

OFFERING MEMORANDUM

TRIPLEX IN VENTURA

335 W SIMPSON STREET | NEWLY PRICED AT \$1,199,000



BEACHSIDE PARTNERS
Multi-Family Advisors

THE HENRY GROUP

PROPERTY OVERVIEW



UNIT A
4BD/1BA

UNIT B
2BD/1BA

UNIT C
STUDIO

335 W SIMPSON STREET VENTURA, CA 93001

335 W Simpson St is a rare opportunity to acquire a well-located triplex offering a dependable stream of rental income in one of Ventura's downtown corridors poised for continued rental growth and long-term appreciation. The property spans two parcels totaling 5,373 SF and features a spacious front yard providing ample onsite parking, coin operated laundry for tenants, along with a one-car garage currently used for storage. The site is comprised of a desirable unit mix including (1) 4BD/1BA, (1) 2BD/1BA, and (1) spacious studio unit with a private yard. Recent improvements to the site include a new roof completed in 2024, along with fresh exterior paint, new water heater and a newly constructed staircase to the second floor in 2025.

The surrounding neighborhood has become a standout for some of the area's best local businesses, including Singing Sun Coffee and Municipal Winemakers, while being just one 1 mile from the restaurants and bars along Main Street and approximately 1.75 miles from Ventura's iconic Surfers Point. This is an attractive opportunity to own an income property near downtown Ventura known for strong and consistent rental demand.

PROPERTY FACTS

Address:	335 W Simpson St, Ventura, CA 93001
List Price:	\$1,199,000
Units:	3 Units
Construction:	2BD/1BA, Studio, Garage: 1962 4BD/1BA: N/A
APN:	071-0-053-360 (3,557 SF) & 071-0-530-350 (1,816 SF)
Building Size:	2,565 SF (per previous appraisal)
Lot Size:	5,373 SF
Parking:	(1) One-car Garage + On-site Parking
Utilities:	1 Electric, 1 Gas, 1 Water meter
Laundry:	Landlord-owned W&D, Common & Coin-operated
Unit Mix & Rents:	4BD/1BA: \$3,250 2BD/1BA: \$2,118 ST: \$1,400
GRM (current):	14.6
GRM (AB1482):	13.6
GRM (market):	12.1

