4703 River Avenue

Newport Beach, California 92660

2021 construction. Four units. Ocean view. Significantly under-market rents.

MARKET NOI	MARKET CAP	RENT UPSIDE	PRICE / UNIT
$193,198	3.22%	+$55,200/yr	$1,500K

Coastal Newport. Newer build.

Four-unit income property, steps from the sand.

Front elevation — palm-lined frontage, ocean horizon beyond.

THE SNAPSHOT

Year Built	2021
Total Units	4 (two 3BR/3BA, two 2BR/2BA)
Approx. Living Area	±4,800 sf across two structures
Configuration	Non-conforming 4-unit (see note)
Parking	Covered carports + storage (no garages)
Construction	Fire-sprinklered throughout
Views	Ocean view from one upper unit
Management	Owner self-managed

IMPORTANT DISCLOSURE · NON-CONFORMING 4-UNIT

The property is operated as four separate residences but is not legally permitted as a 4-unit building. The original 2021 construction was permitted as two structures and finished into four distinct living spaces. Buyer to independently confirm configuration, permits, and intended use through their own counsel and inspection.

Rent Roll

Current in-place rents vs. market rent assessment.

Three of four units lag market by 10–44%.

UNIT	TYPE	SF (±)	CURRENT	MARKET	UPSIDE / MO
Unit A	2 BD / 2 BA	~1,100	$4,600	$5,500	+$900
Unit A1	3 BD / 3 BA	~1,300	$6,000	$6,600	+$600
Unit B	3 BD / 3 BA	~1,300	$5,900	$6,600	+$700
Unit B2	2 BD / 2 BA	~1,100	$3,100	$5,500	+$2,400
MONTHLY TOTAL			**$19,600**	**$24,200**	**+$4,600**
ANNUALIZED (GSI)			**$235,200**	**$290,400**	**+$55,200**

In-Place Monthly	Market Monthly	In-Place Annual	Market Annual
$19,600	$24,200	$235,200	$290,400

Average rent / sf: $4.08 current → $5.04 market

Proforma

Reproformed at new-ownership basis · T12 utility actuals · reassessed tax · self-managed

LINE ITEM	CURRENT	MARKET	% EGI
INCOME			
Gross Scheduled Rent	$235,200	$290,400	103.1%
Less: Vacancy & Credit Loss (3%)	$-7,056	$-8,712	-3.1%
Effective Gross Income (EGI)	**$228,144**	**$281,688**	**100.0%**
OPERATING EXPENSES			
Property Taxes (reassessed @ ~1.1%)	$66,000	$66,000	23.4%
Insurance (est.)	$4,800	$4,800	1.7%
Utilities — Electric (SCE, T12 actual)	$8,912	$8,912	3.2%
Utilities — Water & Trash (NB, T12 actual)	$2,770	$2,770	1.0%
Utilities — Gas (SoCal Gas, T12 actual)	$1,558	$1,558	0.6%
Repairs & Maintenance (incl. reserve)	$4,450	$4,450	1.6%
Total Operating Expenses	**$88,490**	**$88,490**	**31.4%**
NET OPERATING INCOME			
NOI	**$139,654**	**$193,198**	**68.6%**

RETURNS AT $6,000,000

Current Cap	Market Cap	Current GRM	Market GRM
2.33%	3.22%	25.5	20.7

PROFORMA NOTES

- Property taxes reproformed at 1.1% of purchase price to reflect Prop 13 reassessment under new ownership.
- Utility figures (Electric, Gas, Water/Trash) are T12 2025 actuals taken from owner records.
- Insurance is an estimated placeholder pending buyer-procured quote.
- Property is currently self-managed — no third-party management fee included in proforma.
- Vacancy modeled at 3% — conservative for the Newport coastal submarket.

Five-Year Projection

Year 1 at market rents · 3.0% annual rent + expense growth

YEAR	GSI	EGI	OPEX	NOI	CAP
Year 1	$290,400	$281,688	$88,490	$193,198	3.22%
Year 2	$299,112	$290,139	$91,145	$198,994	3.32%
Year 3	$308,085	$298,843	$93,879	$204,964	3.42%
Year 4	$317,328	$307,808	$96,695	$211,113	3.52%
Year 5	$326,848	$317,042	$99,596	$217,446	3.62%

5-YEAR CUMULATIVE NOI

$1,025,714

INVESTMENT THESIS

Newer Construction. Built in 2021 — well below typical Newport CapEx burden of older vintage product, and outside California's TPA rent-cap framework on the foreseeable horizon.

Four Distinct Residences. Operated as two 3BR/3BA and two 2BR/2BA units across two structures (Unit A 3-story, Unit B 2-story). Non-conforming use — see disclosure.

Significant Mark-to-Market. In-place rents lag market by $55,200 annually — a 23.5% income lift available on natural turnover or scheduled increases.

Coastal Newport Beach. Walkable proximity to the beach and ocean view from one upper unit — a durable rent premium and supply-constrained location.

Clean Operating History. Owner-maintained T12 utility records, no deferred maintenance items disclosed, fire-sprinklered throughout.

Aerial Imagery

Beach proximity — sand and surf at the end of the block.

Rear elevation — covered parking and dual-structure layout.

Overhead 3/4 view — Unit A (3-story) and Unit B (2-story).

Top-down footprint — rooftop deck, two roof systems visible.

Offered by

Inquiries, showings & offers.

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DISCLAIMER

This marketing brochure has been prepared for informational purposes only. The property is a non-conforming 4-unit use; it is not legally permitted as a 4-unit building. All financial figures, including current and market rents, operating expenses, taxes, and projections, are derived from owner-provided records and the brokers' good-faith estimates. Prospective purchasers are advised to independently verify all information, including square footage, rents, expenses, tax assessment, condition, and permitted use through their own counsel and inspection. Pro forma projections assume future events and are not a guarantee of results. Neither the owner nor the brokers make any representations or warranties, expressed or implied, as to the accuracy of the information herein.