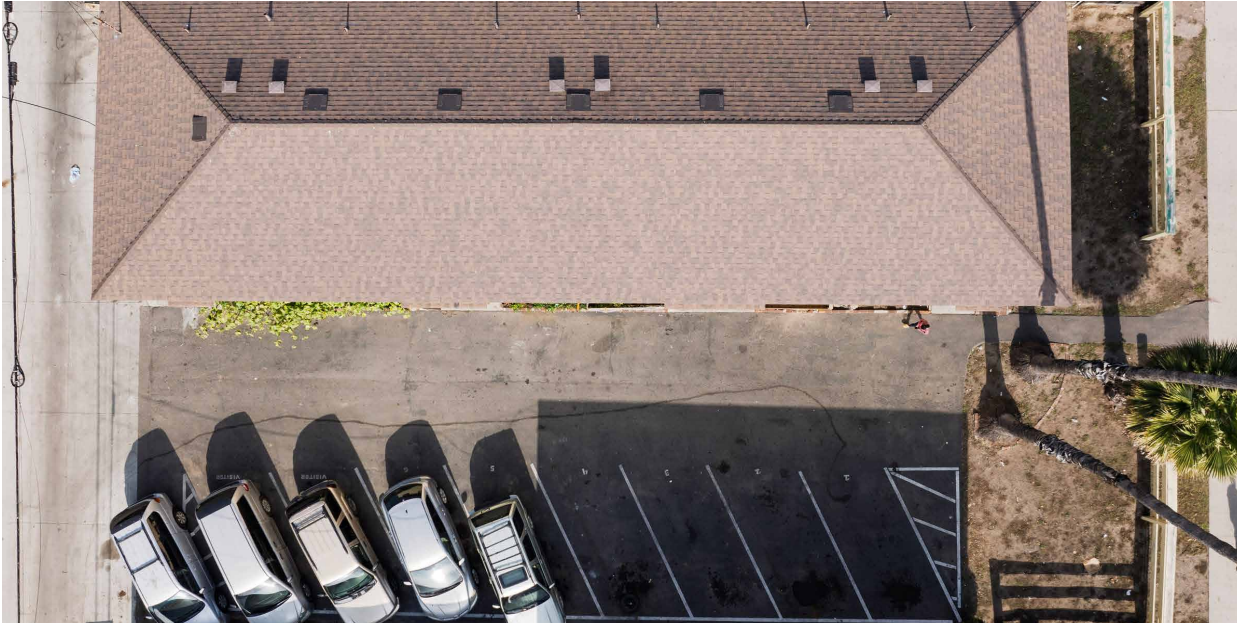
- Six 1BD/1BA Units
- Off-Street parking lot next to building
- Conveniently located near shopping and restaurants
- 6,969 SF Parcel
- Value-Add opportunity
- Available Reports Include Home Inspection, Termite and Preliminary Title Report
- 8.0% CAP Rate on market rents, less than \$192K per unit



