



OFFERING MEMORANDUM

1019 AMERICAN PL

Costa Mesa, CA 92627

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0130062

Marcus & Millichap

1019 AMERICAN PL

EXCLUSIVELY
LISTED BY

JONATHAN WEIR

Senior Managing Director Investments

South Bay

Direct: 424.405.3855

Jonathan.Weir@marcusmillichap.com

CalDRE #02038545



Marcus & Millichap


TABLE OF CONTENTS

5 EXECUTIVE SUMMARY

8 PROPERTY INFORMATION

25 FINANCIAL ANALYSIS

29 SALE COMPARABLES



01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

1019 AMERICAN PL



Listing Price
\$1,275,000



Cap Rate
1.87%



of Units
2

FINANCIAL

Listing Price	\$1,275,000
NOI	\$23,781
Cap Rate	1.87%
Price/SF	\$728.57
Price/Unit	\$637,500

OPERATIONAL

Gross SF	1,750 SF
# of Units	2
Lot Size	0.16 Acres (6,970 SF)
Occupancy	100%
Year Built	1962



1019 AMERICAN PL

Costa Mesa, CA 92627

INVESTMENT OVERVIEW

Marcus & Millichap, as the exclusive advisors, are pleased to present 1019 American Place, a rare duplex investment opportunity located in the highly desirable Westside Costa Mesa submarket. The property consists of two spacious 2-bedroom, 1-bathroom units, offering an attractive layout for tenants and strong rental appeal in a supply-constrained coastal market. Situated in one of Orange County's most sought-after rental locations, the asset benefits from immediate proximity to Newport Beach, major employment hubs, and premier retail corridors, making it an ideal option for both investors and occupants alike. Constructed in 1962, the property features classic mid-century construction with a proven track record of rental durability. The asset presents a compelling opportunity for a new owner to implement a strategic renovation program to modernize interiors and enhance overall curb appeal, allowing for increased rental income and long-term appreciation. Costa Mesa continues to demonstrate strong rental fundamentals driven by its coastal accessibility, connectivity to major freeways, and diverse employment base. These factors have supported consistent tenant demand and position the asset for stable cash flow with future upside. Offered for the first time in over five decades, the property has been under the same ownership since 1970, underscoring the long-term stability and desirability of the location.

Additionally, the Westside Costa Mesa submarket is characterized by low transaction velocity, with limited inventory and infrequent sales, creating a unique opportunity for investors to acquire a tightly held asset in a premier coastal market.

INVESTMENT HIGHLIGHTS

- Prime Westside Costa Mesa Location: Situated in one of Orange County's most sought-after coastal rental markets, just minutes from Newport Beach, major employment hubs, and retail corridors
- Built in 1962 | Classic Construction: Solid mid-century construction with proven rental durability and opportunity for modernization
- Strong Rental Submarket: Costa Mesa continues to benefit from proximity to coastal amenities, major freeways, and employment centers, supporting long-term tenant demand
- First Time On The Market Since 1970: Generational ownership spanning over 50 years highlights the long-term stability and desirability of the asset

