

5571 Reno Cir

HUNTINGTON BEACH, CA 92649



FOURPLEX IN HUNTINGTON BEACH | FOR SALE \$2,425,000

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TINALDEN
PROPERTY SERVICES, INC.

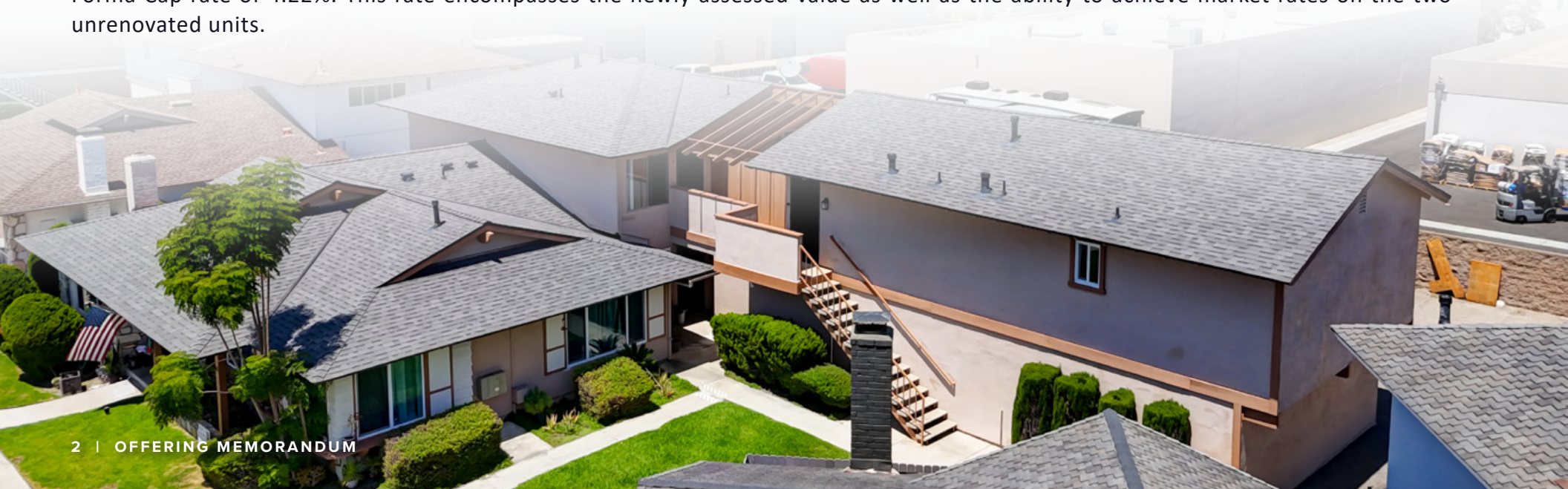
Executive Summary

5571 RENO CIRCLE, HUNTINGTON BEACH, CA 92649

5571 Reno Circle presents an exceptional opportunity to acquire a well-positioned multifamily asset in one of Southern California's most coveted coastal cities. Offering a compelling combination of stable and elevated monthly income, recent capital improvements, and meaningful upside, 5571 Reno Circle is a rare opportunity.

The property benefits from individually metered electricity and gas for all four units, as well as private garages, patios, and uncovered off-street parking for all units. Each upstairs unit has been recently renovated and are each now achieving strong market rents, demonstrating the rent potential of upgraded units in this highly desirable coastal market. The two remaining unrenovated units create an especially compelling value-add opportunity, allowing a new Owner to implement additional renovations to capture the premium market rents demonstrated by the recently upgraded units. Alternatively, the flexible unit configuration provides an appealing owner-occupancy opportunity, allowing a buyer to potentially take advantage of low owner-occupied financing, while benefiting from rental income from the remaining units. With its established rental income and significant improvements already completed, 5571 Reno Circle offers an attractive blend of stability, flexibility, and future appreciation potential.

Recent capital expenses for the property include: the two recently remodeled units, a newly installed, and permitted, architectural shingle roof new, dual pane windows in the majority of the units, and a recent wood destroying pest fumigation. These improvements, combined with regular, routine maintenance form a strong foundation for the next fortunate Owner to achieve an estimated Pro Forma Cap rate of 4.22%. This rate encompasses the newly assessed value as well as the ability to achieve market rates on the two unrenovated units.



