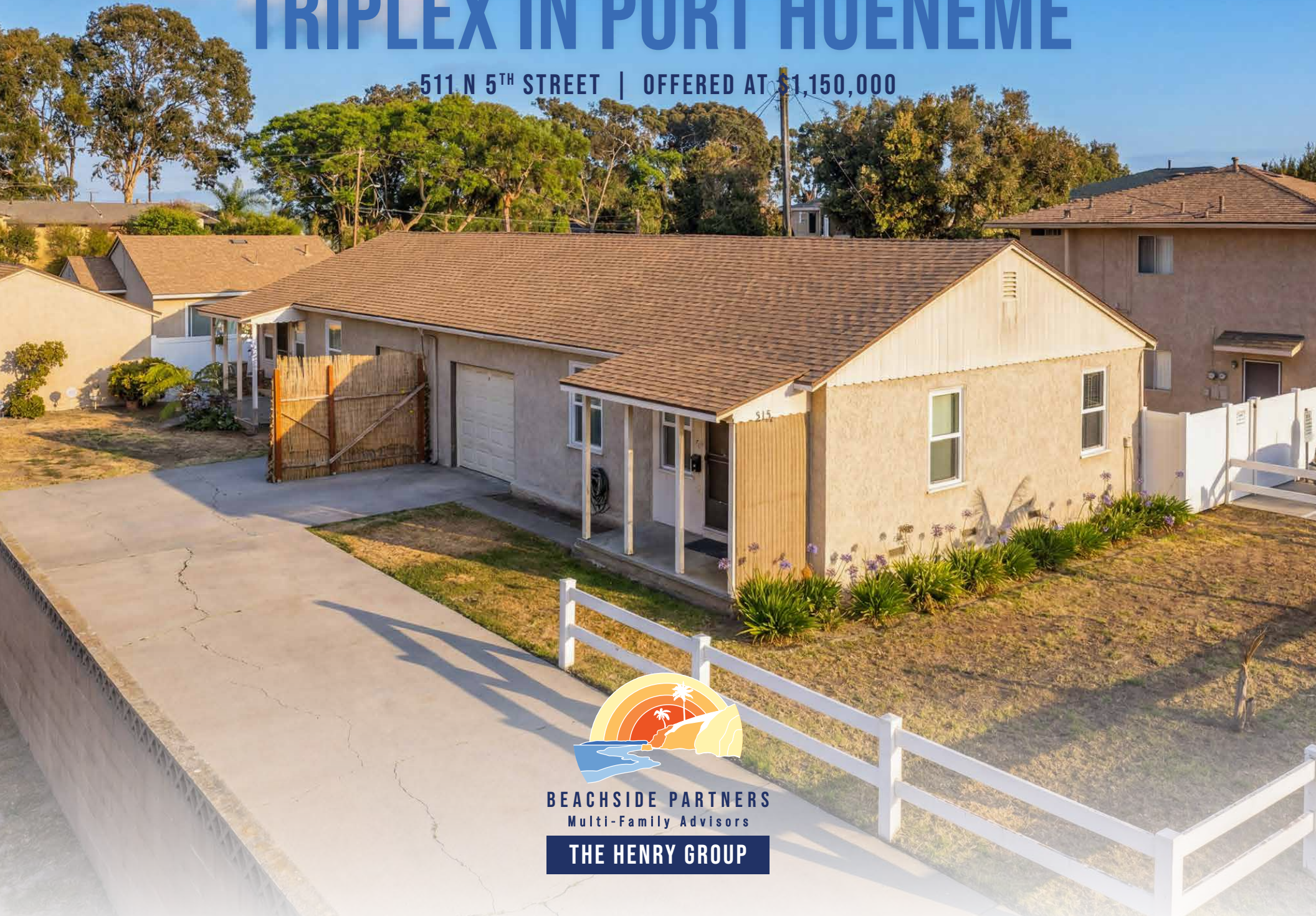


OFFERING MEMORANDUM

TRIPLEX IN PORT HUENEME

511 N 5TH STREET | OFFERED AT \$1,150,000



BEACHSIDE PARTNERS
Multi-Family Advisors

THE HENRY GROUP



PROPERTY OVERVIEW —



511 N 5TH STREET | PORT HUENEME, CA 93041

PROPERTY DESCRIPTION

511 N. 5th St presents a rare opportunity for both an investor or an owner-user to acquire a triplex in the sought-after coastal community of Port Hueneme. Situated on a street-to-street lot, the property features a detached 2BD/1BA home plus garage and a separately accessed duplex composed of 1BD/1BA units each with single car garages. Each dwelling is equipped with its own separate gas, electricity, and water meter greatly reducing the expense load for an owner. Tenants currently pay all utilities including trash. Each unit also has laundry hookups.

The property is conveniently located approximately one mile from Port Hueneme Beach and Pier and attracts a diverse range of tenants from the nearby Naval Base, employees of the Port of Hueneme, and the region's surrounding agricultural workforce while benefiting from being