SECTION 2

02

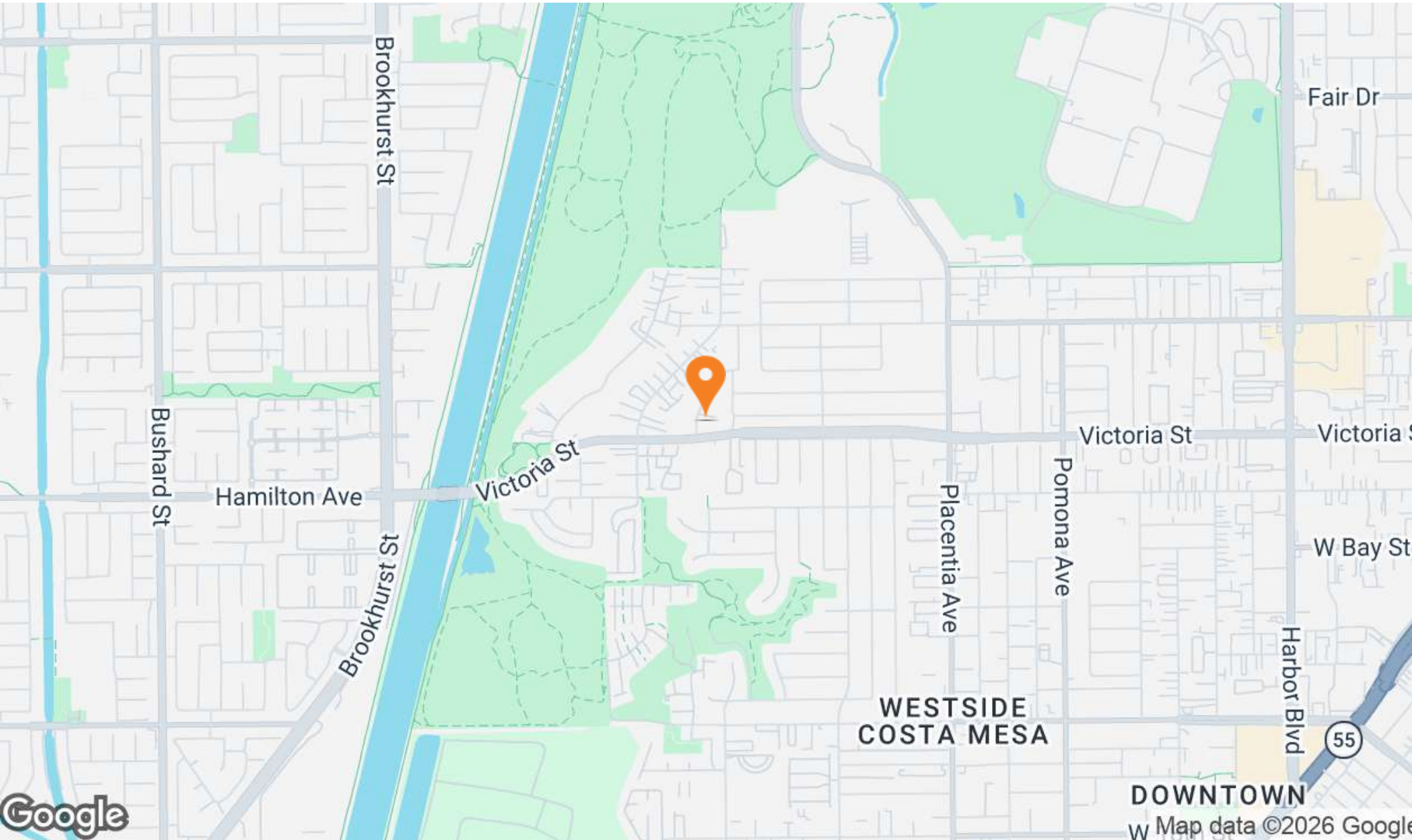
PROPERTY INFORMATION

Regional Map
Local Map

Marcus & Millichap

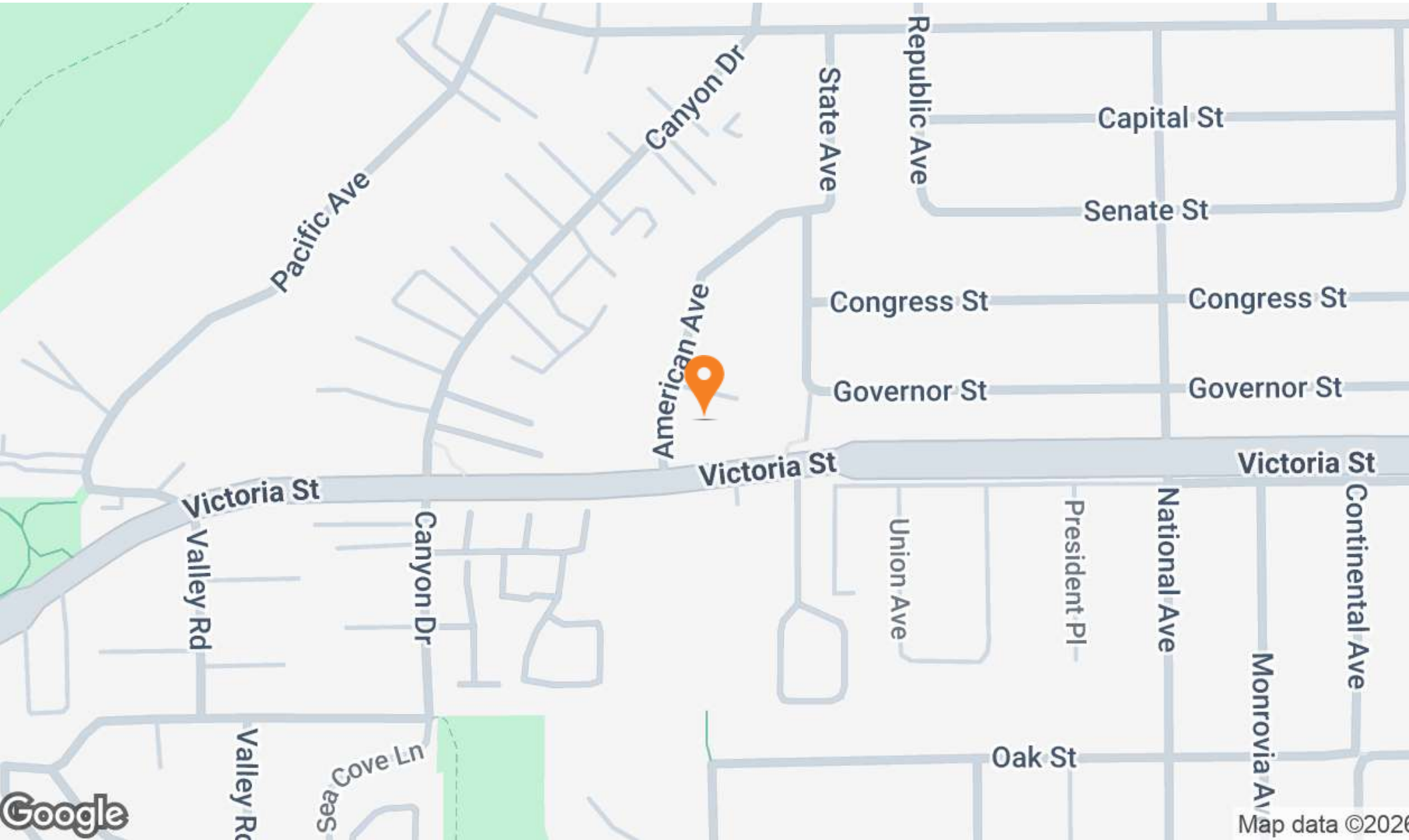
1019 AMERICAN PL

REGIONAL MAP



1019 AMERICAN PL

