

Pride-of-Ownership 4-unit Investment Opportunity

4891 Vista Drive

Huntington Beach, CA 92649

Offered at \$2,490,000



GERARD
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PROPERTY DESCRIPTION

Rare pride-of-ownership 4-unit investment opportunity being offered for sale for the first time in approximately 25 years. Situated on an approximately 9,700 square foot lot within a quiet cul-de-sac comprised of only 13 multifamily properties, this offering presents a unique opportunity to acquire a well-maintained asset in one of Huntington Beach's most desirable rental markets. Built in 1979, the property consists of approximately 4,678 square feet and has benefited from long-term ownership and attentive maintenance. First time on the market in almost 25 years.

It currently generates approximately \$139,740 in gross annual income and features an excellent unit mix of one 3-bedroom, 2.5-bath townhome-style residence and three 2-bedroom, 2-bath units. The 3-bedroom residence offers amenities rarely found in competing rental properties, including a private enclosed yard, side patio, attached two-car garage with direct access, and in-unit washer and dryer hookups. Three 2-bedroom units feature highly desirable dual primary suite floorplans, providing broad appeal to roommates, families, and professional tenants alike. Units #2 and #4 include private balconies, while Unit #3 enjoys a private enclosed rear yard.

Interior improvements include granite countertops, updated cabinetry, ceramic tile flooring in kitchens, dining areas, and bathrooms, along with spacious floorplans offering generous storage throughout. Thoughtful design and larger unit layouts have contributed to strong occupancy history and long-term resident appeal. Additional amenities include five enclosed garages with automatic openers, approximately three off-street parking spaces, a community laundry facility, and attractive tile roofing on both buildings. Combined with private outdoor spaces, ample parking, and well-designed floorplans, these features create a living environment that is increasingly difficult to replicate in today's development landscape.

Ideally located near Huntington Harbour, beaches, shopping, dining, and major transportation corridors, the property benefits from strong fundamentals within Orange County's coastal rental market. This offering combines stable in-place income, an attractive unit mix, excellent physical condition, and a highly sought-after location, making it well suited for investors seeking a quality multifamily asset. Operating expenses shown consist primarily of utilities, current property taxes, insurance, landscaping, and professional management.

The Asset

Units	4
Year Built	1979
Building SF	4,678
Lot SF	9,700
APN	178-211-71
Parking	3
Garage Spaces	5

Pricing

Offering Price	\$2,490,000
Price Per Unit	\$622,500
Price Per Square Foot	\$532.27
Gross Rent Multiplier	17.82 Current / 16.87 Market
Cap Rate	3.42% Current / 3.76 % Market

Rent Roll

	Unit Mix	Current Rent	Pro-Forma
1	3 Bed/2.5 Bath	\$3,500	\$3,750
2	2 Bed/2 Bath	\$2,525	\$2,800
3	2 Bed/2 Bath	\$2,825	\$2,900
4	2 Bed/ 2 Bath	\$2,795	\$2,850
	Total Scheduled Rent	\$11,645	\$12,300

	Current	Pro-Forma
Gross Scheduled Income	\$139,740	\$147,600
Less: Vacancy/Deduction 3%	-\$4,192	-\$4,428
Laundry Income	\$543	\$543
Gross Operating Income	\$136,091	\$143,715
Annualized Expenses	-	-
Property Tax 1.09137%	\$27,175	\$27,175
Insurance (Current)	\$2,447	\$2,447
Water & Trash	\$5,360	\$5,360
Gas & Electric	\$2,540	\$2,540
Property Management (6% Current/5% Market)	\$8,165	\$7,186
Gardening (Current/Market)	\$900	\$1,100
Repairs (\$800 per unit)	\$3,200	\$3,200
Misc. & Reserves (\$300 per unit)	\$1,200	\$1,200
Estimated Expenses	\$50,987	\$50,208
Expenses/Unit	\$12,747	\$12,552
% of EGI	37.47%	34.94%
Return	Current	Market
NOI	\$85,103	\$93,507









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