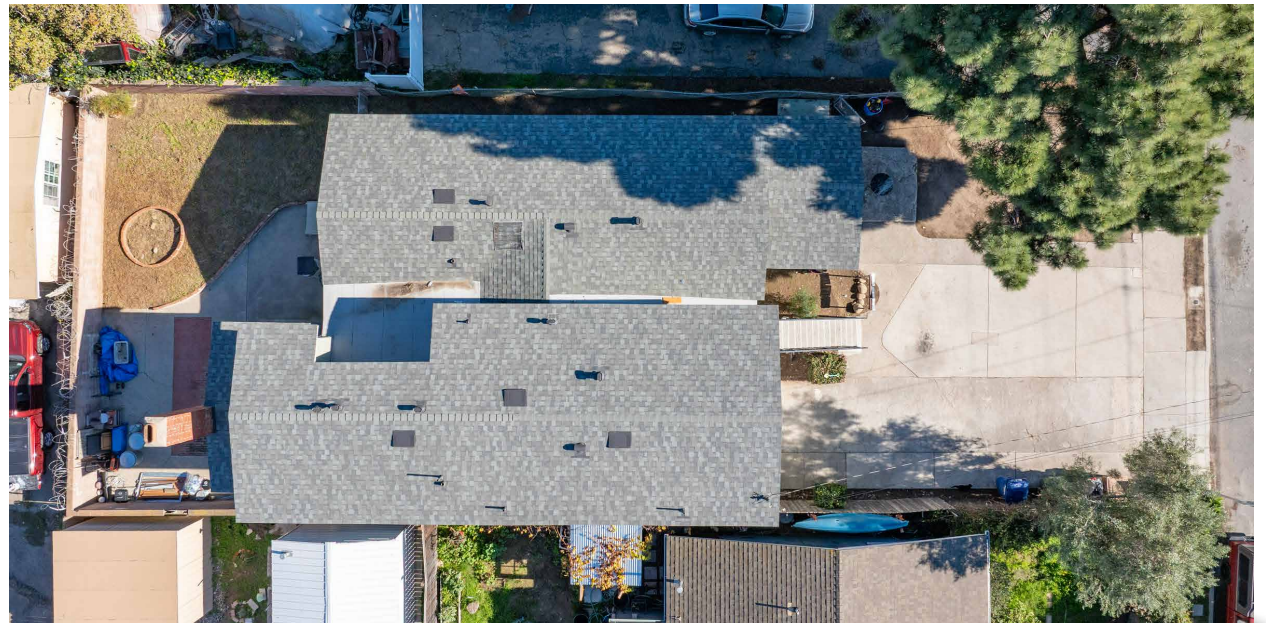


PROPERTY HIGHLIGHTS

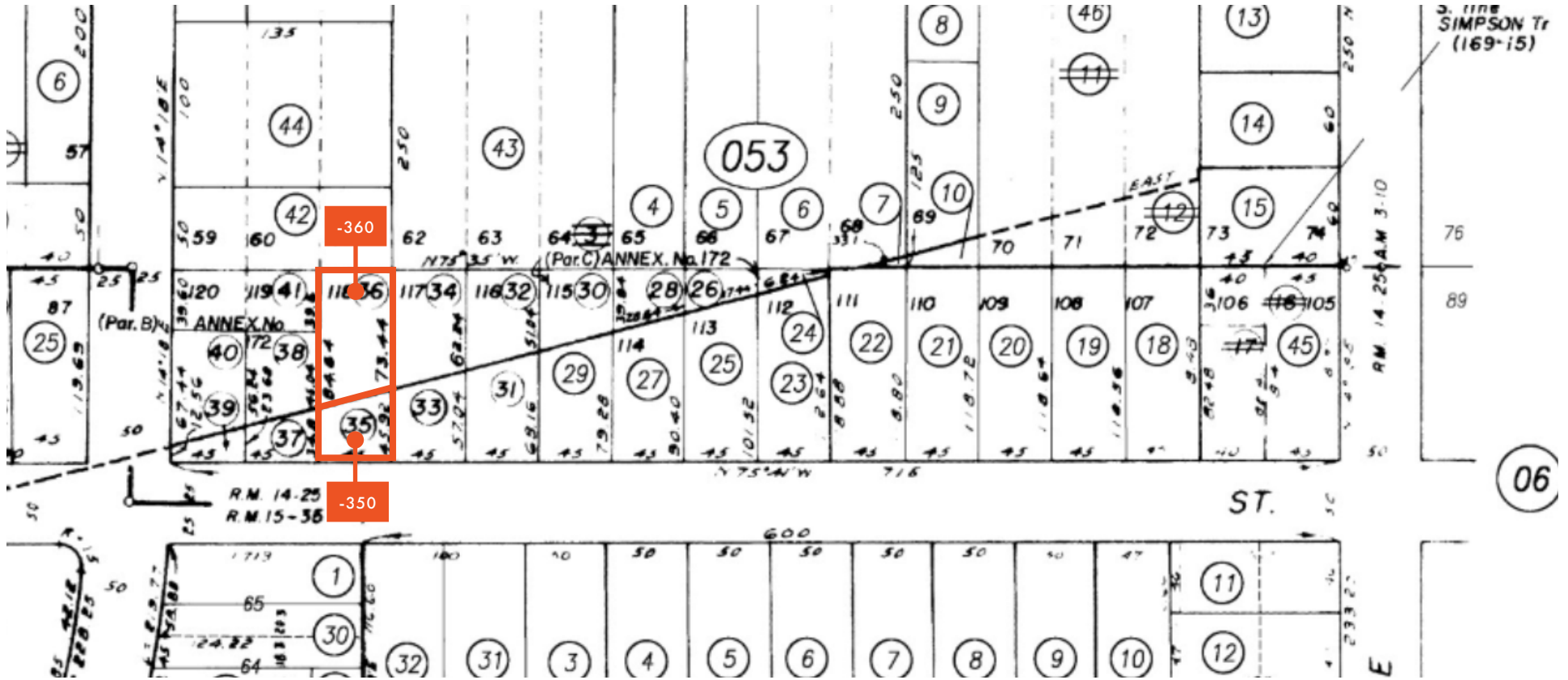
- Rare opportunity to acquire a well-located triplex offering consistent rental demand.
- Desirable unit mix including (1) 4BD/1BA, (1) 2BD/1BA, (1) spacious studio unit.
- New roof completed in 2024, along with fresh exterior paint, new water heater and a newly constructed staircase to the second floor in 2025.
- 1 mile from the restaurants and bars along Main Street and 1.75 miles from Ventura's iconic Surfers Point.



