

**E**  
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— TEAM —  
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# 13431 GOLDENWEST, WESTMINSTER

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 **HUNTINGTON  
BEACH**  
**KELLERWILLIAMS.**  
DRE #01932401

  
**ELIZABETH DO**  
— TEAM —  
DRE #01473012

# INVESTMENT OVERVIEW

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## PROPERTY DESCRIPTION

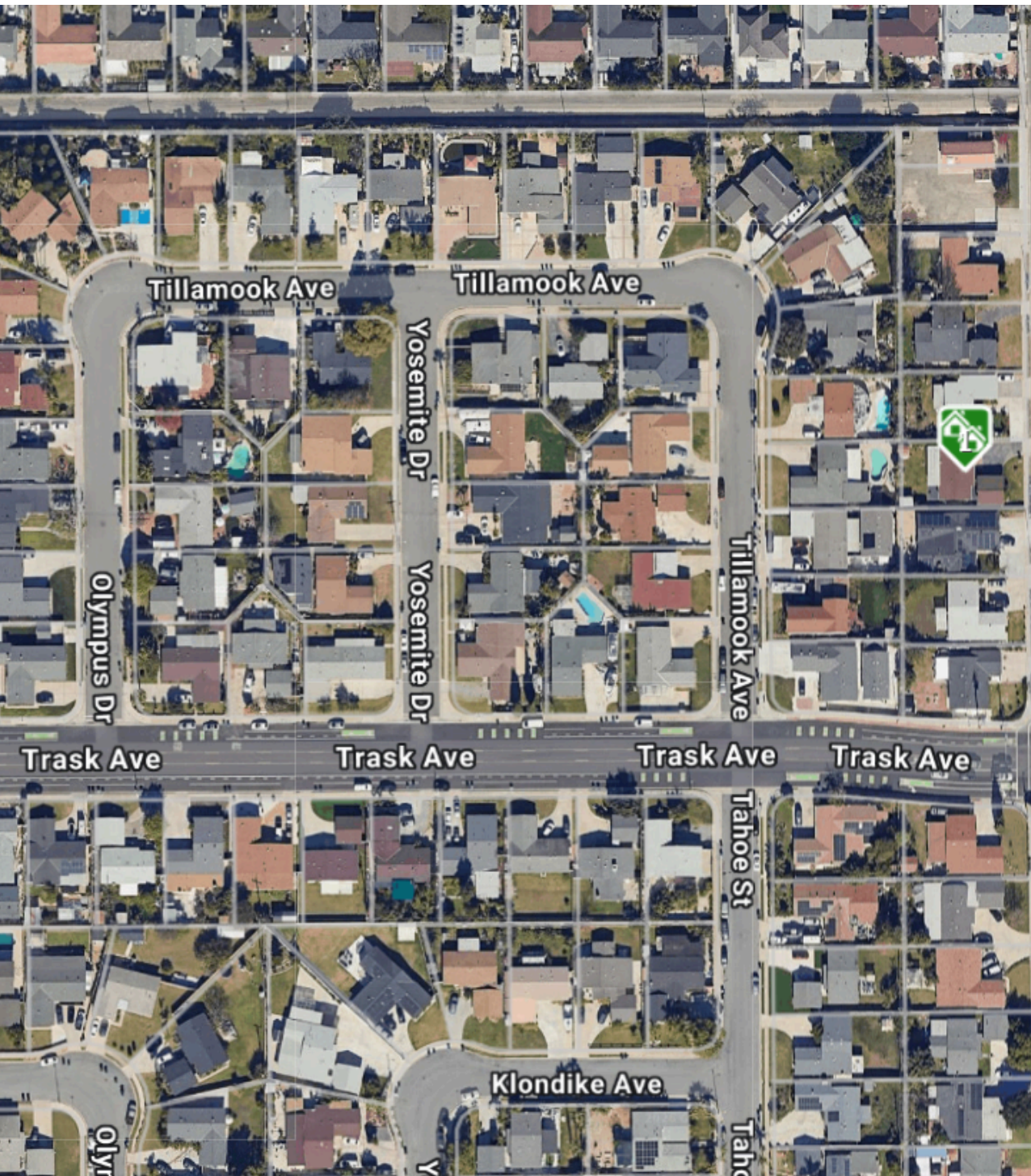
Total of 8 bedrooms, 5 bathrooms, approximately 2877 square feet of total living space across 3 units on a 7200 sq. ft lot!

Calling all investors, 1031 exchange buyers, or homeowners looking to generate solid rental income!