situated in an extremely low turnover coastal marketplace. The unique attributes of this property, including two detached structures, garage spaces, laundry hookups, separately metered utilities and separate yard spaces, make this attractive for both investors and owner users.

PROPERTY FACTS

PRICE	\$1,150,000
UNITS	3
UNIT MIX	(1) 2BD/1BA SFR, (2) 1BD/1BA detached duplex
APN	207-0-130-085
CONSTRUCTION	1956
BUILDING SIZE	2,344 SF (per public record)
LOT SIZE	5,373 SF lot (per public record)
PARKING	(1) two-car garage + (2) one-car garages
UTILITIES	3 Electric, 3 Gas, 3 Water meters, Separate Trash Bills
LAUNDRY	In-unit hook ups





PROPERTY HIGHLIGHTS

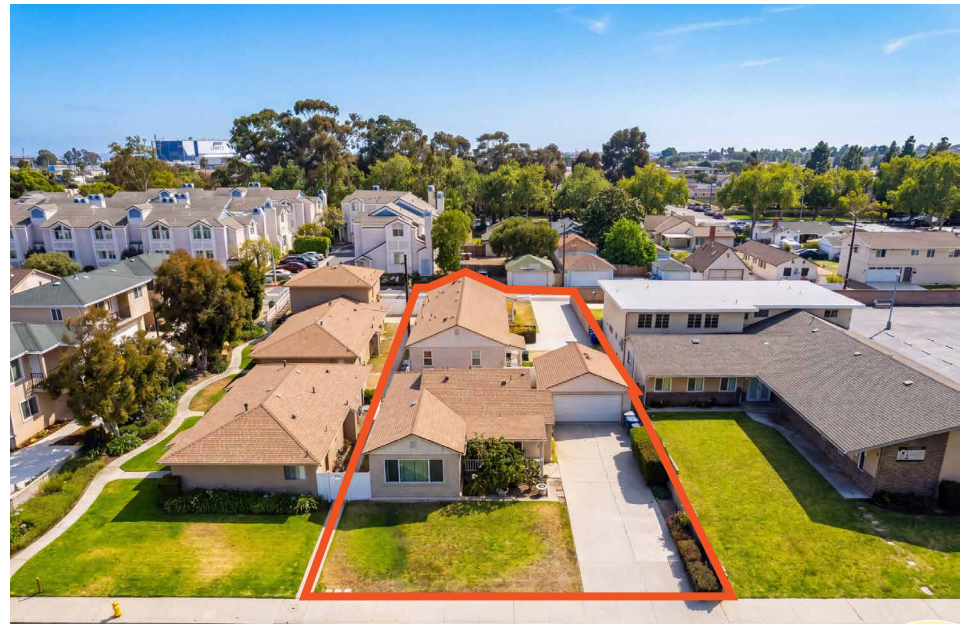
- Unique street-to-street triplex located within 1 mile of Port Hueneme Beach
- Separately metered for gas, electricity and water. Tenants pay all utilities
- Detached 2BD/1BA home w/ garage and duplex with (2) 1BD/1BA units plus single-car garages
- Low turnover market place with strong tenant demand from nearby Naval Base, employees of the Port of Hueneme, and the region's surrounding agricultural workforce