PHOTOS



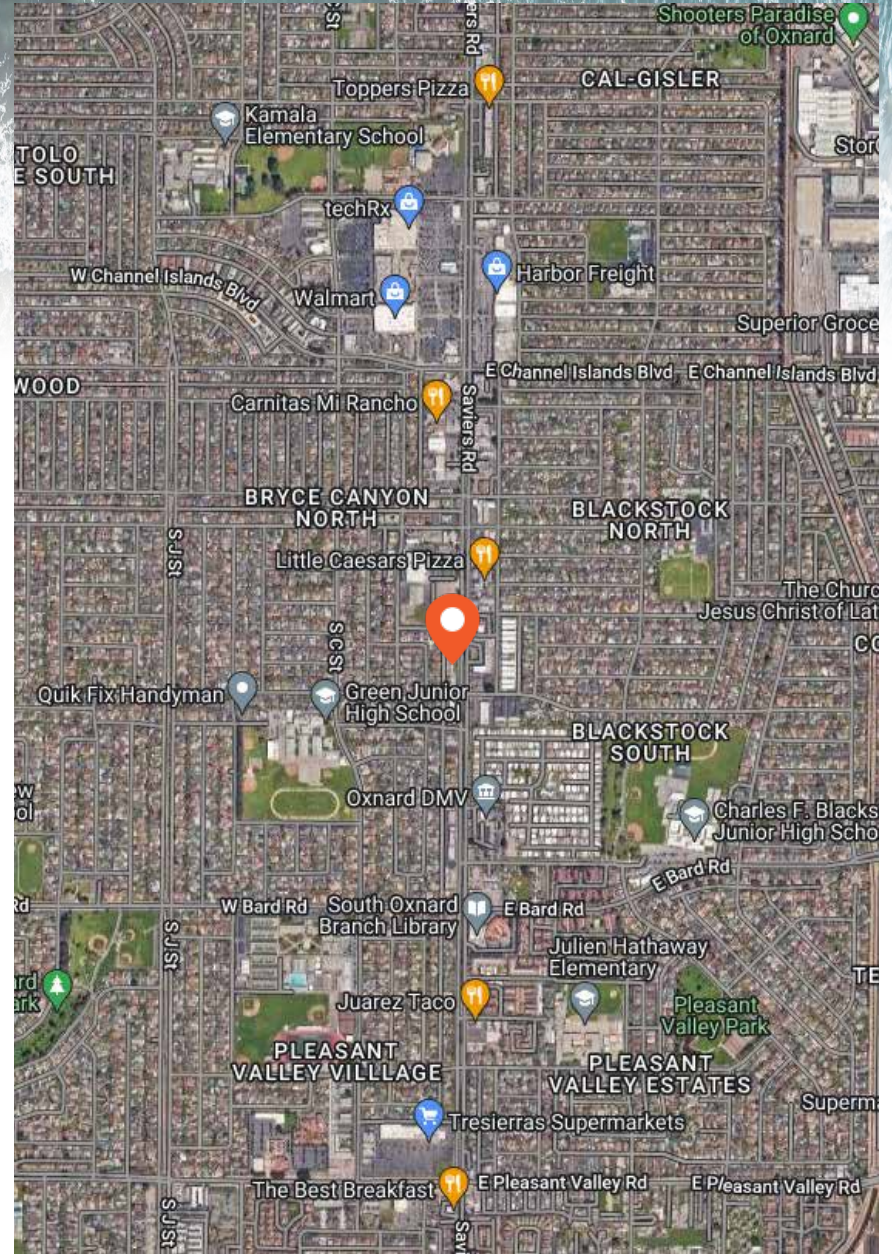
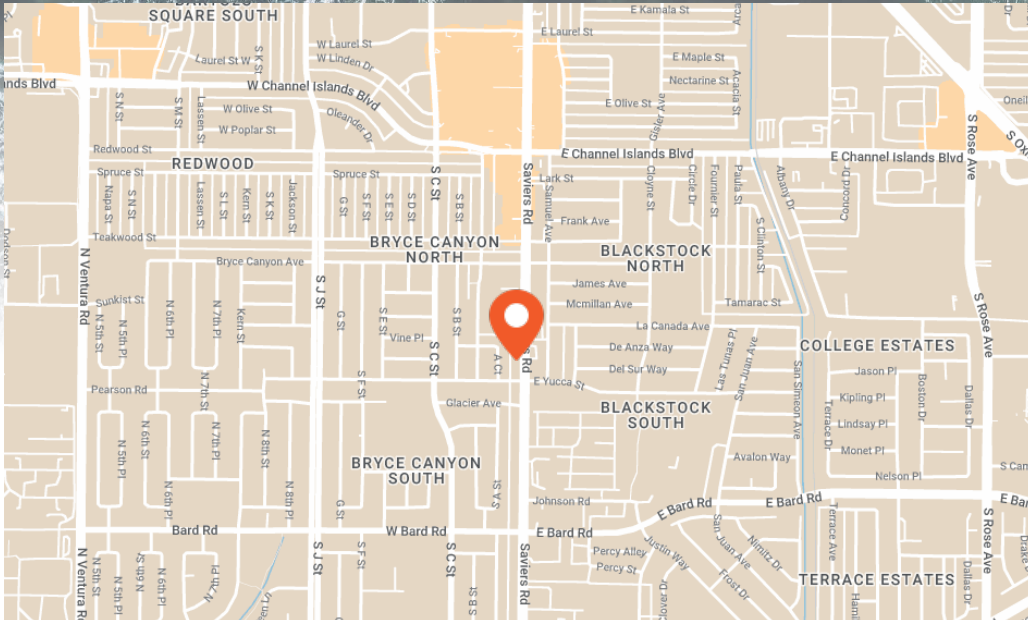
PHOTOS



