OFFERING MEMORANDUM

# 12-UNIT APARTMENT BLDG IN OXNARD

## 1525 W 9TH STREET | OFFERED AT $3,049,000

BEACHSIDE PARTNERS
Multi-Family Advisors

THE HENRY GROUP

# PROPERTY OVERVIEW

# 1525 W 9TH STREET | OXNARD, CA 93035

## PROPERTY DESCRIPTION

1525 W 9th Street presents an opportunity to acquire a well-maintained 12-unit multifamily property in central Oxnard surrounded primarily by single-family homes. Situated on a spacious 19,096 SF lot, the property is configured as three detached single-story fourplex buildings, creating a low-density setting that is appealing to tenants.

The property is composed of four (4) 2BD/1BA units and eight (8) 1BD/1BA units. There are separate electric and gas meters. An unused laundry room onsite provides added potential convenience for tenants. Nine of the twelve units have been renovated with quartz countertops, fresh kitchen cabinet covers and hardware, new vinyl flooring and updated bathrooms. Exterior improvements include a new asphalt driveway, fresh exterior paint, some dual pane windows and updated landscaping. There are 12 carport spaces at the rear of the property.

Offered at a 5.9% capitalization rate, the property provides strong in-place cash flow supported by a history of high occupancy and consistent tenant demand. The attractive low-density layout of 1525 W 9th Street, combined with recent capital improvements and a strong operating history make this a compelling Oxnard investment opportunity.

## PROPERTY FACTS

| | |
|---|---|
| PRICE | $3,049,000 |
| UNITS | 12 |
| UNIT MIX | (4) 2BD/1BA, (8) 1BD/1BA |
| APN | 183-0-173-305 |
| CONSTRUCTION | 1964 |
| BUILDING SIZE | 6,440 SF (per public record) |
| LOT SIZE | 19,096 SF lot (per public record) |
| PARKING | 12 carport spaces |
| UTILITIES | Separate gas and electricity meters |
| LAUNDRY | Common laundry room |
| GRM | 11.2 (actual)<br>10.2 (market) |
| CAP RATE | 5.9% (actual)<br>6.6% (market) |


**NICK HENRY** | PARTNER
(805)705-7311 | Nick@BeachsidePartners.com

**JASON LIEHR** | ASSOCIATE AGENT
(805)406-6463 | Jason@BeachsidePartners.com

## PROPERTY HIGHLIGHTS

- Twelve (12) unit apartment complex consisting of three detached fourplexes on a 19,096 SF lot
- Strong in-place cash flow with a 5.9% cap rate, 11.2 GRM and proven history of high occupancy
- Optional assumable loan available at 3.74% with balance of $780,000 through 1/1/29. Monthly payments of $3,958
- Majority of units upgraded and recent exterior improvements including new asphalt, paint, and landscaping
- 12 covered carports offering potential ADU conversion opportunity (subject to buyer verification and city approvals)


