

4 Units in Huntington Beach

17172 Harbor Bluffs Circle, Huntington Beach, CA 92649



Seller Financing
Considered

STREAM®

THE SWANSON
APARTMENT TEAM



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Warner Ave

Bolsa Chica St

Harbor Bluffs Cir





Property Information



4
UNITS



4,423 SF
BUILDING SIZE



9,781 SF
LOT SIZE

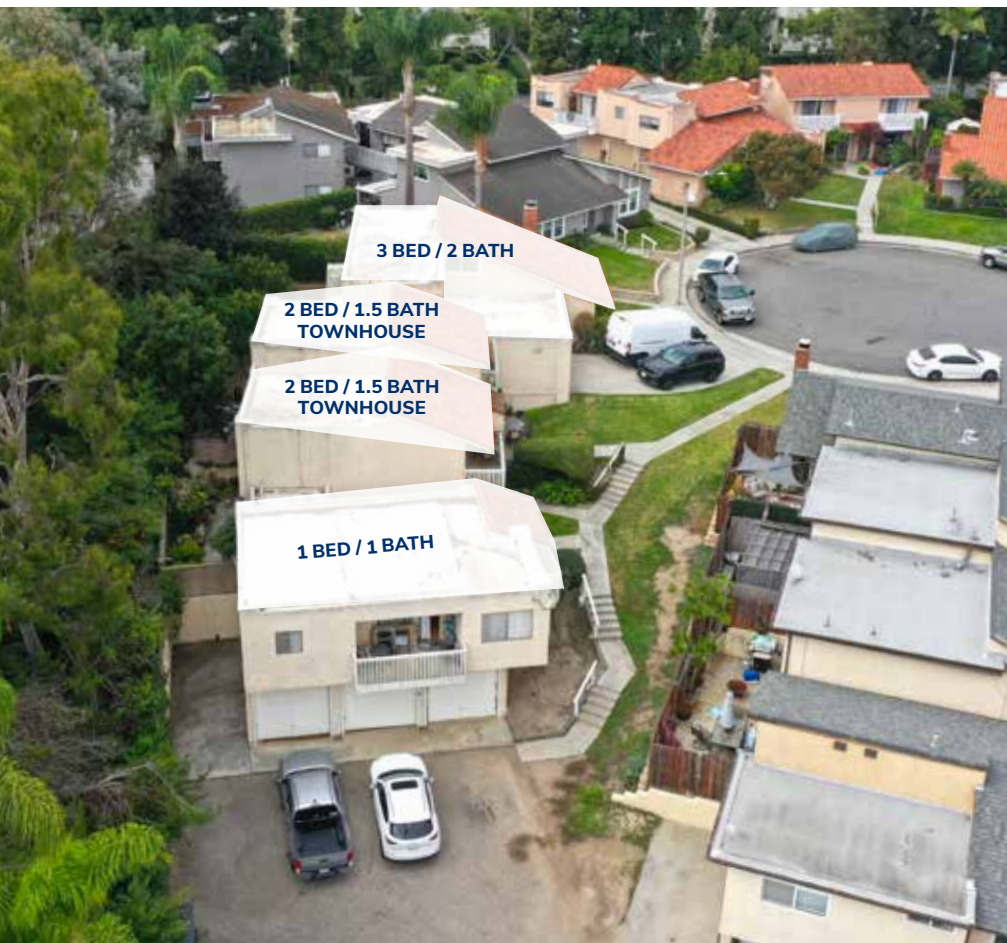


1977
YEAR BUILT

Property Highlights

- Huge 4,423 SF Fourplex
- 1.1 Miles from Bolsa Chica State Beach
- Private Corner Lot with No Neighbors Directly Behind
- Large Private Yards and Balconies
- Excellent Unit Mix:
 - (1) 3 Bedroom / 2 Bathroom Unit with 2-Car Garage & Driveway
 - (2) 2 Bedroom / 1.5 Bathroom Townhomes
 - (1) 1 Bedroom / 1 Bathroom Unit
- Over \$45,000 in Capital Improvements Completed within the past 8 Months
- Commercial-Grade TPO Membrane Roof
- 12 Total Parking Spaces: (1) Two-Car Garage, (1) Two-Car Driveway, (3) Single-Car Driveways, (3) Tandem Parking Spaces Behind the Garage, and (2) Open Parking Spaces
- Seller Financing Considered