Property Highlights

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- Over \$90,000.00 in capital expenses completed in the last 24 months.
- New composition shingle roof installed in 2025, with permits.
- Property tented for wood destroying pests in February of 2025.
- Two newly remodeled units (< 2 Years), two units with value add potential.
- Ten Total Parking Spaces: (1) Two-Car Garage, (3) One- Car Garages, (1) Tandem Off-Street Parking Spot, (3) Single Off-Street Parking Spots.
- Garage, patio, and dedicated off-street parking available to each unit.
- Separate electric and gas for each unit. One water meter for property.
- Very well maintained property with a history of professional management and high Owner investment.

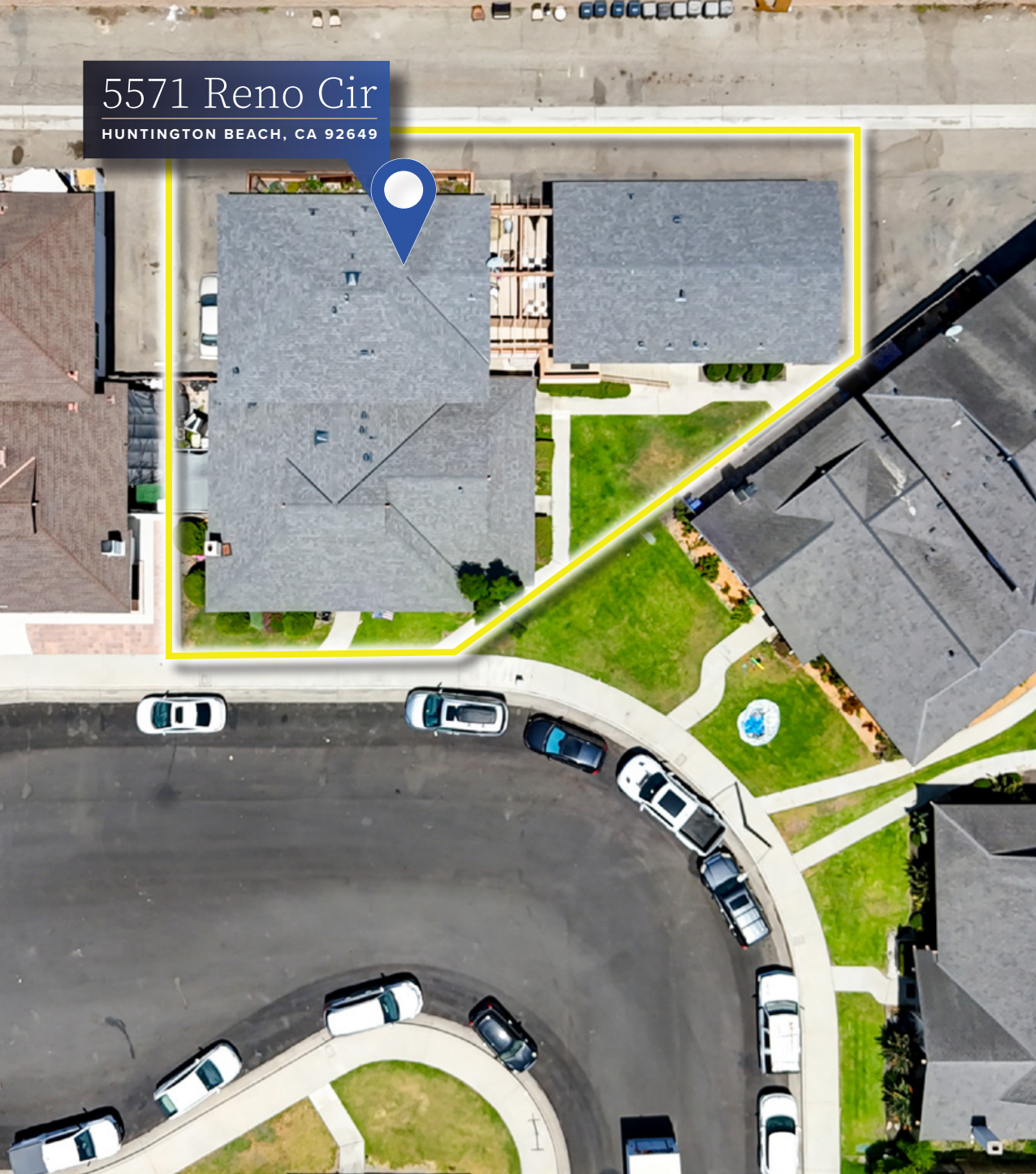


PROPERTY DETAILS

PROPERTY ADDRESS	5571 Reno Circle, Huntington Beach, CA 92649
APN	145-441-06
PRICE	\$2,425,000
PROPERTY TYPE	Multifamily - Fourplex
UNIT MAKE UP	(1) 3/2, (2) 2/2, (1) 2/1
LOT SIZE	7,675 SF
BUILDING SIZE	4,274 SF
YEAR BUILT	1972
SALE TYPE	Owner Occupant or Investment
CAP RATE	3.90%
CAP RATE - PRO FORMA	4.11%
UTILITIES	Electric and gas separately metered; one water meter for the building.