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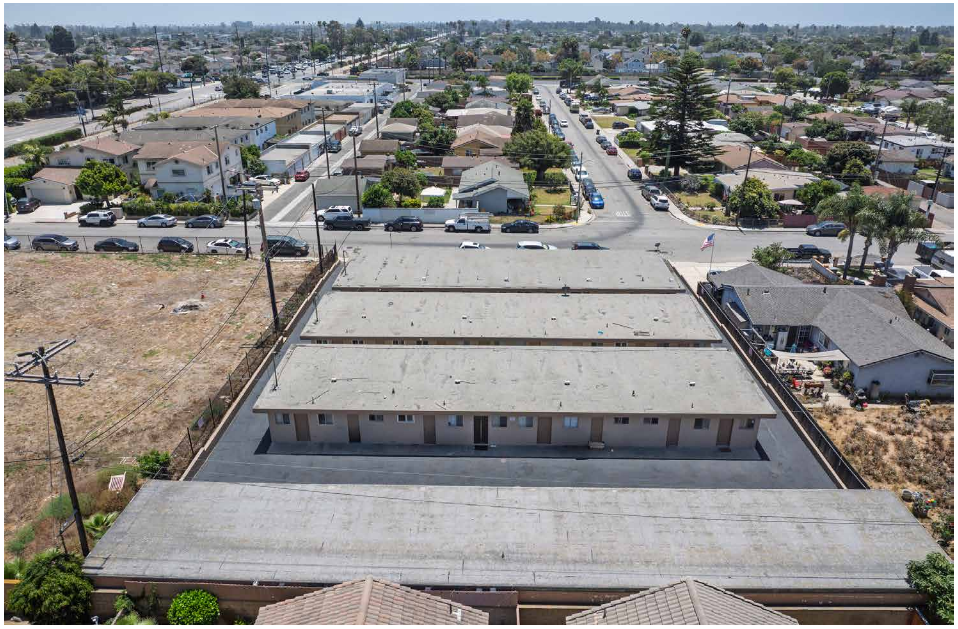
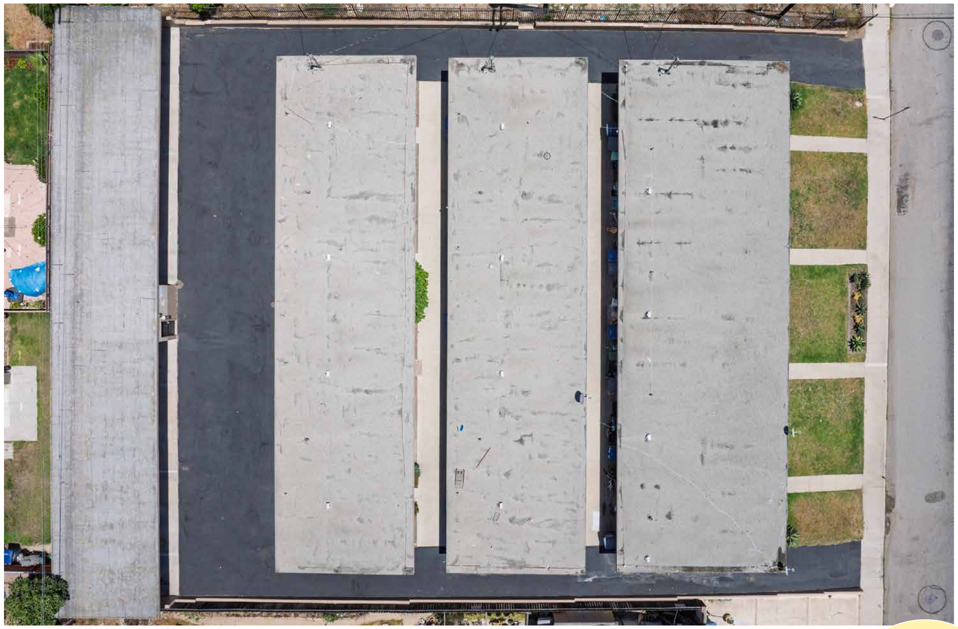
# EXTERIOR PHOTOS