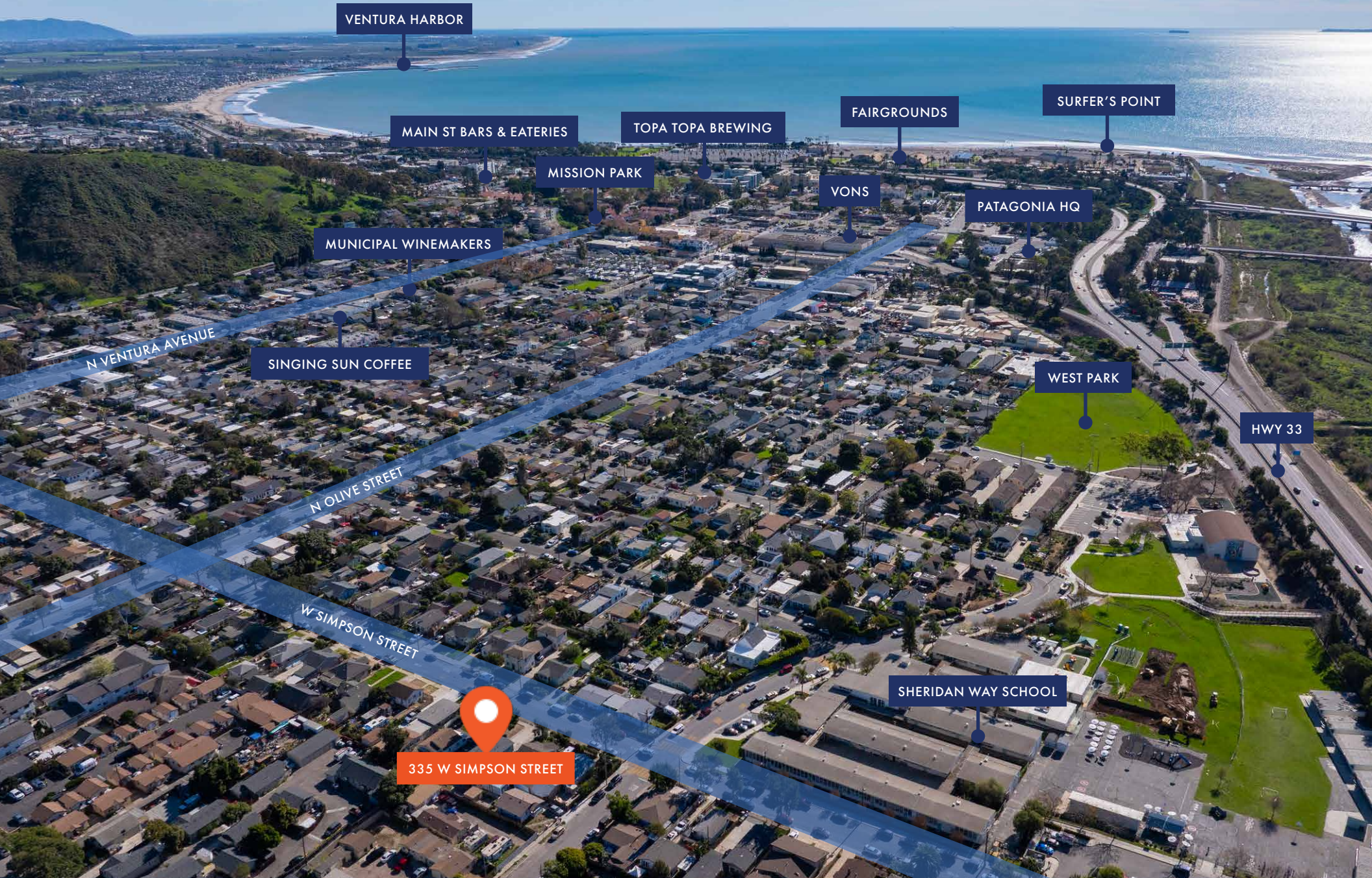
PHOTOS



PLAT MAP



CITY OF VENTURA



VENTURA HARBOR

MAIN ST BARS & EATERIES

TOPA TOPA BREWING

FAIRGROUNDS

SURFER'S POINT

MISSION PARK

VONS

PATAGONIA HQ

MUNICIPAL WINEMAKERS

N VENTURA AVENUE

SINGING SUN COFFEE

WEST PARK

HWY 33

N OLIVE STREET

W SIMPSON STREET

SHERIDAN WAY SCHOOL

335 W SIMPSON STREET



THE CITY OF VENTURA

The coastal city of Ventura, home to approximately 109,000 residents, lies approximately 100 miles northwest of Los Angeles and 25 miles south of Santa Barbara. The picturesque city is known for its beautiful surfing beaches, vibrant walkable downtown, arts scene and laid back vibe. Popular spots include the long wooden pier at Surfer's Point, the 1809 Mission San Buenaventura and fine restaurants downtown, hillside hiking trails and the Ventura Harbor with its access to the stunning Channel Islands National Park. It also has its own local Community College with approximately 14,000 students. Despite recent increases in rents and home sale prices Ventura remains relatively affordable compared to other southern California coastal communities.



RENT ROLL

UNIT #	UNIT TYPE	SIZE (SF)	CURRENT RENT	AB1482 INCREASE	MARKET RENT	LEASE DATE
UNIT A	4BD/1BA	1,167	\$3,250	\$3,500	\$3,800	11/2/2022
UNIT B	2BD/1BA	728	\$2,118	\$2,275	\$2,550	1/13/2020
UNIT C	STUDIO	430	\$1,400	\$1,508	\$1,800	7/1/2023
MO. RENTAL INCOME			\$6,768	\$7,283	\$8,150	
LAUNDRY INCOME			\$83	\$83	\$83	
GROSS MO. INCOME			\$6,851	\$7,366	\$8,233	
GROSS ANNUAL INCOME			\$82,216	\$88,393	\$98,796	
GROSS RENT MULTIPLIER			14.6	13.6	12.1	

