MULTIFAMILY INVESTMENT OPPORTUNITY

5561 RENO CIRCLE | HUNTINGTON BEACH, CA

4 - UNIT MULTIFAMILY INVESTMENT



EXCLUSIVELY OFFERED BY MIKE LEMBECK | CITIVEST REALTY SERVICES

INVESTMENT OVERVIEW

PROPERTY
CUL-DE-SAC 4 PLEX
BUILDING AREA
4,273 SQ. FT.
ASKING PRICE
$2,425,000



AT A GLANCE

Units	4
Year Built	1972
Building Size	4,273 SQ. FT.
Lot Size	6,970 SQ. FT.
Unit Mix	One 3 Bedroom 2 Bath Two 2 Bedroom 2 Bath One 2 Bedroom 1 Bath

LOCATION SUMMARY

Located in an established Huntington Beach rental neighborhood, the property offers convenient access to schools, shopping, employment centers, major transportation routes, Huntington Harbour, Bolsa Chica, and the beach.

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

5561 Reno Circle presents an opportunity to acquire a well-located four-unit apartment property in desirable North Huntington Beach. Situated on a quiet cul-de-sac near Marina High School, the property offers strong existing income together with meaningful long-term rental upside. The approximately 4,273-square-foot property was built in 1972 and features an attractive unit mix consisting of one 3-bedroom/2-bath unit, two 2-bedroom/2-bath units, and one 2-bedroom/1-bath unit. Current scheduled rents total approximately $9,735 per month. Three of the four units are rented below current market levels and are occupied on month-to-month tenancies, providing an opportunity for future income growth for the new owner. The property has benefited from substantial interior improvements, with all units remodeled except the 3-bedroom unit. Improvements include granite countertops, newer cabinetry, and other interior upgrades. One of the 2-bedroom/2-bath units features a permitted open-floor-plan configuration approved by the City.

PROPERTY HIGHLIGHTS

- Desirable North Huntington Beach Location
- Quiet Cul-de-Sac
- Attractive 3-Bedroom and 2-Bedroom Unit Mix
- Current Rents Approx. $9,735/Month
- Three of Four Units Substantially Remodeled
- Permitted Open-Floor-Plan 2-Bedroom/2-Bath Unit



LOCATION | UNIT MIX | VALUE-ADD POTENTIAL

RENT ROLL & FINANCIAL SUMMARY

RENT ROLL

UNIT	TYPE	CURRENT	PRO FORMA
1	3 Bedroom 2 Bath	$2,235	$4,200
2	2 Bedroom 2 Bath	$2,300	$3,000
3	2 Bedroom 2 Bath	$3,000	$3,000
4	2 Bedroom 1 Bath	$2,200	$2,850
TOTAL / MO.		$9,735	$13,050
TOTAL / YR.		**$116,820**	**$156,600**

FINANCIAL HIGHLIGHTS

ASKING PRICE **$2,425,000**	PRICE / UNIT **$606,250**	CURRENT GRM **20.7**
CURRENT CAP **3.56%**	PRO FORMA CAP **4.77%**	PRO FORMA GRM **15.4**
PRICE / SF **$567.52**	YEAR BUILT **1972**	BUILDING SF **4,273**
LOT SIZE SF **6,970**	DOWN PAYMENT **$606,250**	DOWN PAYMENT % **25%**

PROJECTED ANNUAL EXPENSES

Property Taxes - NEW	**$27,877**	Electric	**$0**	Gas	**$0**
Water / Sewer	**$0**	Trash	**$0**	Insurance	**$0**

TOTAL ANNUAL EXPENSES	**$29,205**	**MONTHLY EXPENSES**	**$2,434**

Expenses are estimated. Actual expenses will be provided with an accepted offer.