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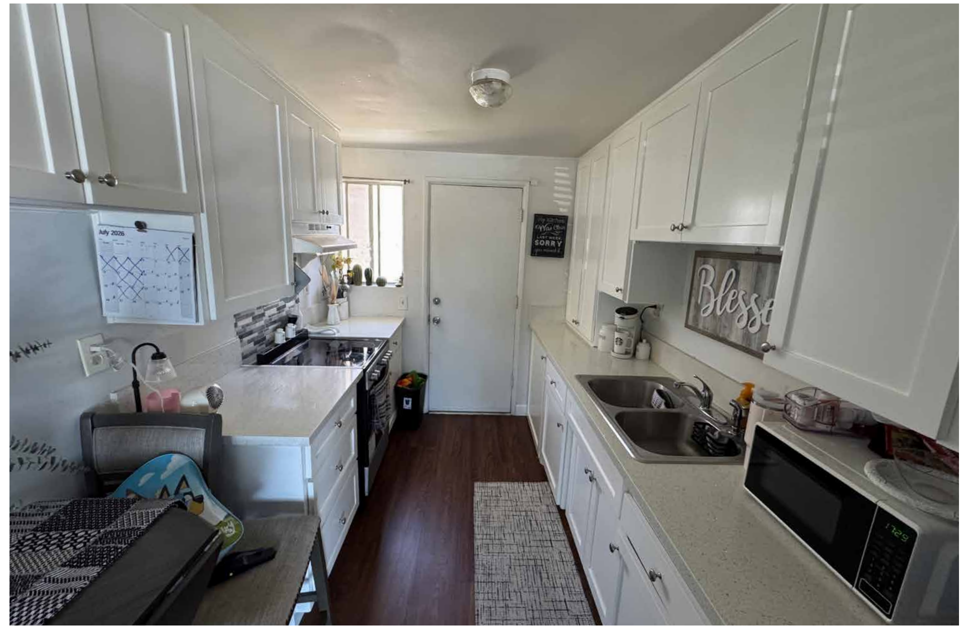
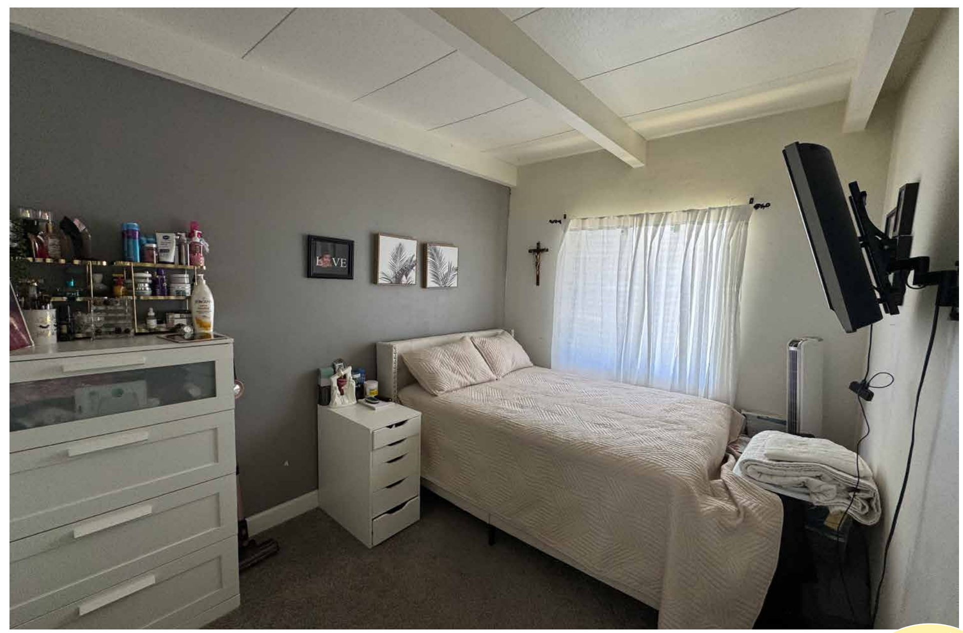
# UNIT 2 INTERIOR PHOTOS