LOCAL MAP









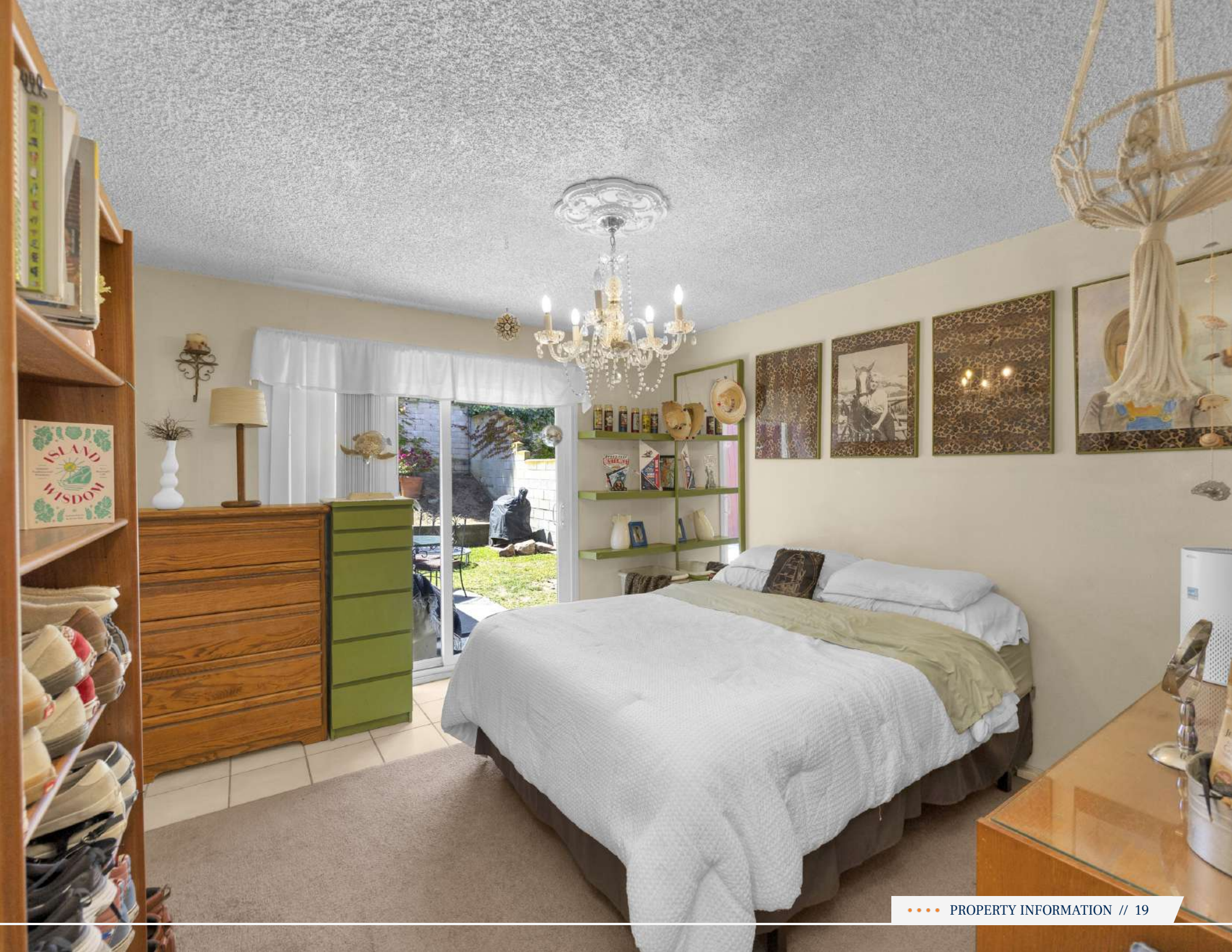








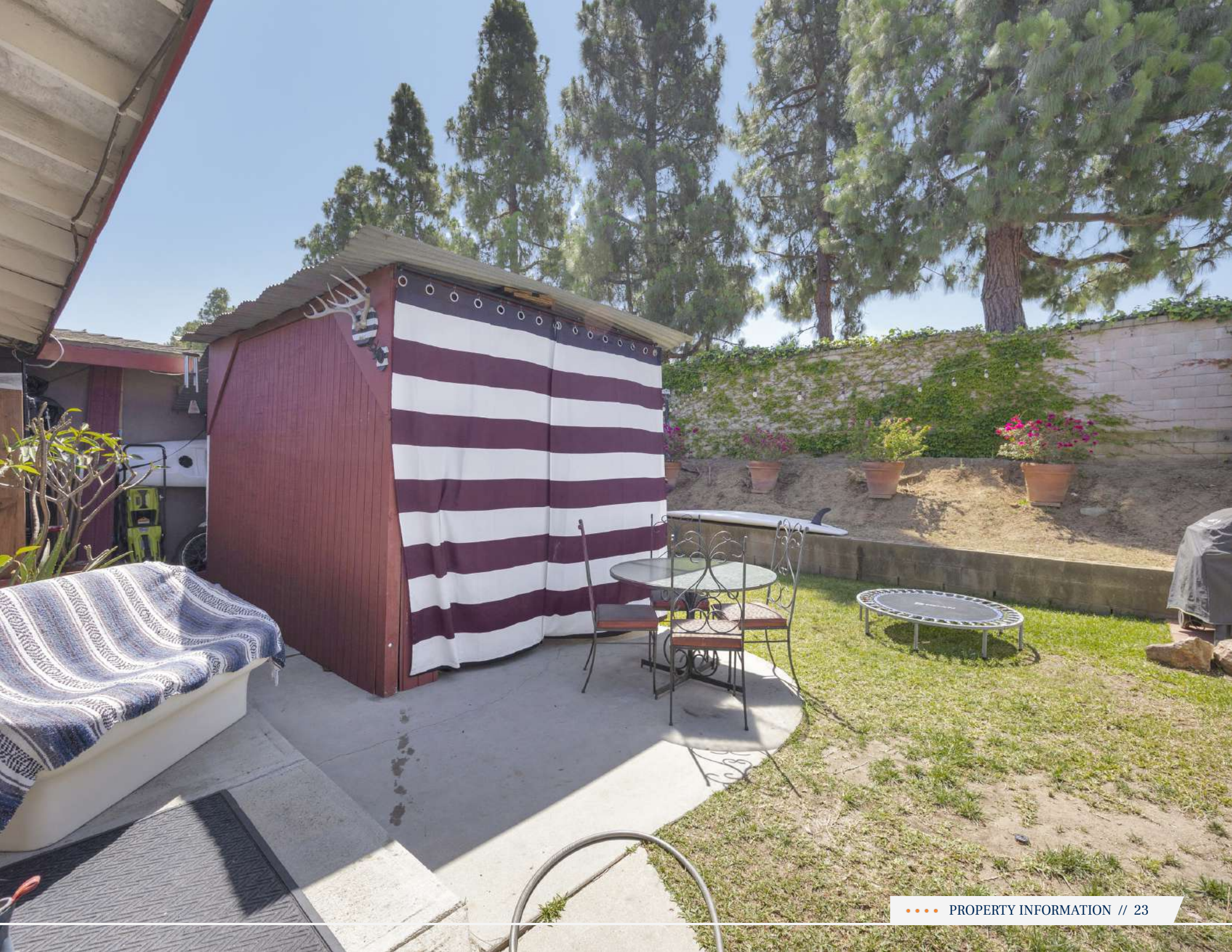














SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap

1019 AMERICAN PL

FINANCIAL DETAILS

As of April, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	2 Bedroom 1 Bathroom		\$2,095		\$2,900	
02	2 Bedroom 1 Bathroom		\$2,040		\$2,900	
Total		Square Feet: 1,750	\$4,135	\$2.36	\$5,800	\$3.31