PROPERTY PHOTOS









PROPERTY PHOTOS







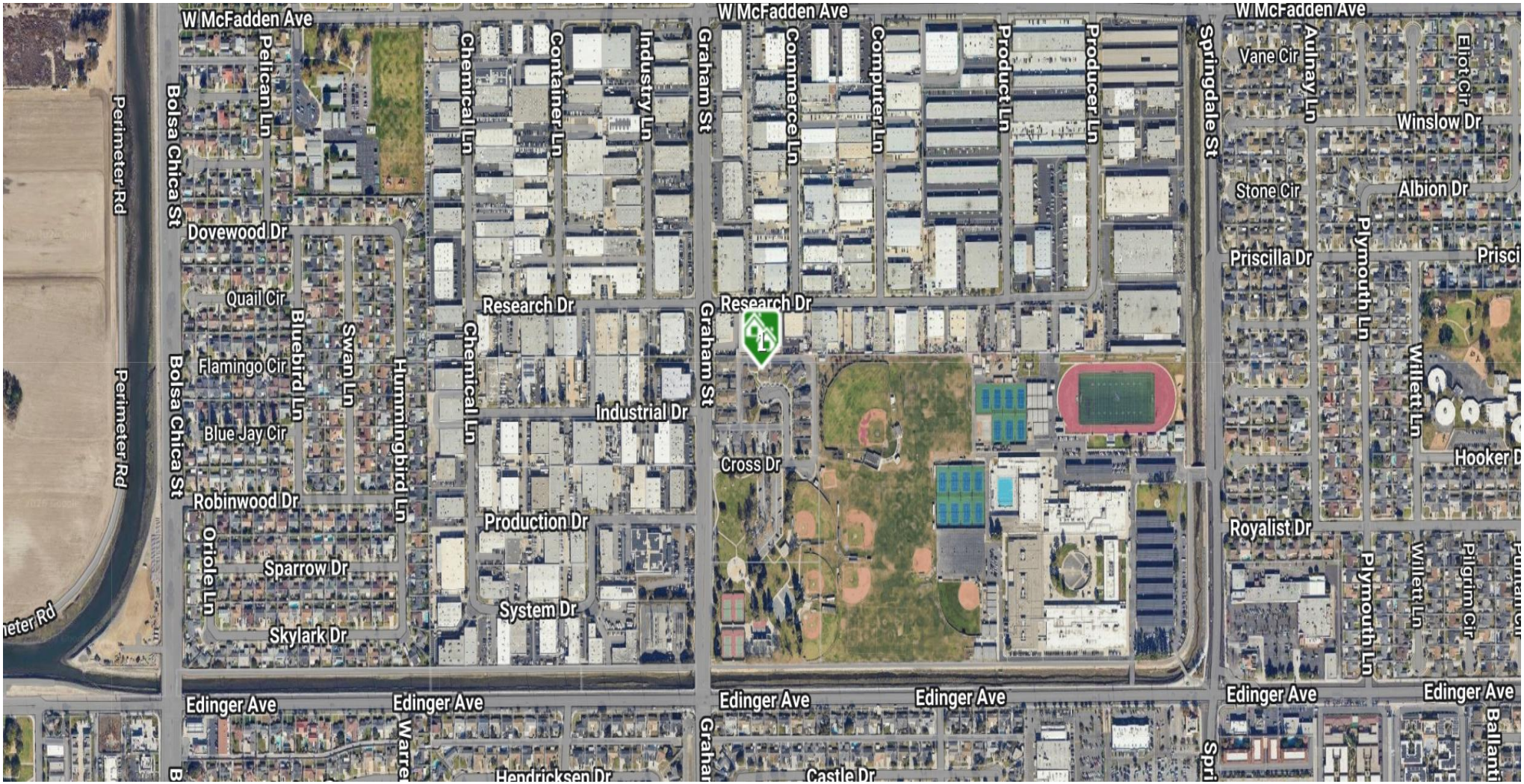


