

221 10TH STREET

HUNTINGTON BEACH



CAIN
GROUP

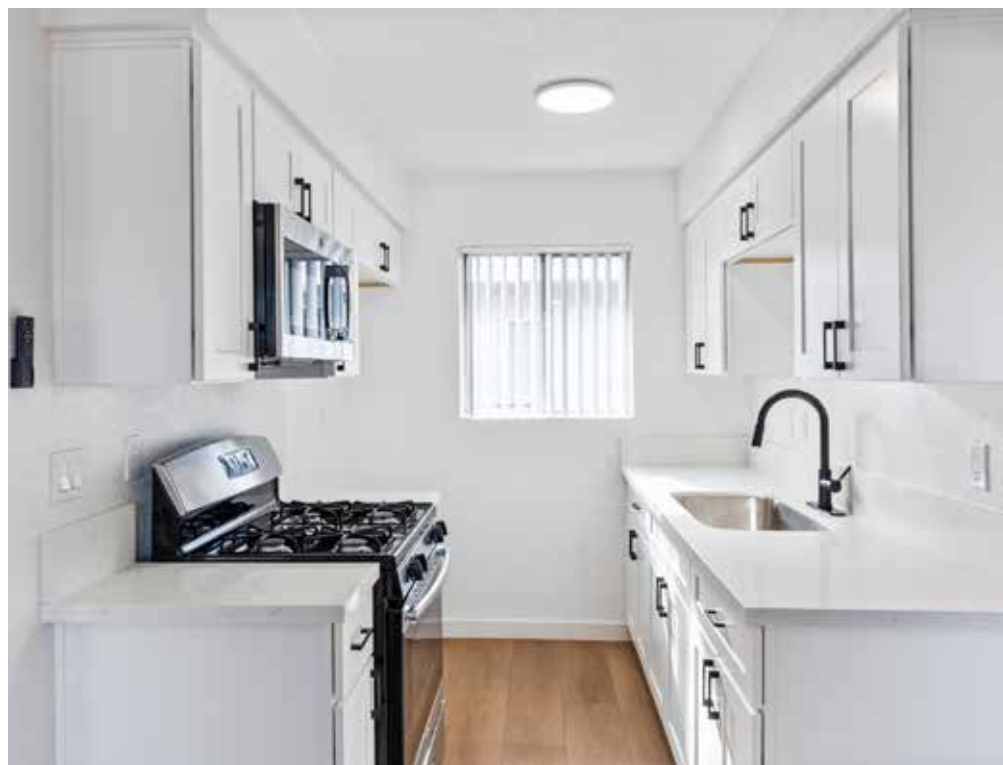


PRIME HUNTINGTON BEACH 9-UNIT MULTIFAMILY INVESTMENT

Located just two blocks from the sand and a short walk to the iconic Huntington Beach Pier, 221 10th St is a rare opportunity to own a stabilized, income-producing property in the heart of Surf City USA. This well-maintained, fully rented 9-unit building features (4) one-bedroom and (5) two-bedroom units, each with private balconies or patios. Tenants enjoy updated interiors, a shared laundry room, and ample parking, including (10) single-car garages and (2) additional open spaces.

Situated on an oversized 8,749 sq ft triple lot, this turnkey asset is within walking distance to Main Street, Pacific City, top restaurants, shopping, and year-round events. With unmatched proximity to the beach lifestyle that draws millions annually, this property offers both long-term value and immediate cash flow in one of Southern California's most desirable coastal communities.







Financial Overview

PROPERTY SUMMARY		INCOME			
Price	\$4,999,000			Current	Market
Number of Units	9	Gross Potential Rent		\$318,048	\$330,000
Price/Unit	\$555,444	Laundry Income		\$3,694	\$3,694
Rentable Square Feet	7,214				
Price/SF	700	Gross Potential Income		\$321,742	\$333,694
CAP Rate - Current	4.2%	Vac./Deds./Empl. Units	3%	\$9,541	3% \$10,010
CAP Rate - Market	4.4%				
GIM - Current	15.53	Effective Gross Income		\$312,201	\$323,684
GIM - Market	14.98	Less: Expenses	33%	\$104,333	32% \$104,333
Year Built	1973				
Lot Size	8,749 SF	Net Operating Income		\$207,868	\$219,351

EXPENSES

Property Taxes (New)	\$54,948.00
Management Fees (Actual)	\$20,269.00
Utilities (Actual)	\$9,830.00
Insurance (Est.)	\$8,100.00
Repairs \$650/Unit (Est.)	\$5,850.00
Landscaping (Actual)	\$2,280.00
Reserves \$250/Unit (Est.)	\$2,000.00
Pest Control (Actual)	\$1,056.00
Total Expenses	\$104,333.00

Unit Mix Summary

UNIT #	UNIT TYPE	UNIT SF	TOTAL SF
4	1B/1B	647	2,588
3	2B/1.5B	925	2,775
2	2B/1.5B TH	926	1,851
TOTALS			7,214

Rent Roll

UNIT #	UNIT TYPE	RENT	MARKET	LEASE EXP.
1	2B/1.5B	\$3,500	\$3,500	MTM
2	2B/1.5B	\$3,450	\$3,500	7/31/26
3	2B/1.5B	\$3,445	\$3,500	MTM
4	2B/1.5B	\$3,500	\$3,500	MTM
5	2B/1.5B	\$3,445	\$3,500	MTM
6	1B/1B	\$2,450	\$2,500	1/31/27
7	1B/1B	\$2,445	\$2,500	5/1/27
8	1B/1B	\$2,234	\$2,500	MTM
9	1B/1B	\$2,035	\$2,500	MTM
		\$26,504	\$27,500	



ANDRE WHITE

SALES ASSOCIATE | DRE 01873658
949.378.9653
andre@caingroup.com
caingroup.com



JOHN CAIN

FOUNDER AND PRESIDENT OF CAIN GROUP
BROKER ASSOCIATE | DRE 01467294

Pacific

Sotheby's
INTERNATIONAL REALTY

© 2026 Pacific Sotheby's International Realty DRE 01767484. All rights reserved. The information set forth on this brochure is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. Buyer is advised to independently confirm all information if said information is a factor in their offer price or purchase decision. Pacific Sotheby's International Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each franchise is independently owned and operated. Sotheby's International Realty® and the Sotheby's International Realty Logo are service marks licensed to Sotheby's International Realty Affiliates LLC and used with its consent.