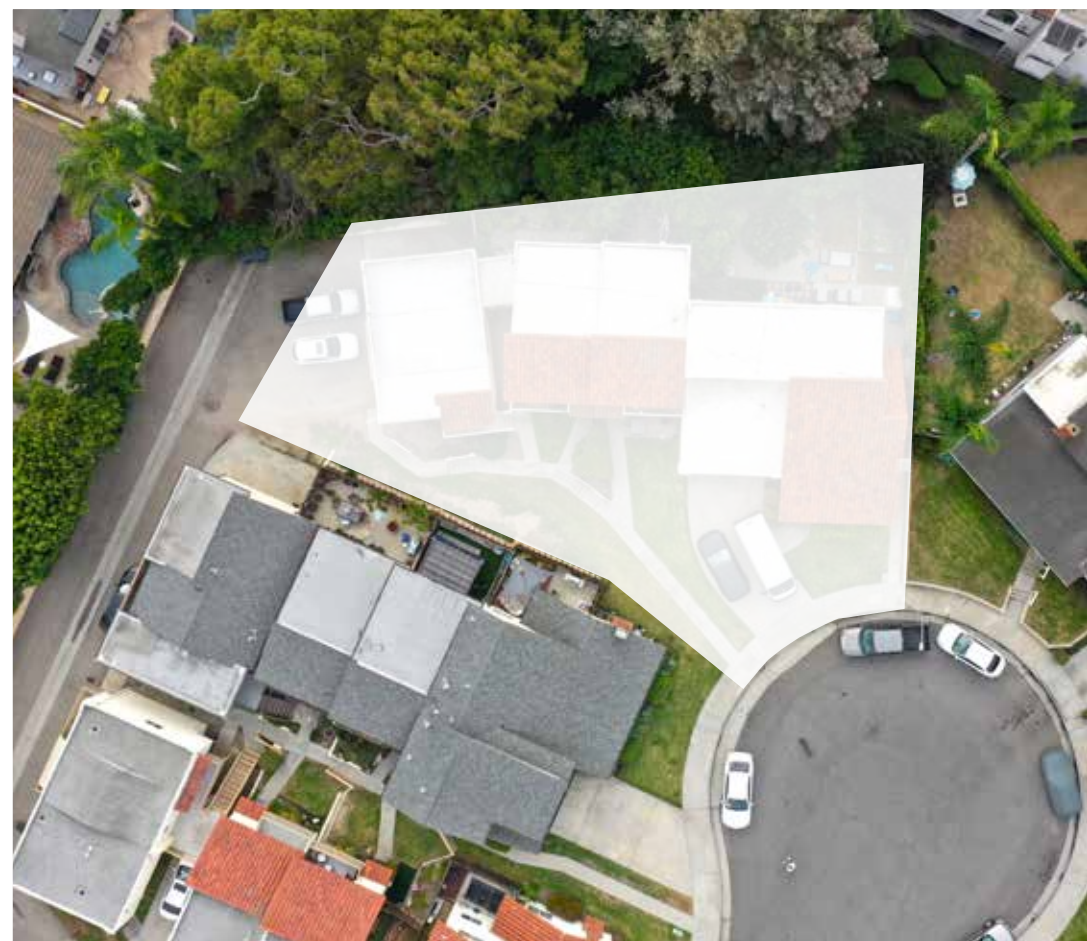


3 BED / 2 BATH

**2 BED / 1.5 BATH
TOWNHOUSE**

**2 BED / 1.5 BATH
TOWNHOUSE**

1 BED / 1 BATH





This unit is currently being renovated. The photos shown represent the completed renovation and are provided for illustrative purposes only. The unit will include washer and dryer hookups; however, the washer and dryer are the tenant's responsibility and are shown for demonstration purposes only.