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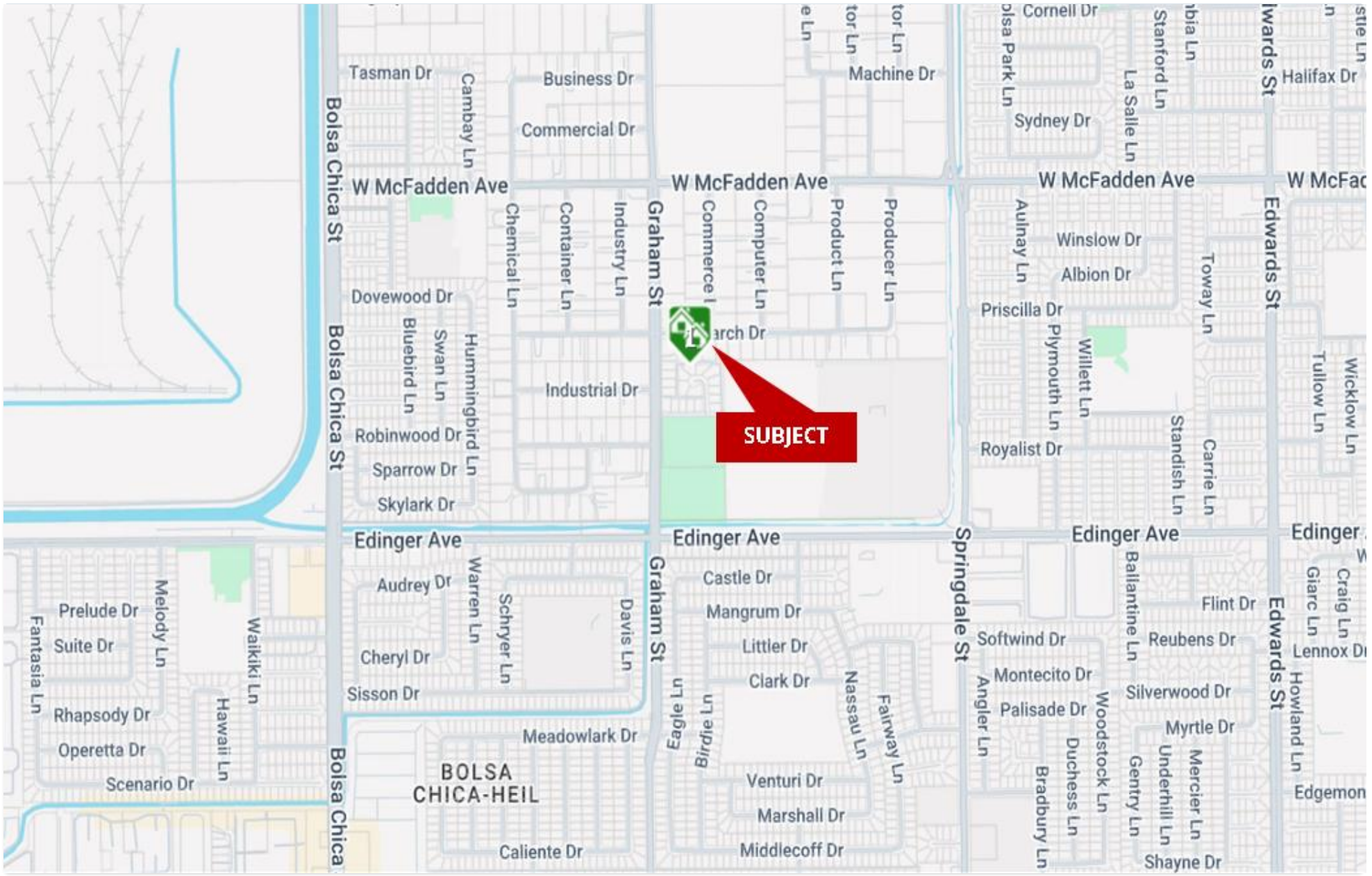