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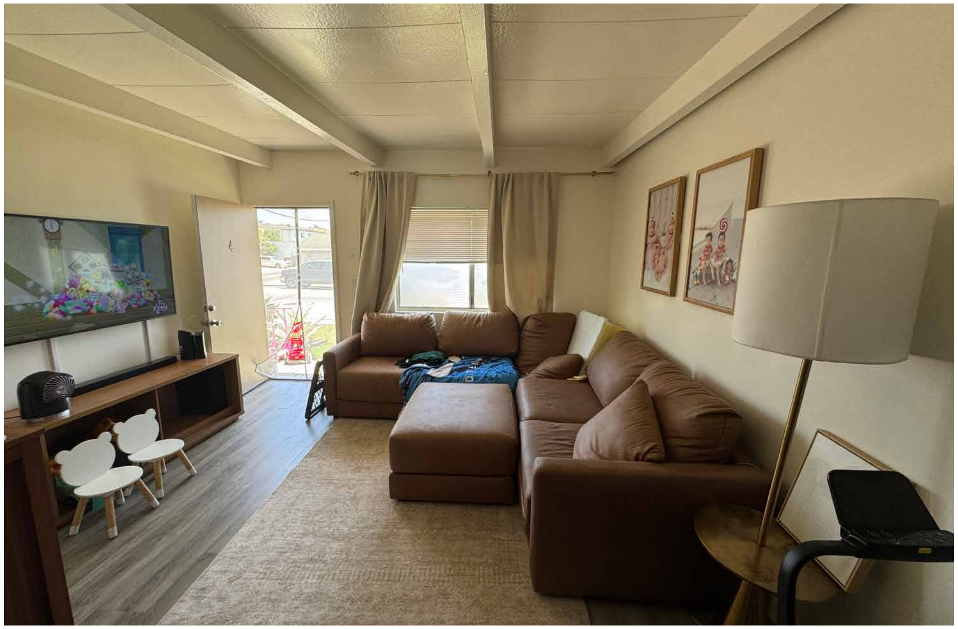
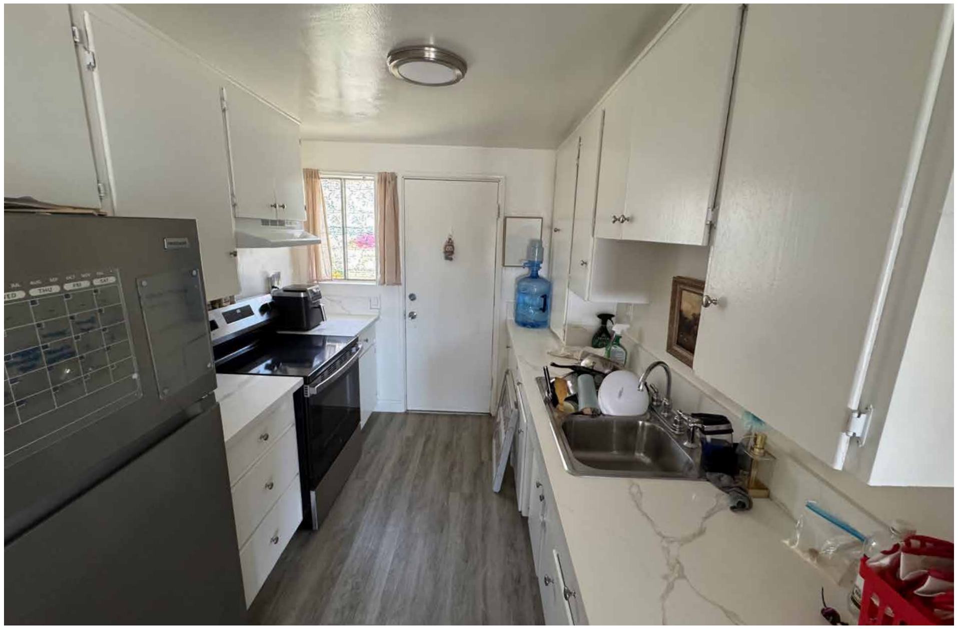
# UNIT 4 INTERIOR PHOTOS







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# FINANCIALS

# JUNE 2026 RENT ROLL

| UNIT | UNIT TYPE | UNIT SQ FT | ACTUAL RENT | MARKET RENT |
|---|---|---|---|---|
| 1 | 2BD/1BA | 650 | $2,200 | $2,300 |
| 2 | 2BD/1BA | 650 | $2,200 | $2,300 |
| 3 | 2BD/1BA | 650 | $2,200 | $2,300 |
| 4 | 2BD/1BA | 650 | $2,200 | $2,300 |
| 5 | 1BD/1BA | 550 | $1,735 | $1,950 |
| 6 | 1BD/1BA | 550 | $1,800 | $1,950 |
| 7 | 1BD/1BA | 550 | $1,800 | $1,950 |
| 8 | 1BD/1BA | 550 | $1,775 | $1,950 |
| 9 | 1BD/1BA | 550 | $1,718 | $1,950 |
| 10 | 1BD/1BA | 550 | $1,775 | $1,950 |
| 11 | 1BD/1BA | 550 | $1,750 | $1,950 |
| 12 | 1BD/1BA | 550 | $1,581 | $1,950 |
| TOTAL | | | $22,734 | $24,800 |

**NOTES** | Unit size shown is an estimate. Buyer to independently verify actual size of units.


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# FINANCIAL ANALYSIS

NOTES | [1] Water/Sewer/Trash expense is T24 average currently paid by owner.