## PROPERTY HIGHLIGHTS

- Main house: Remodeled in 2024
- JADU (garage conversion): Remodeled in 2025
- Detached ADU: Newly built at the end of 2024
- 2 separate water and electricity meters
- Solar: Paid off
- School district: Westminster School District
- Current lease ends 7/31/2026 (Tenants open to staying)
- Utilities: Tenants pay all utilities and gardening (no owner-paid services)



# Rent Roll

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	Unit	Bed/Bath	Current Rents	Proforma
1	Main House (SFR)	3 bed   2 bath	\$3,500	\$3,600
2	Detached ADU	3 bed   2 bath	\$3,500	\$3,600
3	JADU	2 bed   1 bath	\$2,000	\$2,100
<b>Annual SGI</b>			<b>\$108,000</b>	<b>\$111,600</b>

# Expenses

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Actual Expenses	Current	Proforma
New Taxes	\$18,150	
Insurance	\$1,900	
Trash/Sewer	\$720	
<b>Utilities Paid By Tenants</b>		
Electric		
Gas		
Water		
<b>Total Operating Expenses</b>	<b>\$20,770</b>	
Vacancy 0% (Fully Occupied)	\$0	
<b>Net Operating Income</b>	<b>\$87,230</b>	

CAP Rate

5.07%

5.19%

GRM

15.93

15.41

# Financial Analysis

<b>Price</b>	<b>\$1,720,000</b>
Number of Units	3
Total Living SqFt	2,877
Price Per SqFt	\$597.84
Lot Size	7,215
Approx. Year Built	1955

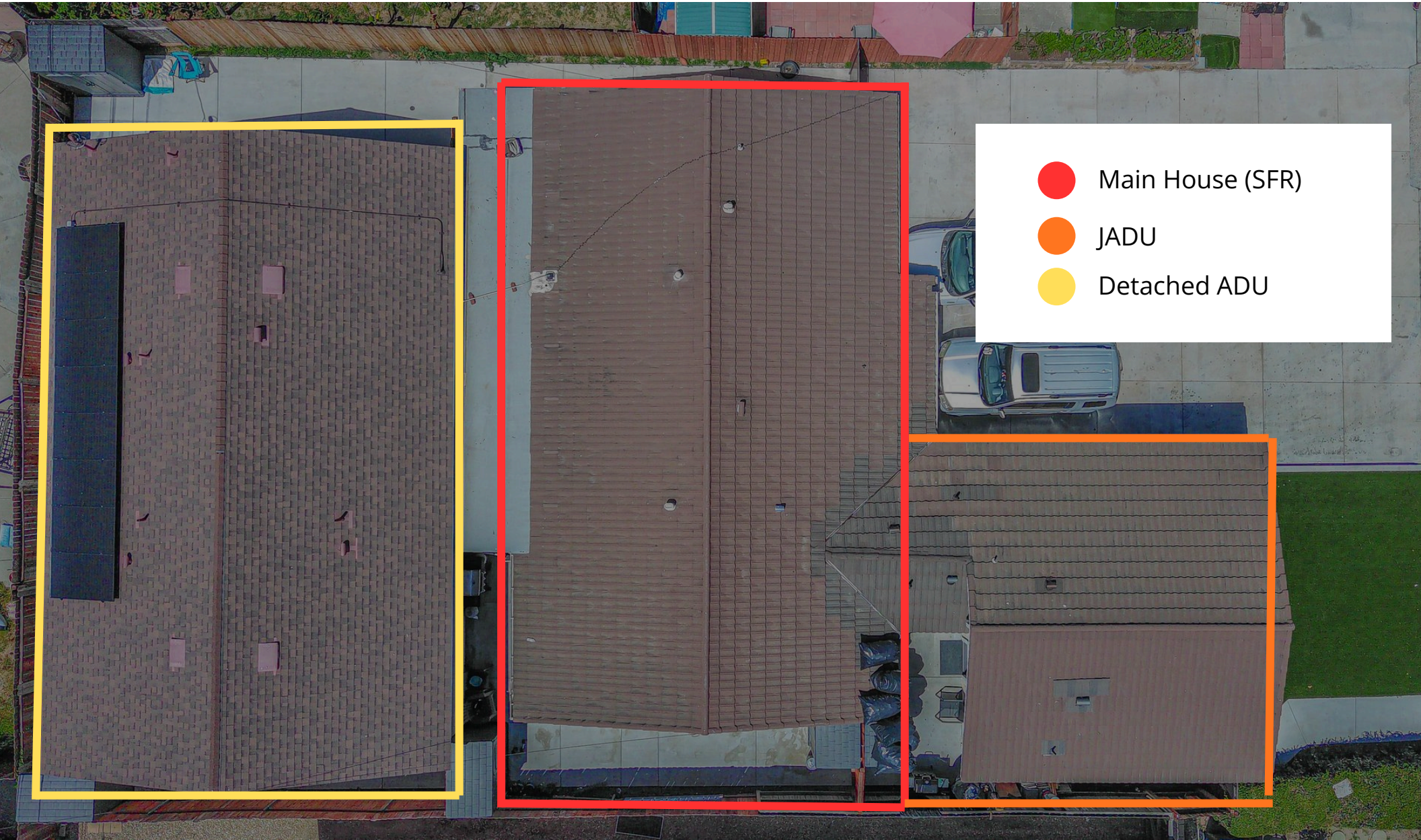
	Current	Proforma
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- Main House (SFR)
- JADU
- Detached ADU

# 13431 Goldenwest, Westminster



# JR ADU (Interior Photos)