Financial Analysis

Offering Summary

	LISTING PRICE
	\$2,495,000
\$ / UNIT	\$623,750
SALES COMP SUMMARY AVG. \$ / UNIT	\$655,111
ACTUAL CAP RATE	4.05%
YEAR 1 CAP RATE	4.48%
PRO FORMA CAP RATE	5.00%
SALES COMP SUMMARY AVG. CAP RATE	3.54%
ACTUAL GRM	16.80
YEAR 1 GRM	15.63
PRO FORMA GRM	14.43
SALES COMP SUMMARY AVG. GRM	18.66
\$ / SQ. FT.	\$564
SALES COMP SUMMARY AVG. \$ / SQ. FT.	\$541



Financing Assumptions

DOWN PAYMENT	TBD
LOAN AMOUNT	TBD
INTEREST RATE	TBD
YEAR AMORTIZED	TBD
DEBT COVERAGE RATIO	TBD
TERMS	TBD
DATE OF QUOTE	TBD



Rent Roll

UNIT #	UNIT TYPE	APPROX. SF	RENT AS OF AUG. 1, 2026	YEAR 1 (5% + 3.7% CPI) CAPPED AT MARKET	PRO FORMA
1	3 Bedroom / 2 Bath 2-Car Direct Garage + W/D	1,723	\$4,050	\$4,402	\$4,500
2	2 Bedroom / 1.5 Bath Townhome + W/D (Vacant)	1,000	\$3,395	\$3,500	\$3,500
3	2 Bedroom / 1.5 Bath Townhome	1,000	\$2,800	\$3,044	\$3,500
4	1 Bedroom / 1 Bath	700	\$2,075	\$2,256	\$2,600
Totals		4,423	\$12,320	\$13,201	\$14,100
Plus Misc. (Credit Check, Late Fees, Etc.)			\$55	\$55	\$55
Plus Pet Fees (\$50/Pet for 25% of Building)			Optional	\$50	\$50
Plus RUBS (\$50/Unit)			Optional	Optional	\$200
Total Monthly Income			\$12,375	\$13,306	\$14,405
Annualized			X 12	X 12	X 12
Total Annual Income			\$148,500	\$159,678	\$172,860



Operating Statement

PROPERTY INCOME		AUG. 1, 2026	YEAR 1	PRO FORMA
Gross Monthly Rental Income		\$12,320	\$13,201	\$14,100
Annualized		X 12	X 12	X 12
Gross Annual Rents		\$147,840	\$158,418	\$169,200
Plus Misc.		\$660	\$660	\$660
Plus Pets	\$50/Pet	Optional	\$600	\$600
Plus RUBS	\$50/Unit	Optional	Optional	\$2,400
Gross Annual Income		\$148,500	\$159,678	\$172,860
Vacancy Allowance	3%	\$(4,455)	\$(4,790)	\$(5,186)
Annual Gross Operating Income		\$144,045	\$154,887	\$167,674

PROPERTY EXPENSES		EXPENSES		
Less Property Taxes	1.0914%	\$(27,230)	\$(27,230)	\$(27,230)
Less Property Tax Assessments	Actual	\$(1,111)	\$(1,111)	\$(1,111)
Less Insurance	Actual	\$(4,286)	\$(4,286)	\$(4,286)
Less Electric	2025 Actual	\$(202)	\$(202)	\$(202)
Less Gas	2025 Actual	\$(787)	\$(787)	\$(787)
Less Water	2025 Actual	\$(2,068)	\$(2,068)	\$(2,068)
Less Trash	2025 Actual	\$(2,613)	\$(2,613)	\$(2,613)
Less Maintenance/Repairs/Turnover	\$1,000/Unit	\$(4,000)	\$(4,000)	\$(4,000)
Less Licenses/Permits/Pets/Misc.	\$60/Mth	\$(720)	\$(720)	\$(720)
Total Expenses		\$(43,017)	\$(43,017)	\$(43,017)
Net Operating Income		\$101,028	\$111,870	\$124,657



Market Comparables

Sales Comparables



17172 HARBOR BLUFFS CIR., HUNTINGTON BEACH SUBJECT PROPERTY

UNITS	4	CAP	4.05%
PRICE	\$2,495,000	GRM	16.80
PRICE/UNIT	\$623,750	BUILT	1977
PRICE/SF	\$564	UNIT MIX	(1)3Bd/2Ba, (2)2Bd/1.5Ba, (1)1Bd/1Ba