## FINANCIAL SUMMARY

| | |
|---|---|
| UNITS | 12 Units |
| PRICE | $3,049,000 |
| PRICE/UNIT | $254,083 |
| PRICE/SF | $473 |
| GRM (CURRENT) | 11.2 |
| GRM (PROFORMA) | 10.2 |
| CAP RATE (CURRENT) | 5.9% |
| CAP RATE (PROFORMA) | 6.6% |

## INCOME ANALYSIS

| UNITS | CURRENT RENTS AVG | CURRENT RENTS TOTAL | MARKET RENTS AVG | MARKET RENTS TOTAL |
|---|---|---|---|---|
| (4) 2BD/1BA | $2,200 | $8,800 | $2,300 | $9,200 |
| (8) 1BD/1BA | $1,742 | $13,934 | $1,950 | $15,600 |
| TOTAL MONTHLY INCOME | | $22,734 | | $24,800 |
| ANNUAL GROSS INCOME | | $272,808 | | $297,600 |
| LESS VACANCY (3%) | | -$8,184 | | -$8,928 |
| EFFECTIVE GROSS INCOME | | $264,624 | | $288,672 |

## EXPENSE ANALYSIS

| | CURRENT RENTS | % OF EGI | MARKET RENTS | % OF EGI |
|---|---|---|---|---|
| PROPERTY TAXES (1.207%) | $36,801 | 13.9% | $36,801 | 13.9% |
| INSURANCE (ACTUAL) | $7,000 | 2.6% | $7,000 | 2.4% |
| ELECTRICITY | $922 | 0.3% | $922 | 0.3% |
| WATER/SEWER/TRASH[1] | $14,700 | 5.6% | $14,700 | 5.6% |
| OFF-SITE MANAGEMENT (5%) | $13,231 | 5.0% | $14,434 | 5.0% |
| LANDSCAPE ($150/MO) | $1,800 | 0.7% | $1,800 | 0.6% |
| REPAIRS & MAINTENANCE ($650/UNIT) | $7,800 | 2.9% | $7,800 | 2.7% |
| RESERVES ($250/UNIT) | $3,000 | 1.1% | $3,000 | 1.0% |
| SPECIAL TAX ASSESSMENTS (ACTUAL) | $256 | 0.1% | $256 | 0.1% |
| TOTAL ANNUAL EXPENSES | $85,511 | 32.3% | $86,713 | 30.0% |
| NET OPERATING INCOME | $179,113 | | $201,959 | |