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Financial Details

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RENT ROLL

UNIT	UNIT TYPE	MONTHLY RENT AS OF AUG 1, 2026	ADDITIONAL MONTHLY INCOME	LEASE START	LEASE END	LAST INCREASE	RECENTLY REMODELED
1	3 Bedroom / 2 Bath 2 Car Garage	\$3,032.64	\$75.00 (Pet)	2/1/03	M2M	2/1/26	NA
2	2 Bedroom / 2 Bath 1 Car Garage	\$2,449.44	\$50.00 (Pet)	2/1/16	M2M	2/1/26	NA
3	2 Bedroom / 2 Bath 1 Car Garage	\$2,900.00	\$50.00 (Pet)	4/15/25	4/30/27	5/1/26	Yes, March 2025
4	2 Bedroom / 1 Bath 1 Car Garage	\$2,850.00	NA	4/13/26	4/30/27	5/1/26	Yes, April 2026

SELECTED IMPROVEMENTS SCHEDULE

SCOPE	DATE COMPLETED	WARRANTY
Fumigation for Wood Destroying Pests with Wood Repairs	January, 2025	Fumigation through January, 2027
Unit 3 Partial Remodel: Kitchen Cabinets and Countertops, Appliances, Carpet, Paint	April, 2025	
Unit 1 Window Replacement	May, 2025	Limited Lifetime for Material
Composition Shingle Roof Replaced w/ Minor Wood Repairs	June, 2025	Labor through 2032, Materials through 2055
Select Exterior Trim Paint	July, 2025	
Unit 4 Furnace Replacement	January, 2026	
Unit 4 Window and Slider Replacement	April, 2026	
Unit 4 Partial Remodel: New Kitchen Cabinets, Countertops and Appliances, Carpet, Paint, Bath Vanity, Countertop and Fixtures, Window Coverings	March, 2026	

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OPERATING STATEMENT AND INCOME ANALYSIS

PROPERTY INCOME		AUG. 2026	PRO FORMA
Gross Monthly Income		\$11,232.08	\$13,050.00
Annualized		x12	x12
Gross Rents – Annual		\$134,784.96	\$156,600.00
Pet Rent (Annual)	\$50.00/Pet	\$2,100.00	\$2,100.00
RUBS	\$40.00/Unit	\$-	\$1,920.00
Gross Income – Annual		\$136,884.96	\$160,620.00
Vacancy Allowance	3%	\$(4,106.55)	\$(4,818.60)
Gross Operating Income – Annual		\$132,778.41	\$155,801.40

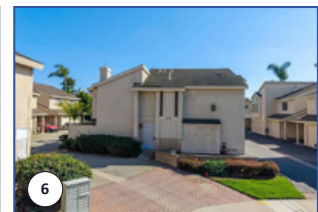
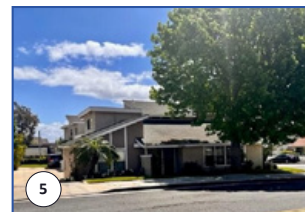
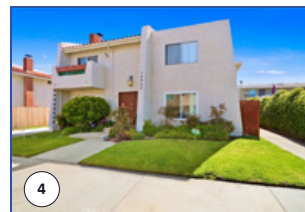
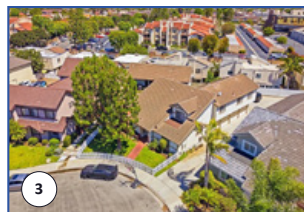
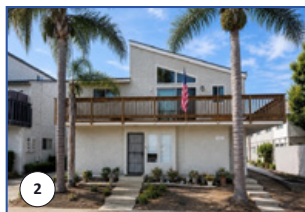
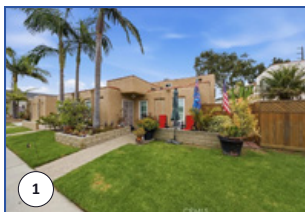
PROPERTY EXPENSES			
Landscaping	2026 Actual	\$(1,440.00)	\$(1,440.00)
Water, Sanitation, and Trash	2026 Average	\$(6,540.00)	\$(6,540.00)
City Fire Extinguisher Inspection	2026 Actual	\$(42.00)	\$(42.00)
Misc Repairs	\$750.00/unit	\$(3,000.00)	\$(3,000.00)
Management	6.5% of Gross Income	\$(8,760.00)	\$(10,440.30)
Property Insurance	2026 Actual	\$(5,588.00)	\$(5,588.00)
Property Taxes	1.091%	\$(12,864.00)	\$(26,456.75)
Total Expenses – Annual		\$(38,234.00)	\$(53,507.05)
Net Operating Income		\$94,544.41	\$102,294.35
Cap Rate		3.90%	4.22%