1

14891 Vista Dr, Huntington Beach

On Market

UNITS	4	CAP	3.81%
PRICE	\$2,490,000	GRM	17.82
PRICE/UNIT	\$622,500	BUILT	1979
PRICE/SF	\$532	UNIT MIX	(1)3Bd/2.5Ba, (3)2Bd/2Ba



2

206 Portland Ave, Huntington Beach

On Market

UNITS	4	CAP	3.05%
PRICE	\$2,650,000	GRM	19.04
PRICE/UNIT	\$662,500	BUILT	1975
PRICE/SF	\$730	UNIT MIX	(4)2Bd/1Ba



3

7782 Newman Ave, Huntington Beach

On Market

UNITS	4	CAP	3.06%
PRICE	\$2,680,000	GRM	22.22
PRICE/UNIT	\$670,000	BUILT	1978
PRICE/SF	\$559	UNIT MIX	(1)3Bd/2.5Ba, (3)2Bd/2Ba



Sales Comparables



4 16702 Blanton, Huntington Beach		On Market	
UNITS	4	CAP	2.85%
PRICE	\$2,390,000	GRM	23.80
PRICE/UNIT	\$597,500	BUILT	1975
PRICE/SF	\$575	UNIT MIX	(2)3Bd/2.5Ba, (1)2Bd/2Ba, (1)1Bd/1Ba



5 16802 Hoskins Ln, Huntington Beach		Under Contract	
UNITS	4	CAP	3.57%
PRICE	\$2,399,000	GRM	19.01
PRICE/UNIT	\$599,750	BUILT	1976
PRICE/SF	\$553	UNIT MIX	(2)3Bd/2Ba, (1)2Bd/2Ba, (1)1Bd/1Ba



6 309 Utica Ave, Huntington Beach		Sold 9/25/25	
UNITS	4	CAP	3.70%
PRICE	\$2,250,000	GRM	18.36
PRICE/UNIT	\$587,500	BUILT	1976
PRICE/SF	\$475	UNIT MIX	(1)3Bd/2Ba, (3)2Bd/2Ba



7 4782 James, Huntington Beach		Sold 5/18/26	
UNITS	4	CAP	4.20%
PRICE	\$2,650,000	GRM	15.89
PRICE/UNIT	\$700,000	BUILT	1978
PRICE/SF	\$577	UNIT MIX	(2)2Bd/2.5Ba, (2)2Bd/2Ba

Sales Comparables



8 16805 Roosevelt Ln, Huntington Beach Sold 9/12/25

UNITS	4	CAP	4.10%
PRICE	\$2,550,000	GRM	16.57
PRICE/UNIT	\$668,750	BUILT	1988
PRICE/SF	\$490	UNIT MIX	(2) 3Bd/2Ba+Loft, (2) 2Bd/2Ba