LOCATION



MAPS





OXNARD AIRPORT

THE COLLECTION

101 FREEWAY

CAMARILLO AIRPORT

VALLARTA SUPERMARKET

CHANNEL ISLANDS HARBOR

CENTERPOINT MALL

WALMART

PORT HUENEME NAVAL BASE

CHANNEL ISLANDS HS

CSU CHANNEL ISLANDS

OXNARD COLLEGE

3611 SAVIERS RD

DEEPWATER PORT

PORT HUENEME BEACH PARK

OXNARD

CALIFORNIA

POINT MUGU



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



FINANCIAL ANALYSIS

FINANCIAL SUMMARY

Units:	6
Price:	\$1,150,000
Price per unit:	\$191,666
GRM:	17.1
GRM (proforma):	8.4
Cap Rate:	2.4%
Cap Rate (proforma):	8.0%

INCOME ANALYSIS

# UNITS / TYPE	CURRENT RENTS AVERAGE	CURRENT RENTS TOTAL MO.	MARKET RENTS AVERAGE	MARKET RENTS TOTAL MO.
(6) 1 Bed/1 Bath	\$936	\$5,613	\$1,900	\$11,400
Total Monthly Income:		\$5,613		\$11,400
Gross Annual Income:		\$67,356		\$136,800
Less Vacancy (3%):		-\$2,021		-\$4,104
EFFECTIVE GROSS INCOME:		\$65,335		\$132,696

EXPENSE ANALYSIS

	CURRENT RENTS	% OF EGI	MARKET RENTS	% OF EGI
Property Taxes (1.151%):	\$13,237	20.3%	\$13,237	10.0%
Insurance (estimate):	\$6,000	9.2%	\$6,000	4.5%
Gas (tenant pays):	\$0	0.0%	\$0	0.0%
Electricity (tenant pays):	\$0	0.0%	\$0	0.0%
Water/Sewer/Trash (actual):	\$8,084	12.4%	\$8,084	6.1%
Off-site Management (5.0%):	\$3,627	5.0%	\$6,635	5.0%
Landscape (\$100/mo.):	\$1,200	1.8%	\$1,200	0.9%
Maintenance/Repairs (\$650/unit):	\$3,900	6.0%	\$3,900	2.9%
Reserves (\$250/unit):	\$1,500	2.3%	\$1,500	1.1%
Special Tax Assessments (actual):	\$107	0.2%	\$107	0.1%
City Business License (actual):	\$377	0.6%	\$377	0.3%
TOTAL ANNUAL EXPENSES:	\$37,671/yr.	57.7%	\$41,039/yr.	30.9%
NET OPERATING INCOME	\$27,664/yr.		\$91,657/yr.	