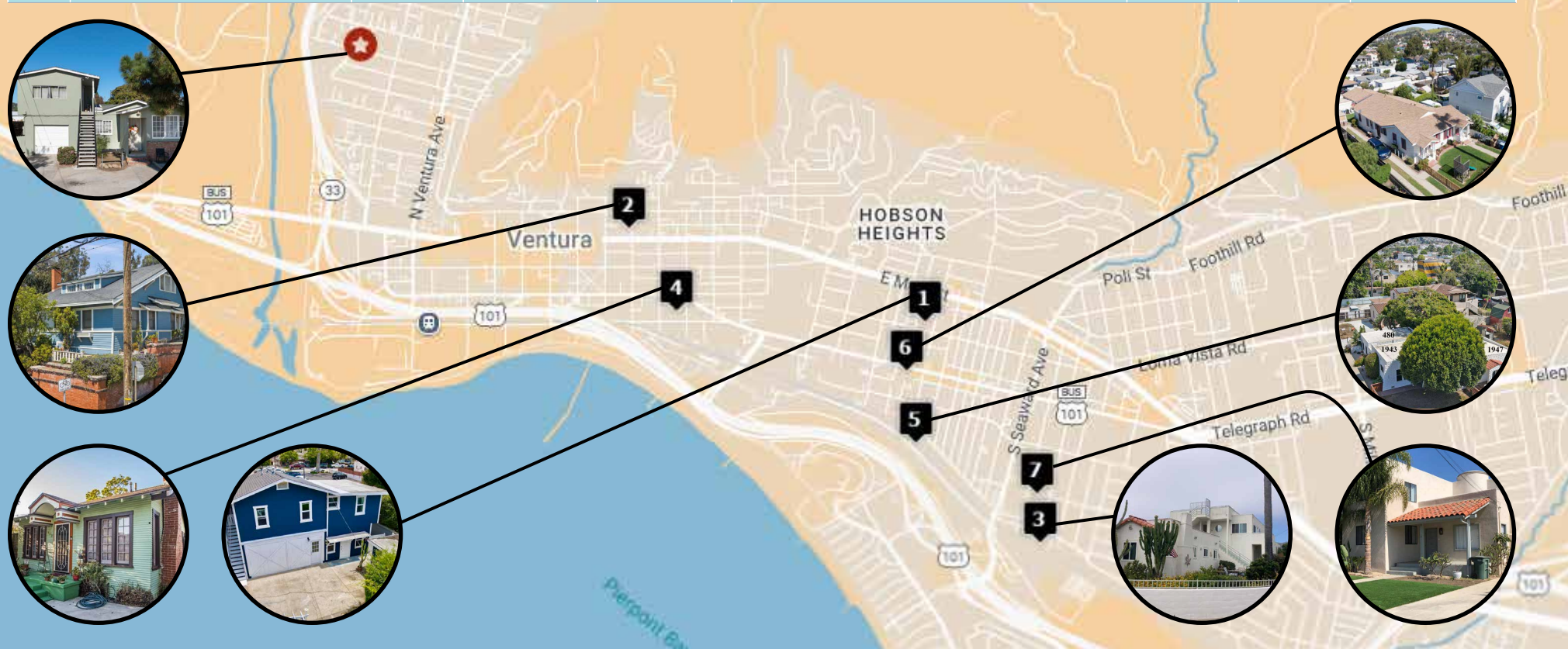
NOTES:

- All units are eligible for rent increases. Column "AB 1482 Increase" assumes a 7.7% for Unit A and Unit C. Unit B rent increase to \$2,275 is currently pending approval by the Ventura Housing Authority and is scheduled to take effect on 4/1/26.
- Washer and dryer are landlord-owned. Laundry income is estimated based on owner information and not independently verified
- Unit sizes are based on prior appraisal documentation
- Tenant in Unit B is Section 8



SALES COMPARABLES

Map	Address	# of Units	Sales Price	Price/Unit	Unix Mix	Rents	GRM	Sales Date
1	38 S Santa Rosa St	3	\$1,290,000	\$430,000	(1) 2BD/1BA, (2) 1BD/1BA	\$7,600	14.1	3/17/25
2	793 Poli St	3	\$1,380,000	\$460,000	(1) 2BD/(1) 1.5BA, (2) 1BD/1BA	\$5,495	20.9	7/3/25
3	2449 Channel Dr	3	\$1,600,000	\$533,333	(1) 2BD/1BA, (2) 1BD/1BA	Vacant	N/A	8/28/25
4	967 E Thompson Blvd	3	\$1,160,000	\$386,667	(1) 3BD/2BA, (1) 2BB/1BA, (1) Studio	1 Vacant Unit	N/A	9/23/25
5	1943 Channel Dr	3	\$1,355,000	\$451,667	(2) 1BD/1BA, (1) Studio	\$6,780	16.7	10/9/24
6	223 S Santa Rosa St	3	\$1,275,000	\$425,000	(2) 2BD/1BA, (1) 1BD/1BA	\$5,495	19.3	7/16/24
7	478 S Arcade Dr	3	\$1,550,000	\$516,667	(1) 4BD/3BA, (2) 2BD/1BA	\$8,000	16.1	9/5/24
AVERAGES				\$457,619			17.4	
★	335 W Simpson St - CURRENT	3	\$1,199,000	\$399,000	(1) 4BD/1BA, (1) 2BD/1BA, (1) Studio	\$6,851	14.6	Subject
	335 W Simpson St - AB1482	3	\$1,199,000	\$399,000	(1) 4BD/1BA, (1) 2BD/1BA, (1) Studio	\$7,366	13.6	Subject





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