UNIT DIAGRAM



EXTERIOR PHOTOS





FINANCIALS



FINANCIAL ANALYSIS

FINANCIAL SUMMARY

UNITS	3 Units
PRICE	\$1,150,000
PRICE/UNIT	\$383,333
PRICE/SF	\$491
GRM (CURRENT)	14.3
GRM (PROFORMA)	13.0

INCOME ANALYSIS

UNITS	CURRENT RENTS	MARKET RENTS
511 2BD/1BA	\$2,538	\$2,850
513 1BD/1BA	\$2,175	\$2,250
515 1BD/1BA	\$2,009	\$2,250
TOTAL MONTHLY INCOME	\$6,722	\$7,350
ANNUAL GROSS INCOME	\$80,664	\$88,200
LESS VACANCY (3%)	-\$2,420	-\$2,646
EFFECTIVE GROSS INCOME	\$78,244	\$85,554

EXPENSE ANALYSIS

	CURRENT RENTS	% OF EGI	MARKET RENTS	% OF EGI
PROPERTY TAXES (1.181%)	\$13,850	17.4%	\$13,850	15.9%
INSURANCE (ACTUAL)	\$2,557	3.3%	\$2,557	3.0%
OFF-SITE MANAGEMENT (5%)	\$3,912	5.0%	\$4,278	5.0%
LANDSCAPE (ESTIMATED \$150/MO)	\$1,800	2.3%	\$1,800	2.1%
REPAIRS & MAINTENANCE (\$650/UNIT)	\$1,950	2.5%	\$1,950	2.3%
RESERVES (\$250/UNIT)	\$750	1.0%	\$750	0.9%
TOTAL ANNUAL EXPENSES	\$24,550	31.4%	\$24,915	29.1%
NET OPERATING INCOME	\$53,695		\$60,639	

NOTES | ¹ Tenant in unit 513 receives Section 8 housing voucher.

² Tenants currently pay for gas, electricity, water/sewer and trash service.





LOCATION





PORT HUENEME BEACH PARK

PORT OF HUENEME

BEACH PORT RETAIL CENTER

VC FIRE STATION 53

HUENEME ELEMENTARY

HUENEME SHORES CONDOS

E CLARA STREET

N 5TH STREET

511 N 5TH STREET



OXNARD HS

OXNARD AIRPORT

THE COLLECTION

101 FREEWAY

CAMARILLO AIRPORT

CHANNEL ISLANDS HARBOR

CENTERPOINT MALL

PORT HUENEME NAVAL BASE

CHANNEL ISLAND HS

OXNARD COLLEGE

CSUCI

511 N 5TH STREET

DEEP WATER PORT

PORT HUENEME BEACH PARK

POINT MUGU





THE CITY OF PORT HUENEME

Port Hueneme is a coastal city in Ventura County with approximately 20,000 residents, offering a unique combination of beachside living, regional accessibility and a strong maritime and defense-oriented economy. The city features sandy beaches, waterfront parks and a fishing pier, while providing convenient access to the larger Oxnard-Ventura area. Port Hueneme is home to the Port of Hueneme, the only deep-water commercial port between Los Angeles and the San Francisco Bay Area and an important gateway for automobiles, fresh produce and other international cargo. The city is also home to Naval Base Ventura County Port Hueneme and is near its Point Mugu installation, providing a significant military, engineering, technology and civilian employment base. Nearby Pacific Coast Highway and U.S. Highway 101 connect the community to Ventura, Santa Barbara and greater Los Angeles. Port Hueneme's coastal location, major employment anchors, international trade infrastructure and proximity to the larger Oxnard market make it a strategically positioned community within Ventura County.





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