AERIAL MAP


W McFadden Ave
Pelican Ln
Chemical Ln
Container Ln
Industry Ln
Graham St
Commerce Ln
Computer Ln
Product Ln
Producer Ln
Springdale St
Vane Cir
Aulnay Ln
Eliot Cir
Winslow Dr
Stone Cir
Albion Dr
Priscilla Dr
Plymouth Ln
Willett Ln
Perimeter Rd
Bolsa Chica St
Dovewood Dr
Quail Cir
Bluebird Ln
Swan Ln
Hummingbird Ln
Flamingo Cir
Blue Jay Cir
Robinwood Dr
Oriole Ln
Sparrow Dr
Skylark Dr
Research Dr
Industrial Dr
Production Dr
System Dr
Cross Dr
Royalist Dr
Pilgrim Cir
Edinger Ave
Warren
Hendricksen Dr
Castle Dr
Ballanti

STREET MAP


SUBJECT
W McFadden Ave
Edinger Ave
Bolsa Chica St
Graham St
Springdale St
Edwards St
Tasman Dr
Business Dr
Commercial Dr
Machine Dr
Cornell Dr
Halifax Dr
Sydney Dr
Dovewood Dr
Industrial Dr
Robinwood Dr
Sparrow Dr
Skylark Dr
Winslow Dr
Albion Dr
Priscilla Dr
Royalist Dr
Audrey Dr
Cheryl Dr
Sisson Dr
Meadowlark Dr
Castle Dr
Mangrum Dr
Littler Dr
Clark Dr
Venturi Dr
Marshall Dr
Middlecoff Dr
Caliente Dr
Softwind Dr
Montecito Dr
Palisade Dr
Silverwood Dr
Myrtle Dr
Reubens Dr
Flint Dr
Prelude Dr
Suite Dr
Rhapsody Dr
Operetta Dr
Scenario Dr
BOLSA
CHICA-HEIL