Sales Comparisons

5571 RENO CIRCLE, HUNTINGTON BEACH, CA 92649

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	ADDRESS	PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	YEAR BUILT	UNIT MIX	NOI	CAP	STATUS
S	5571 Reno Cir.	\$2,425,000.00	\$606,250.00	\$567.38	3.89%	17.71	1972	(1) 3/2, (2) 2/2, (1) 2/1	\$94,404.88	3.89%	-
1	206 Portland Ave.	\$2,450,000.00	\$612,500.00	\$674.75	3.30%	19.04	1975	(4) 2/1	\$80,841.00	3.30%	A
2	7322 Garfield	\$2,525,000.00	\$631,250.00	\$607.26	4.06%	18.48	1974	(1) 3/2, (3) 2/2	\$102,600.00	4.06%	A
3	4891 Vista Dr.	\$2,490,000.00	\$622,500.00	\$532.28	4.21%	17.81	1979	(1) 3/2, (3) 2/2	\$104,921.00	4.21%	A
4	16802 Hoskins Ln.	\$2,291,000.00	\$572,750.00	\$528.49	3.80%	18.15	1976	(1) 3/3, (1) 3/2, (1) 2/2, (1) 1/1	\$87,072.00	3.80%	S
5	17081 Green Ln.	\$2,300,000.00	\$575,000.00	\$487.60	4.75%	15.71	1978	(2) 3/3, (2) 2/3	\$109,184.00	4.75%	S
6	4782 James	\$2,650,000.00	\$662,500.00	\$577.34	4.44%	15.88	1978	(1) 3/3, (3) 2/3	\$117,681.00	4.44%	S







MEADOWLARK
GOLF CLUB

BOLSA CHICA STATE
BEACH AND MARINE PRESERVE

SUNSET BEACH

MARINA ELEMENTARY
SCHOOL

VILLAGE VIEW
ELEMENTARY
SCHOOL

Edinger Ave – 16,820 VPD



MARINA HIGH SCHOOL

MARINA PARK

Graham St



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Edinger Ave – 16,820 VPD

GOLDENWEST PLAZA



EDINGEN PLAZA



MEADOWLARK
GOLF CLUB



Market Overview

5571 RENO CIRCLE, HUNTINGTON BEACH, CA 92649

HUNTINGTON BEACH, CALIFORNIA

One of Orange County's premier coastal communities, offering a desirable combination of coastal lifestyle, strong demographics, established neighborhoods, and convenient regional access. Known as "Surf City USA," Huntington Beach features approximately 10 miles of coastline while benefiting from its strategic location within the greater Southern California market.

REAL ESTATE HIGHLIGHTS: Huntington Beach maintains a highly desirable real estate market supported by its coastal location, limited land availability, established residential neighborhoods, and proximity to major Orange County employment centers. The city offers a diverse mix of single-family homes, multifamily properties, apartments, and condominiums. Strong household incomes and high home values further support demand for housing and investment opportunities throughout the area.

ECONOMIC STRENGTH: Huntington Beach benefits from a diverse local and regional economy encompassing aerospace and advanced manufacturing, healthcare, professional services, retail, hospitality, and tourism. Its central Orange County location provides convenient access to major employment centers throughout Irvine, Costa Mesa, Newport Beach, Long Beach, and the broader Los Angeles–Orange County region.