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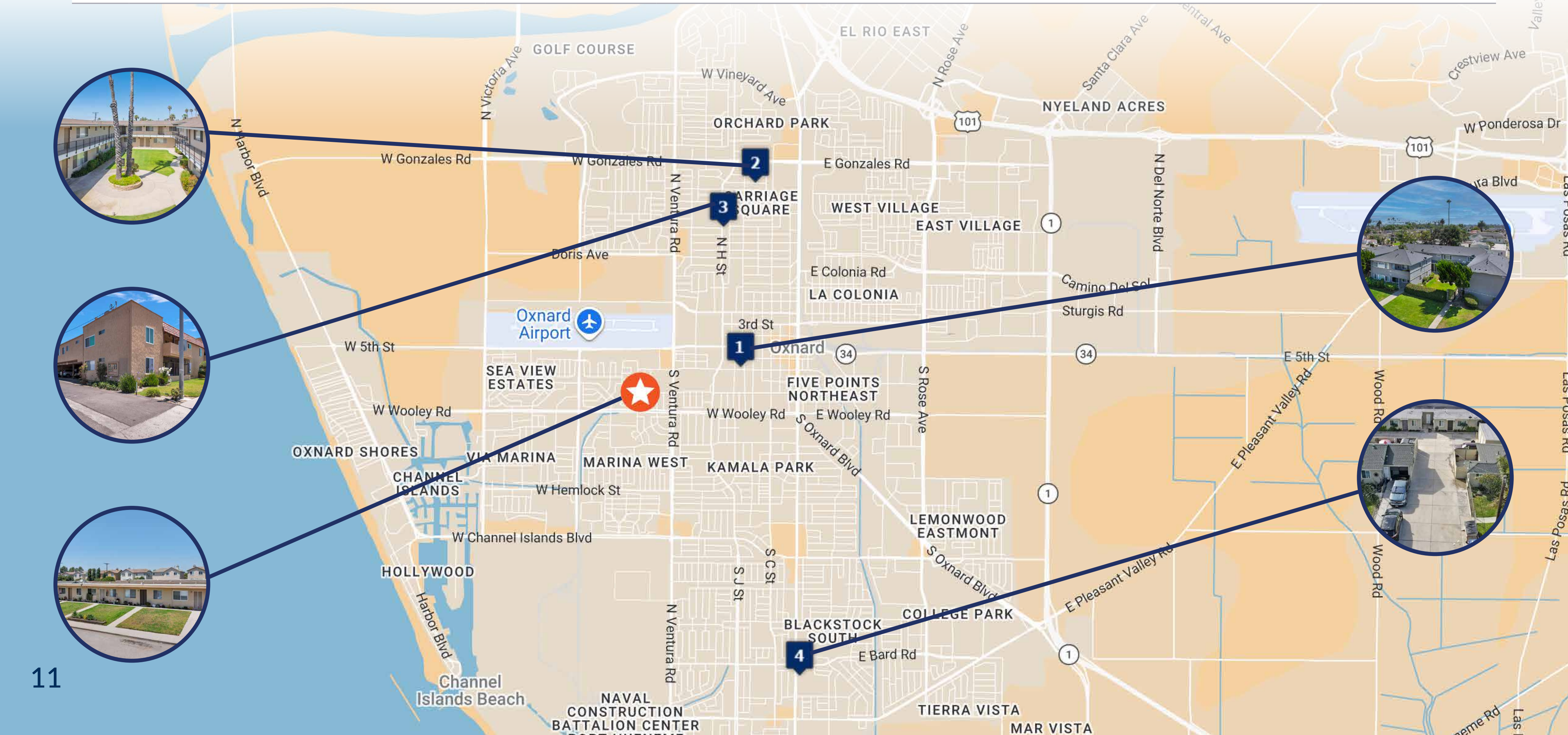
# SALES COMPARABLES