COMMUNITY OVERVIEW

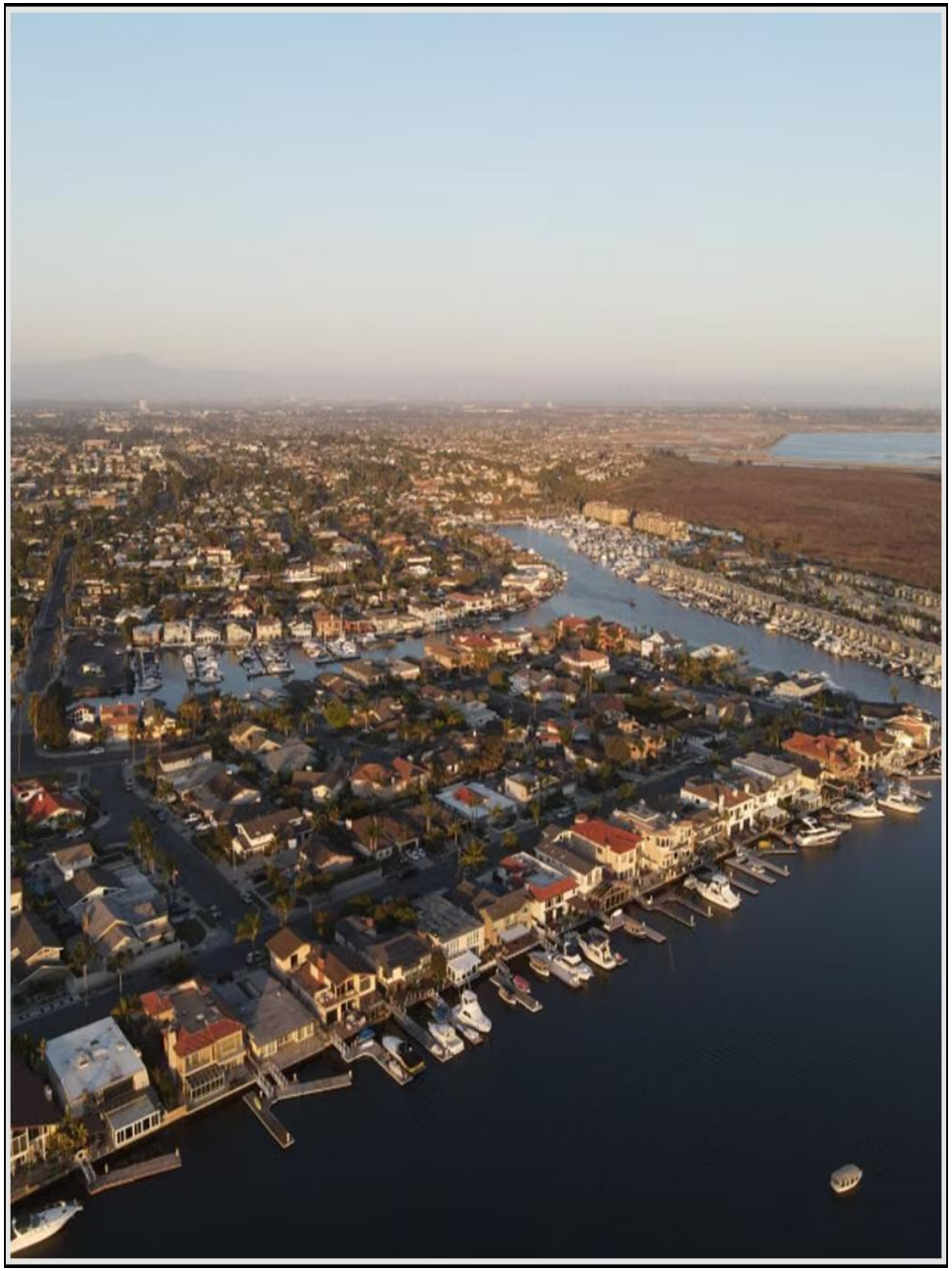
Huntington Beach, California

Known as **Surf City USA**, Huntington Beach is one of Orange County's most recognizable coastal communities, offering a combination of beaches, established residential neighborhoods, employment access and strong renter appeal.

The city features a diverse mix of housing, retail, recreation and employment, with convenient access to major transportation corridors including the **I-405 Freeway, Beach Boulevard and Pacific Coast Highway**. Residents also benefit from proximity to **Huntington Harbour, Bolsa Chica Ecological Reserve, the Huntington Beach Pier, shopping, restaurants, schools and coastal recreation**.

Huntington Beach remains an attractive rental market due to its coastal location, quality of life and access to employment centers throughout Orange County and Long Beach. Apartment properties in established neighborhoods can benefit from continued demand from renters seeking proximity to the coast while maintaining convenient access to jobs and everyday services.

5561 Reno Circle is located in North Huntington Beach, near Marina High School and within easy reach of Huntington Harbour, Bolsa Chica, shopping, dining and major transportation routes.



LISTING AGENT | PROFESSIONAL BIO

MIKE LEMBECK

Mike Lembeck is one of the top producers in listings and sales of income property in Southern California. As a licensed California Real Estate agent, Mike is experienced and proven in large and small income-producing properties, including: apartment buildings, shopping centers, commercial buildings, and 1031 tax-deferred exchanges in Southern California. He is also a member of the Orange County Association of Realtors and Southern California reciprocal Board of Realtors.

Mike Lembeck is a native Southern Californian and has lived in the area his entire life. This has allowed Mike to become familiar with all the different apartment building locations within the cities he services. This expert knowledge, along with his familiarity with the Southern California multifamily apartment market, makes him an expert in apartment building sales.

Mike is a founding member of the Commercial REO Brokers Association and is a member of The Realty Investment Assoc. of Orange County (RIAOC).

Mike has an extensive background in the construction industry and is one of the select few highly educated graduates of the Fortune Builders Mastery Program specializing in the analysis, acquisition, renovation, and disposition of all types of investment properties. He is currently purchasing properties through joint ventures and partnerships to acquire properties to renovate and resell for profit. He has personally purchased, refurbished, and sold hundreds of apartment units and single-family homes.

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MIKE LEMBECK

PRESIDENT - MULTIFAMILY SALES DIVISION

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