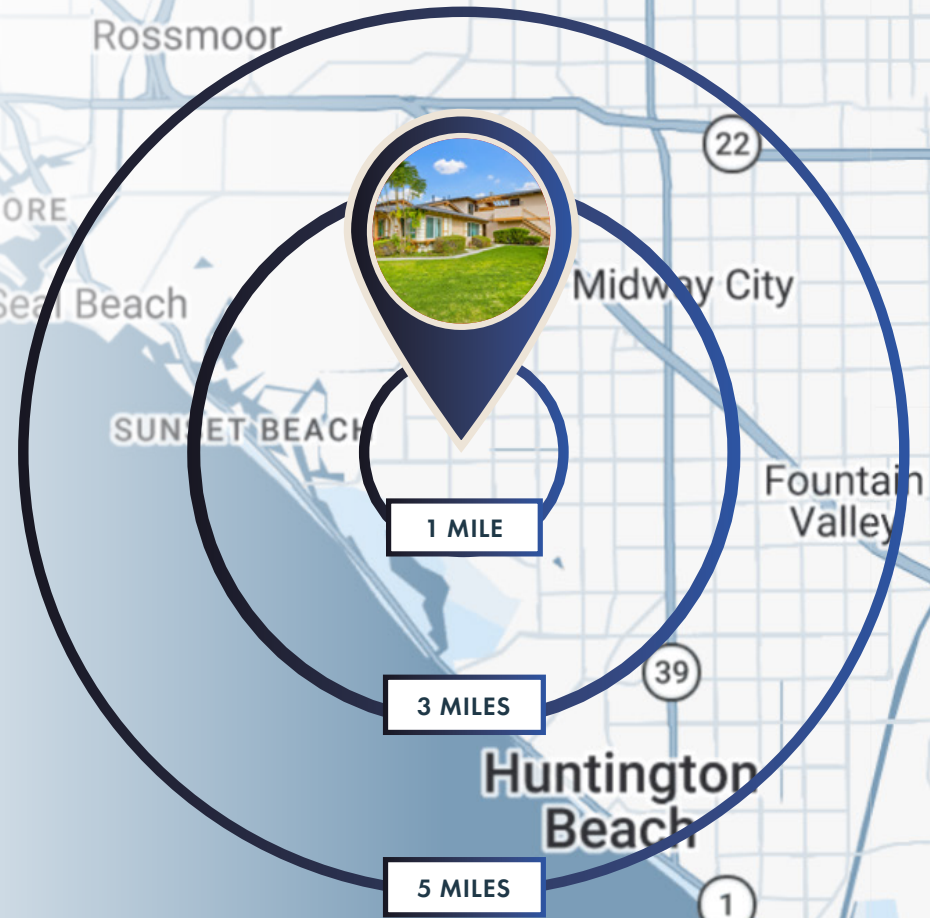
QUALITY OF LIFE: Residents enjoy an exceptional coastal lifestyle characterized by year-round recreation, beaches, parks, shopping, dining, and entertainment. Huntington Beach is home to the Huntington Beach Pier, Downtown Huntington Beach, Pacific City, Bolsa Chica Ecological Reserve, and an extensive network of parks and trails. Combined with its coastal setting and accessibility to the greater Orange County market, Huntington Beach remains an attractive destination for residents, businesses, and real estate investors.



Demographics

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POPULATION	1-MILE	3-MILE	5-MILE
2030 Projections	25,233	180,413	425,758
2025 Estimates	25,576	181,745	425,845
2020 Census	25,992	185,983	433,128
2010 Census	25,704	178,738	422,221
Growth 2010-2020	1.12%	4.05%	2.58%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2030 Projections	9,102	68,802	152,814
2025 Estimates	9,059	67,929	150,232
2020 Census	9,045	67,664	148,991
2010 Census	8,725	63,260	142,582
RACE	1-MILE	3-MILE	5-MILE
White Alone	12,742	86,274	173,191
Black or African American Alone	412	2,308	4,642
American Indian and Alaska Native Alone	309	1,309	3,279
Asian Alone	2,977	49,526	145,298
Native Hawaiian and Other Pacific Islander Alone	105	636	1,533
Some Other Race Alone	5,241	19,120	48,759
Two or More Races	3,788	22,573	49,100
HISPANIC OR LATINO	1-MILE	3-MILE	5-MILE
Hispanic or Latino	9,297	41,056	98,455
Not Hispanic or Latino	16,279	140,689	327,390
2025 AVERAGE HOUSEHOLD INCOME	\$143,532	\$152,340	\$144,957





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