1019 AMERICAN PL

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$69,600		\$69,600			\$34,800	\$39.77
Loss to Lease	(\$19,980)					\$0	\$0.00
Gross Scheduled Rent	\$49,620		\$69,600			\$34,800	\$39.77
Economic Vacancy	(\$1,489)	3.00%	(\$2,088)	3.00%		(\$1,044)	(\$1.19)
Effective Rental Income	\$48,131		\$67,512			\$33,756	\$38.58
Effective Gross Income	\$48,131		\$67,512			\$33,756	\$38.58
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$15,300		\$15,300		[1.20%]	\$7,650	\$8.74
Insurance	\$1,750		\$1,750			\$875	\$1.00
Utilities	\$3,500		\$3,500			\$1,750	\$2.00
Repairs & Maintenance	\$2,000		\$2,000			\$1,000	\$1.14
Pest Control	\$600		\$600			\$300	\$0.34
Landscaping	\$1,200		\$1,200			\$600	\$0.69
Total Expenses	\$24,350		\$24,350			\$12,175	\$13.91
Expenses as % of EGI	50.59%		36.07%				
Net Operating Income	\$23,781		\$43,162			\$21,581	\$24.66

1019 AMERICAN PL

FINANCIAL DETAILS

SUMMARY		
Price	\$1,275,000	
Down Payment	\$1,275,000	100%
Number of Units	2	
Price Per Unit	\$637,500	
Price Per SqFt	\$728.57	
Gross SqFt	1,750 SF	
Lot Size	0.16 Acres	
Year Built	1962	

RETURNS	Current	Year 1
Cap Rate	1.87%	3.39%
GRM	25.70	18.32
Cash on Cash	1.87%	3.39%

FINANCING	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-

Loan information subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
2	2 Bedroom 1 Bathroom		\$2,068	\$2,900

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$49,620		\$69,600	
Less: Vacancy	(\$1,489)	3.0%	(\$2,088)	3.0%
Effective Gross Income	\$48,131		\$67,512	
Less: Expenses	(\$24,350)	50.6%	(\$24,350)	36.1%
Net Operating Income	\$23,781		\$43,162	
Debt Service	\$0		\$0	
Cash Flow	\$23,781	1.87%	\$43,162	3.39%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$23,781	1.87%	\$43,162	3.39%

EXPENSES	Current	Year 1
Real Estate Taxes	\$15,300	\$15,300
Insurance	\$1,750	\$1,750
Utilities	\$3,500	\$3,500
Repairs & Maintenance	\$2,000	\$2,000
Pest Control	\$600	\$600
Landscaping	\$1,200	\$1,200
Total Expenses	\$24,350	\$24,350
Expenses Per Unit	\$12,175	\$12,175
Expenses Per SqFt	\$13.91	\$13.91

SECTION 4

04

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Price per Unit Chart
Sale Comps