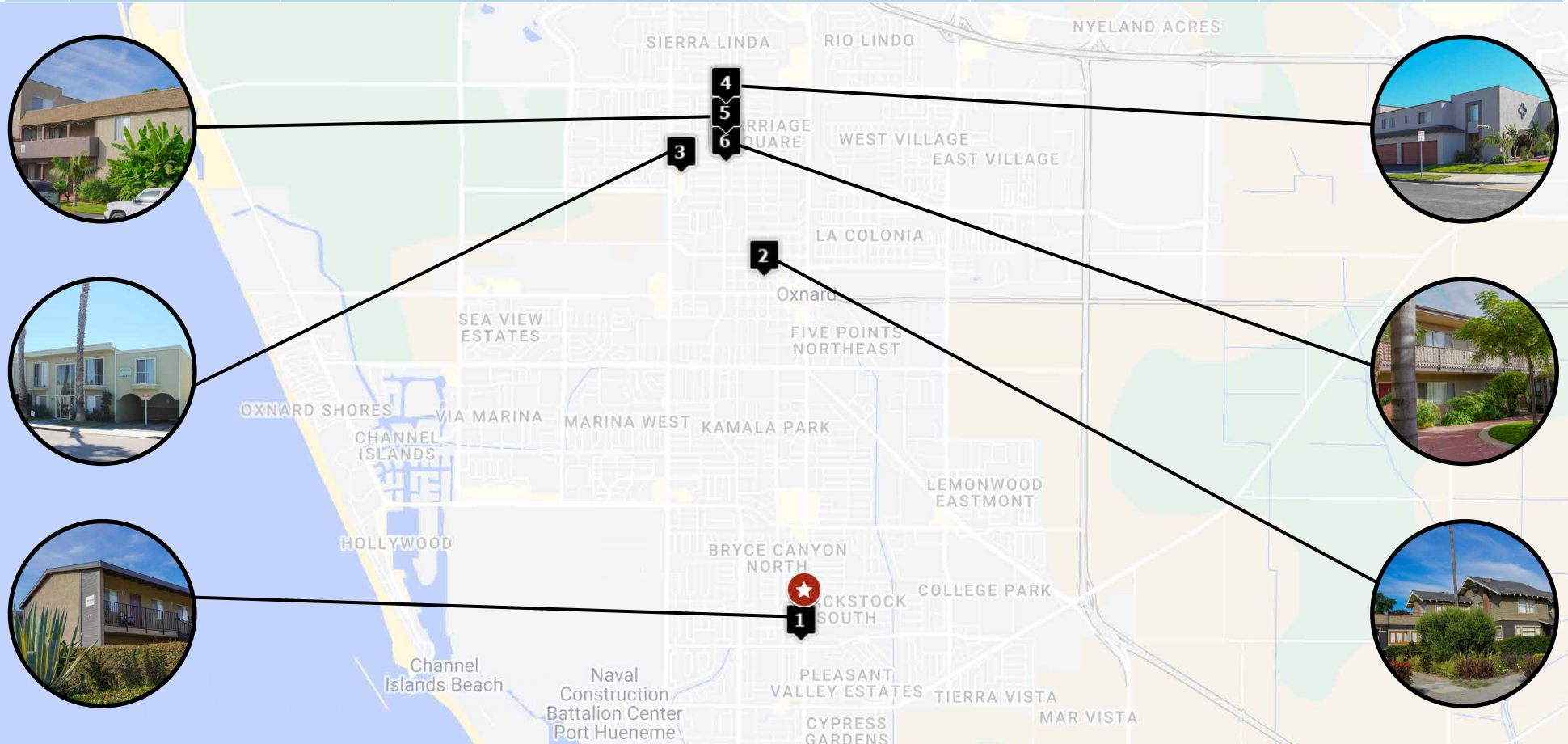
SALES COMPARABLES

Map	Address	# of Units	Sales Price	Price/Unit	Unix Mix	Rents/Mo.	GRM (Current)	Cap Rate (Current)	Sales Date
1	3941 Saviers Road	8	\$2,175,000	\$271,875	(4) 2BD/1BA, (4) 1BD/1BA	\$14,805	12.2	4.9%	5/8/24
2	201 S D Street	10	\$2,400,000	\$240,000	3BD/2BA, 2BD/1BA, (3) 1BD/1BA, (5)ST	\$16,151	12.4	4.9%	5/10/24
3	1340 Edgewood Way	18	\$4,350,000	\$241,667	(9) 2BD/2BA, (2) 2BD/1BA, (6) 1BD, (1) Studio	\$33,732	10.7	5.5%	12/3/24
4	1250 North H Street	24	\$6,700,000	\$279,167	(6) 2BD/1BA, (18) 1BD	N/A	N/A	5.1%	3/11/24
5	1201 North G Street	18	\$5,000,000	\$277,778	(9) 2BD/1BA, (9) 1BD/1BA	N/A	N/A	5.1%	3/11/24
6	1140 North H St	16	\$4,200,000	\$262,500	(8) 2BD/1BA, (8) 1BD/1BA	N/A	N/A	5.1%	3/11/24

AVERAGES

\$262,164

	3611 Saviers Road	6	\$1,150,000	\$191,666	(6) 1BD/1BA	\$5,613	17.1	2.4%	Subject
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BEACHSIDE PARTNERS

MULTI-FAMILY ADVISORS

FOR SALE | 6 UNITS IN OXNARD
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