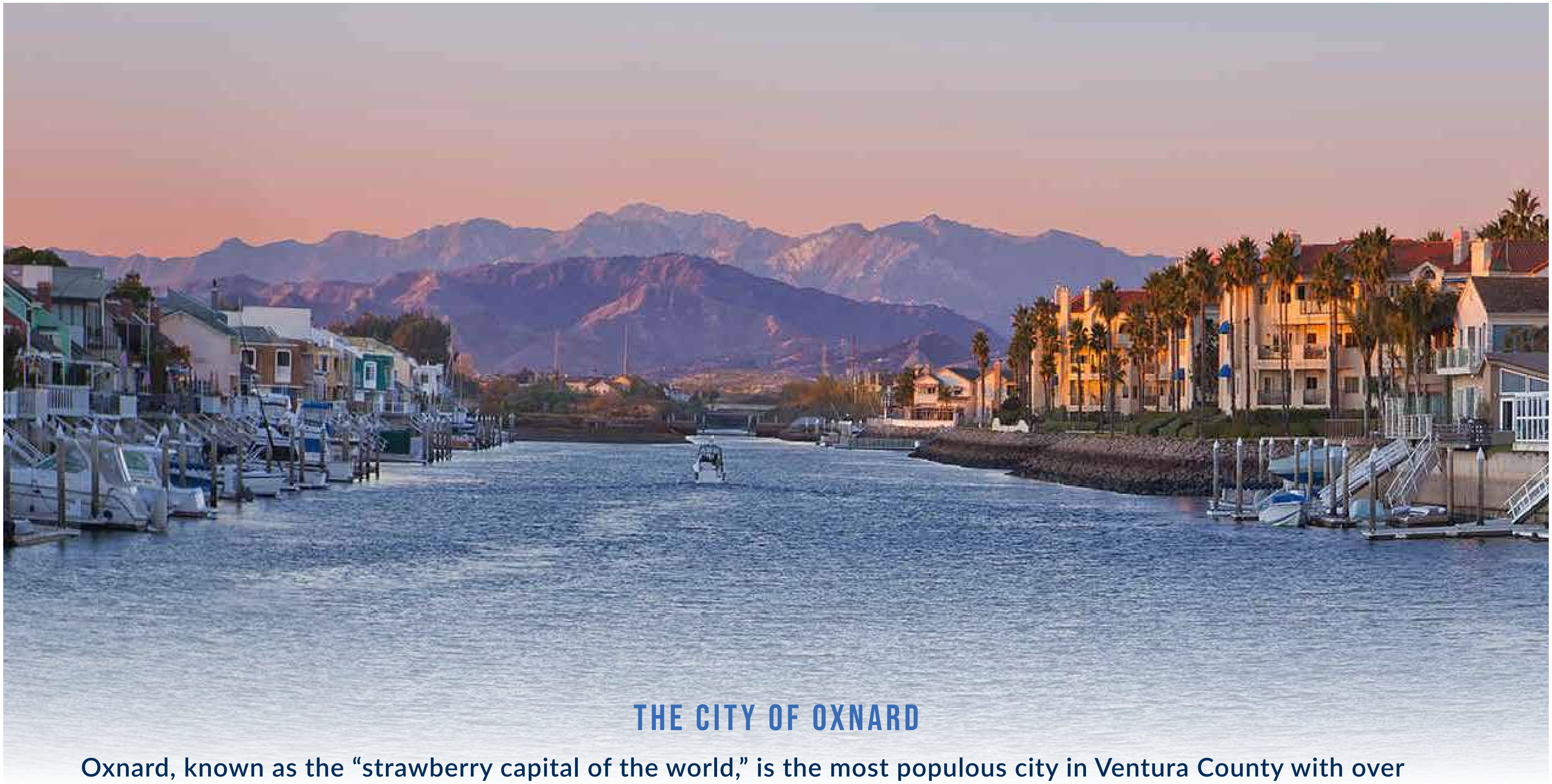
| MAP | ADDRESS | # OF UNITS | SALES PRICE | PRICE PER UNIT | UNIT MIX | GRM (CURRENT) | CAP RATE (CURRENT) | SALES DATE |
|---|---|---|---|---|---|---|---|---|
| 1 | 706 W 5th Street | 18 | $4,480,000 | $248,889 | (6) 2BD/1BA, (12) 1BD/1BA | 12.4 | 4.9% | 5/1/26 |
| 2 | 560 W Gonzales Rd | 24 | $6,000,000 | $250,000 | (6) 2BD/2BA, (6) 2BD/1BA, (12) 1BD/1BA | 10.7 | 6.2% | 3/11/26 |
| 3 | 1200 N H Street | 18 | $4,650,000 | $258,333 | (4) 2BD/1.5BA, (5) 2BD/1BA, (9) 1BD/1BA | 11.5 | 5.1% | 5/27/25 |
| 4 | 150 Johnson Road | 6 | $1,670,000 | $278,333 | (2) 2BD/1BA, (4) 1BD/1BA | 12.6 | 5.1% | 5/16/25 |
| | *AVERAGES* | | | *$258,889* | | *11.8* | *5.3%* | |
| ★ | 1525 W 9th Street | 12 | $3,049,000 | $254,083 | (4) 2BD/1BA, (8) 1BD/1BA | 11.2 | 5.9% | SUBJECT |



# LOCATION


OXNARD
CALIFORNIA
OXNARD HS
ESPLANADE TOWERS
OXNARD AIRPORT
CVS | BASKIN ROBBINS
ALDIS | QUEST DIAGNOSTICS
OXNARD VETERINARY HOSPITAL
VONS
VENTURA ROAD
RIALTO STREET
SEA AIR PARK
1525 W 9TH STREET
9TH STREET

OXNARD HS
THE COLLECTION
101 FREEWAY
CAMARILLO AIRPORT
OXNARD AIRPORT
1525 W 9TH STREET
CHANNEL ISLANDS HARBOR
CENTERPOINT MALL
CSUCI
PORT HUENEME NAVAL BASE
CHANNEL ISLAND HS
OXNARD COLLEGE
DEEP WATER 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.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DRE 01748131

JASON LIEHR
(805) 406-6463
Jason@BeachsidePartners.com
DRE 02152826