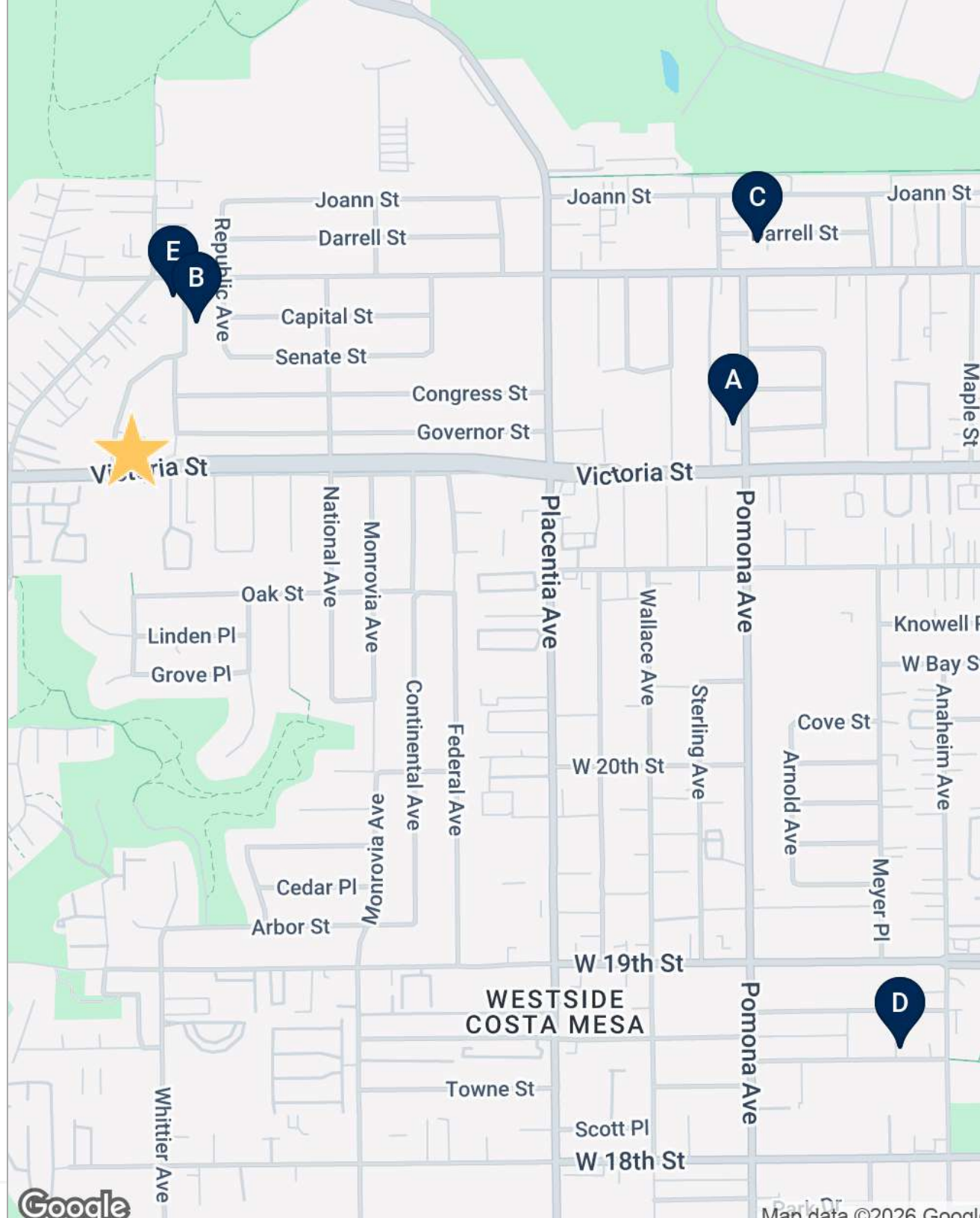
Marcus & Millichap

1019 AMERICAN PL

SALE COMPS MAP







SALE COMPS MAP

- ★ 1019 American Pl
- A 2171 Pomona Ave
- B 2226 State Ave
- C 691 Darrell St
- D 622 Center St
- E 2245 State Ave