9 16771 Moody, Huntington Beach Sold 5/20/26

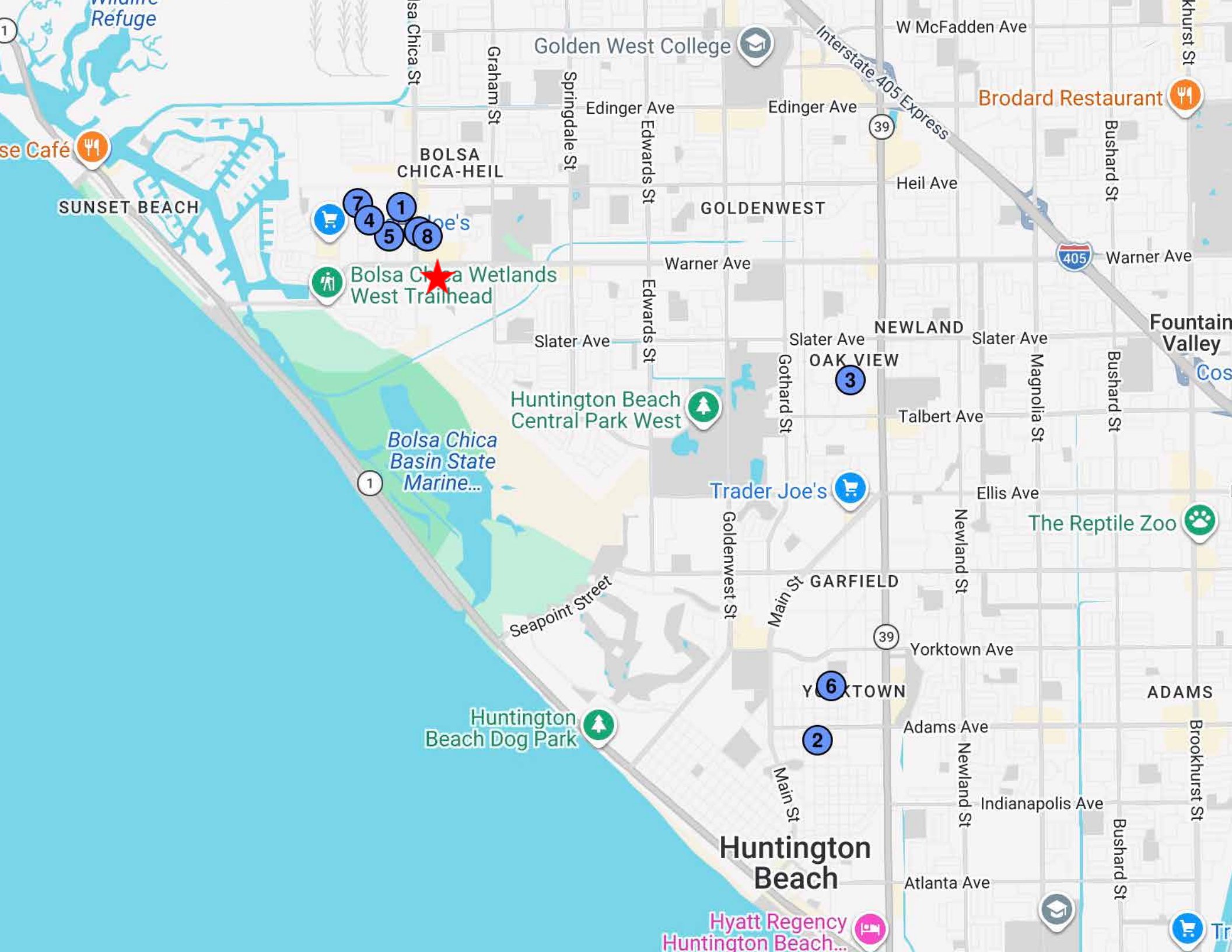
UNITS	4	CAP	3.53%
PRICE	\$2,725,000	GRM	15.19
PRICE/UNIT	\$787,500	BUILT	1986
PRICE/SF	\$379	UNIT MIX	(2) 3Bd/3Ba, (2) 2Bd/2Ba



Sales Comparables Summary

	PROPERTY	SOLD	UNITS	SALES PRICE	CAP RATE	GRM	\$/SF	\$/UNIT
1	4891 Vista Dr, Huntington Beach	Active	4	\$2,490,000	3.81%	17.82	\$532	\$622,500
2	206 Portland Ave, Huntington Beach	Active	4	\$2,650,000	3.05%	19.04	\$730	\$662,500
3	7782 Newman Ave, Huntington Beach	Active	4	\$2,680,000	3.06%	22.22	\$559	\$670,000
4	16702 Blanton, Huntington Beach	Active	4	\$2,390,000	2.85%	23.80	\$575	\$597,500
5	16802 Hoskins Ln, Huntington Beach	Under Contract	4	\$2,399,000	3.57%	19.01	\$553	\$599,750
6	309 Utica Ave, Huntington Beach	9/25/25	4	\$2,250,000	3.70%	18.36	\$475	\$587,500
7	4782 James, Huntington Beach	5/18/26	4	\$2,650,000	4.20%	15.89	\$577	\$700,000
8	16805 Roosevelt Ln, Huntington Beach	9/12/25	4	\$2,550,000	4.10%	16.57	\$490	\$668,750
9	16771 Moody, Huntington Beach	5/20/26	4	\$2,725,000	3.53%	15.19	\$379	\$787,500
Total Average			4	\$2,531,556	3.54%	18.66	\$541	\$655,111
17172 Harbor Bluffs Circle			4	\$2,495,000	4.05%	16.80	\$564	\$623,750





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