

206 Portland Avenue



\$2,650,000

Offering Price

3.05%

Cap Rate (Market)

4 Units

Multifamily

3,631 SF

Building Size

1975

Year Built

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Investment Summary

Offering Price:	\$2,650,000
Number of Units:	4 (Fourplex)
Est. Rentable SQFT:	3,631 SQFT
Est. Lot SQFT:	6,249 SQFT
Year Built:	1975
Number of Stories:	Two
Price Per Unit:	\$662,500
Price Per SQFT:	\$729.83
Parking Spaces:	4 Private 1-Car Garages + 6 On-Site Spaces

Utilities / Metering

Electric	Individually Metered, Tenant Pays
Gas	Individually Metered, Tenant Pays
Water	Owner Pays
Trash	Owner Pays
Cable & Internet	Tenant Pays
Landscaping	Owner Pays
Common Area Gas & Electric	Owner Pays

206 Portland Avenue

206 Portland Avenue is a rare four-unit multifamily investment opportunity located in the heart of Huntington Beach — one of the most coveted coastal rental markets in Southern California. Situated on a 6,249 SF lot with 3,631 SF of rentable space, this well-maintained fourplex offers four spacious 2-bedroom, 1-bathroom units, each with a private 1-car garage. Currently tenanted with significant rental upside to market rents of \$2,900/unit, this is a compelling value-add acquisition in an irreplaceable coastal Orange County location.

HIGHLIGHTS

- **Coastal Huntington Beach Location**

One of the most coveted rental markets in Southern California, minutes from the beach and world-class amenities.

- **Individual Garages for Each Unit**

Four private 1-car garages plus 6 additional on-site spaces — exceptional parking for a multifamily asset in coastal OC.

- **Value-Add Opportunity**

Market rents of \$2,900/unit support a clear path to significantly higher NOI as leases turn over, offering meaningful upside for the next owner.

- **Long-Term Hold Asset**

Stable tenancy in one of Southern California's most desirable ZIP codes, ideal for investors seeking coastal appreciation and long-term wealth preservation.



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Unit Mix Summary

Type	Unit SF	Current		Market	
		Monthly Rent	Rent / SF	Monthly Rent	Rent / SF
2 BD / 1 BA	~908 SF	\$2,000	\$2.20	\$2,900	\$3.19
2 BD / 1 BA	~908 SF	\$2,000	\$2.20	\$2,900	\$3.19
2 BD / 1 BA	~908 SF	\$2,200	\$2.42	\$2,900	\$3.19
2 BD / 1 BA	~907 SF	\$2,500	\$2.76	\$2,900	\$3.19
Monthly Totals					
		\$8,700		\$11,600	

Type	Unit SF	Current		Market	
		Annual Rent	Rent / SF	Annual Rent	Rent / SF
2 BD / 1 BA	~908 SF	\$24,000	\$2.20	\$34,800	\$3.19
2 BD / 1 BA	~908 SF	\$24,000	\$2.20	\$34,800	\$3.19
2 BD / 1 BA	~908 SF	\$26,400	\$2.42	\$34,800	\$3.19
2 BD / 1 BA	~907 SF	\$30,000	\$2.76	\$34,800	\$3.19
Annual Totals					
		\$104,400		\$139,200	

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Financial Overview

Unit			
2 BD / 1 BA	\$2,000	\$24,000	Month-to-Month
2 BD / 1 BA	\$2,000	\$24,000	Month-to-Month
2 BD / 1 BA	\$2,200	\$26,400	Month-to-Month
2 BD / 1 BA	\$2,500	\$30,000	Month-to-Month
Total (Current)	\$8,700	\$104,400	
Total (Market)	\$11,600	\$139,200	

Annual Expenses

Property Management (7%)	\$9,744
Repairs & Maintenance	\$3,000
Real Estate Taxes	\$29,203
Insurance	\$5,600
Water	\$1,600
Trash	\$2,100
Gas & Electric (Common)	\$1,400
Landscaping	\$1,536
Total	\$54,183

Key Metrics

Asking Price	\$2,650,000
Price Per Unit	\$662,500
Price Per SF	\$729.83
Current Gross Income	\$104,400
Market Gross Income	\$139,200
NOI (Market Rents)	\$80,841
Cap Rate (Market)	3.05%
GRM (Current)	25.4x

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