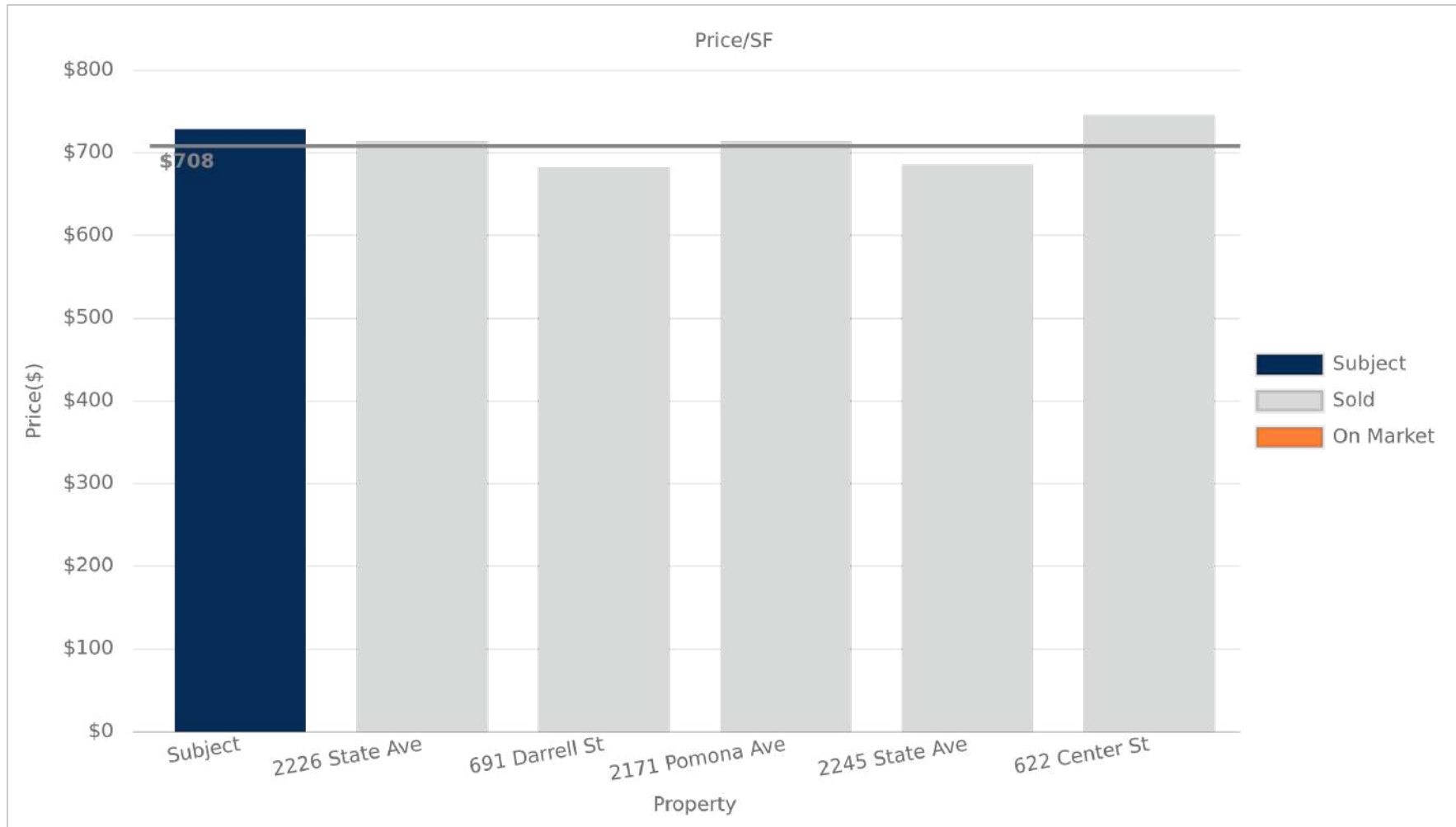
1019 AMERICAN PL

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	1019 American Pl Costa Mesa, CA 92627	\$1,275,000	1,750 SF	\$728.57	0.16 AC	\$637,500	1.87%	2	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	2171 Pomona Ave Costa Mesa, CA 92627	\$1,200,000	1,680 SF	\$714.29	0.15 AC	\$600,000	-	2	10/10/2025
	2226 State Ave Costa Mesa, CA 92627	\$1,250,000	1,750 SF	\$714.29	0.14 AC	\$625,000	-	2	04/25/2025
	691 Darrell St Costa Mesa, CA 92627	\$1,365,000	2,001 SF	\$682.16	0.13 AC	\$682,500	-	2	04/25/2025
	622 Center St Costa Mesa, CA 92627	\$1,370,000	1,838 SF	\$745.38	0.17 AC	\$685,000	-	2	01/16/2026
	2245 State Ave Costa Mesa, CA 92627	\$1,200,000	1,750 SF	\$685.71	0.16 AC	\$600,000	-	2	12/23/2025
	AVERAGES	\$1,277,000	1,804 SF	\$708.36	0.15 AC	\$638,500	-	2	-

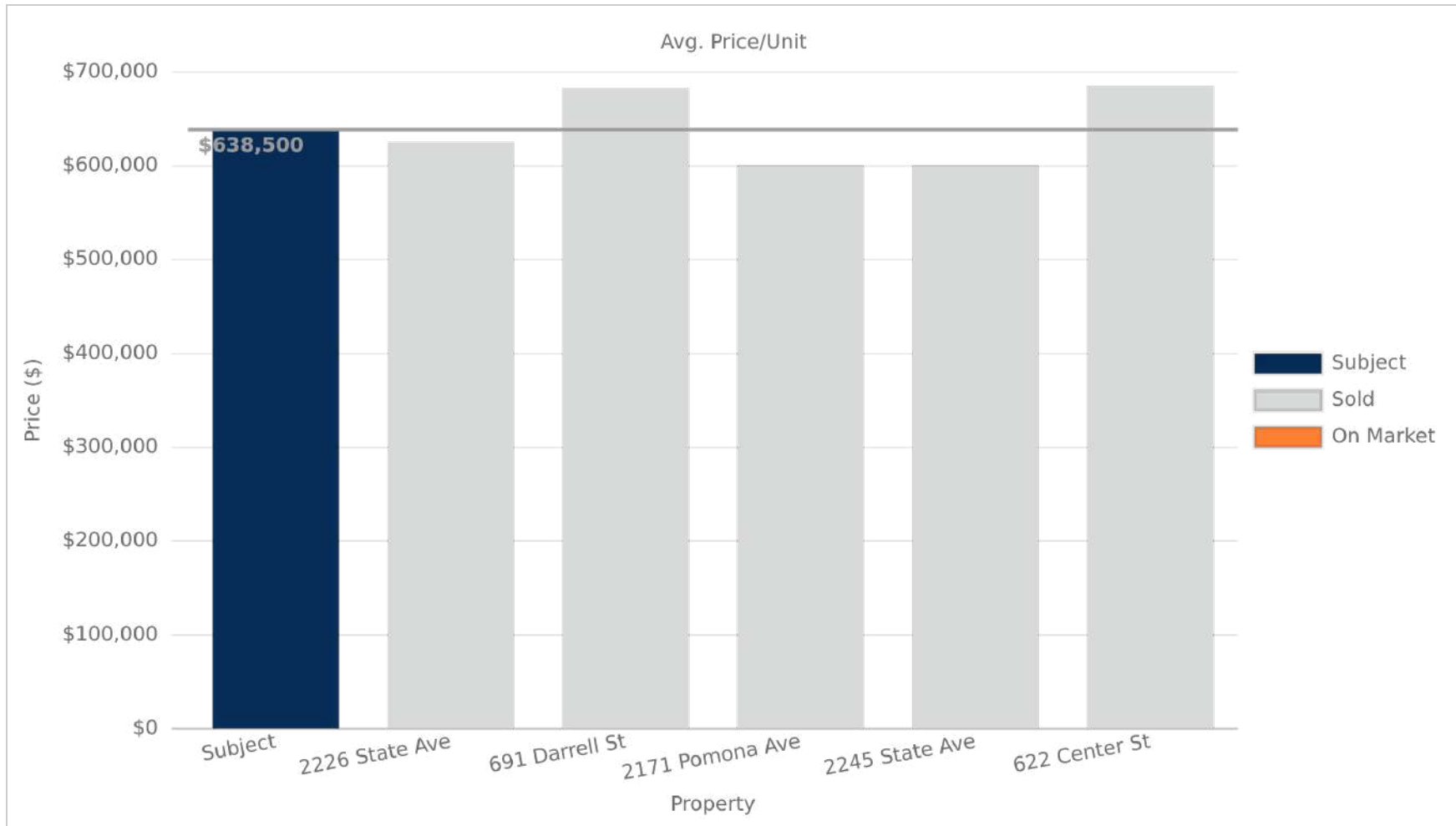
1019 AMERICAN PL

PRICE PER SF CHART



1019 AMERICAN PL

PRICE PER UNIT CHART



1019 AMERICAN PL

SALE COMPS



★ **1019 American Pl**
Costa Mesa, CA 92627

Listing Price:	\$1,275,000	Price/SF:	\$728.57
Property Type:	Multifamily	GRM:	25.7
NOI:	\$23,781	Cap Rate:	1.87%
Occupancy:	100%	Year Built:	1962
Number Of Units:	2	Lot Size:	0.16 Acres
Price/Unit:	\$637,500	Total SF:	1,750 SF



📍 **2171 Pomona Ave**
Costa Mesa, CA 92627

Sale Price:	\$1,200,000	Price/SF:	\$714.29
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1973	COE:	10/10/2025
Number Of Units:	2	Lot Size:	0.15 Acres
Price/Unit:	\$600,000	Total SF:	1,680 SF

1019 AMERICAN PL

SALE COMPS



B 2226 State Ave
Costa Mesa, CA 92627

Sale Price:	\$1,250,000	Price/SF:	\$714.29
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1960	COE:	04/25/2025
Number Of Units:	2	Lot Size:	0.14 Acres
Price/Unit:	\$625,000	Total SF:	1,750 SF



C 691 Darrell St
Costa Mesa, CA 92627

Sale Price:	\$1,365,000	Price/SF:	\$682.16
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1963	COE:	04/25/2025
Number Of Units:	2	Lot Size:	0.13 Acres
Price/Unit:	\$682,500	Total SF:	2,001 SF

1019 AMERICAN PL

SALE COMPS



D 622 Center St
Costa Mesa, CA 92627

Sale Price:	\$1,370,000	Price/SF:	\$745.38
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1941	COE:	01/16/2026
Number Of Units:	2	Lot Size:	0.17 Acres
Price/Unit:	\$685,000	Total SF:	1,838 SF



E 2245 State Ave
Costa Mesa, CA 92627

Sale Price:	\$1,200,000	Price/SF:	\$685.71
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1960	COE:	12/23/2025
Number Of Units:	2	Lot Size:	0.16 Acres
Price/Unit:	\$600,000	Total SF:	1,750 SF

1019 AMERICAN PL

EXCLUSIVELY
LISTED BY

JONATHAN WEIR

Senior Managing Director Investments

South Bay

Direct: 424.405.3855

Jonathan.Weir@marcusmillichap.com

CalDRE #02038545



Marcus & Millichap