



Overview

Offering Price	\$3,100,000
Per SF	\$1,000
# of Units	3
Avg SF/Unit	1,050
Built/Remodeled	1972 / 2026

Property Highlights

- **Prime Downtown Huntington Beach Location:** Ideally situated in the heart of Downtown Huntington Beach, just four blocks from the beach with convenient access to Main Street, Pacific City, dining, shopping, and entertainment.
- **Turnkey Coastal Residences:** Updated units feature quartz countertops, white shaker cabinetry, luxury vinyl plank flooring, remodeled bathrooms, new windows, and contemporary coastal finishes.
- **Extensive Down-to-Stud Renovation:** Comprehensive renovation completed throughout the property, including upgraded interiors, building systems, windows, and modern finishes—significantly reducing near-term capital requirements.
- **Highly Desirable Unit Mix:** Attractive unit mix consisting of an oversized 3-bedroom / 2-bath front owner's residence and two 2-bedroom / 2-bath residences, providing spacious layouts, strong rental appeal, and flexibility for both investors and owner-users.

IN-UNIT FEATURES



Fully Appointed Kitchens with Steel Dishwasher



Mini-Split Air Conditioners



Wood Flooring and Built-In Closets



Modern Tiled Bathrooms



En-Suite Master Bath



Private 1-Car Garages

YEAR ONE

INCOME (Annualized Current Rents)	TOTAL	PER UNIT
Gross Scheduled Rent	\$156,900	\$52,300
Less: Vacancy / Concessions / Bad Debt / Other	\$0	0.00%
Net Rent Revenue	\$156,900	\$52,300
Other Income (Utility Reimbursement)	\$900	\$300
Effective Gross Income	\$157,800	\$52,600
EXPENSES (Annualized T-6)	TOTAL	PER UNIT
Gas - Common Grounds	\$429	\$143
General Maintenance & Repair	\$0	\$0
Landscape Expenses	\$1,440	\$480
Management Fees (Self-Managed)	\$0	\$0
Property Insurance	\$3,006	\$1,002
Property Tax	\$32,975	\$10,992
Water & Trash	\$1,917	\$639
Total Operating Expenses	\$39,767	\$13,256
NET OPERATING INCOME	\$118,033	\$39,344

VALUATION

Purchase Price
\$3,100,000

3.81%	19.76
Actual CAP Rate	Actual Gross Rent Multiplier

4.21%	18.29
Pro-Forma CAP Rate	Pro-Forma GRM

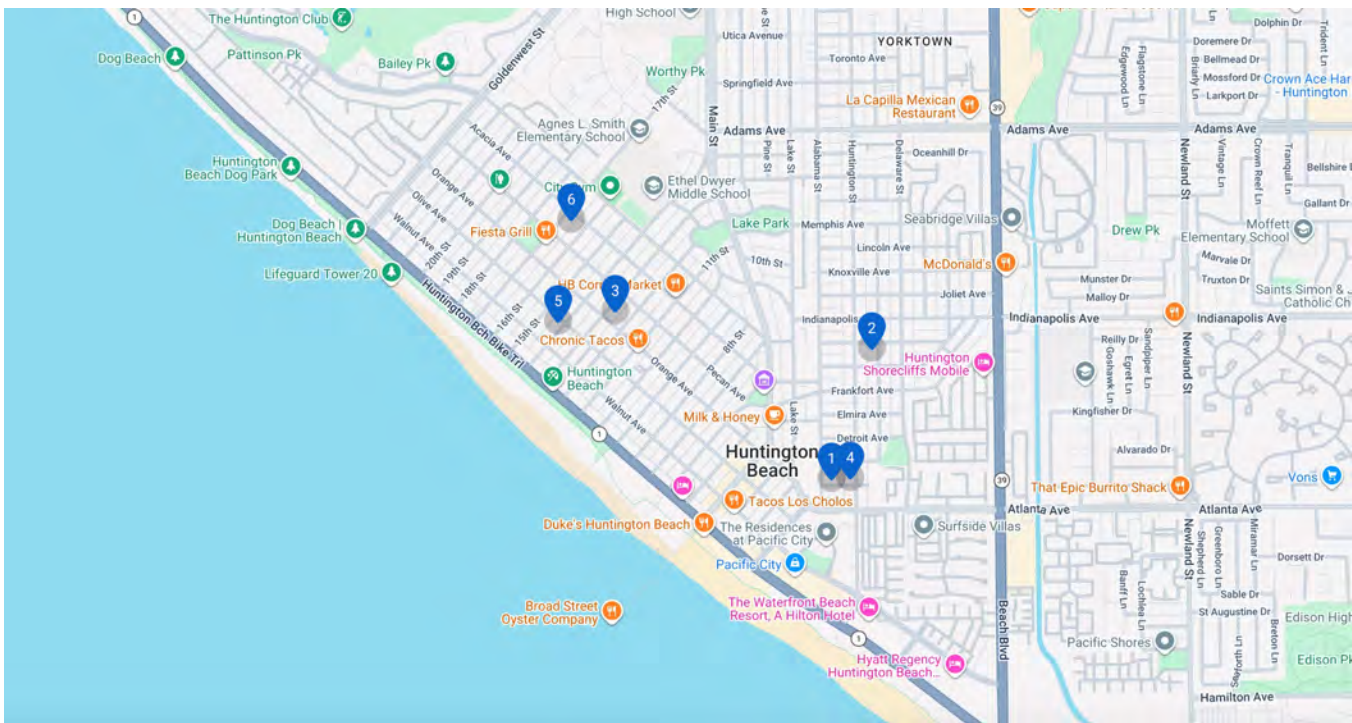
UNIT TYPE	# OF UNITS	%TOTAL	TOTAL SF	RENT	MARKET RENT	ANNUALLY
2 Bed / 2 Bath - B	1	33.33%	875	\$3,600	\$4,250	\$43,200.00
2 Bed / 2 Bath - C	1	33.33%	875	\$4,375	\$4,375	\$52,500.00
3 Bed / 2 Bath - A	1	33.33%	1400	\$5,100	\$5,500	\$61,200.00
TOTAL / AVERAGES	3	100%	3150	\$13,075	\$14,125	\$156,900.00

LISTING CONTACT INFORMATION

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#	ADDRESS	DATE SOLD	PURCHASE PRICE	UNITS	CAP RATE	GRM
1	207 Baltimore Avenue	06/26/2026	\$3,350,000	6	4.96%	15.36
2	715 California Street	11/18/25	\$3,000,000	4	unknown	unknown
3	410 13th Street	05/07/2026	\$3,150,000	4	unknown	unknown
4	205 Huntington Street	09/18/2025	\$3,000,000	4	unknown	19.86
5	1401 Olive Avenue	02/25/2026	\$4,130,000	6	4.35%	15.62
6	522 17th Street - Subject					
TOTAL / AVERAGES			\$3,326,000		4.66%	17.74

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Rent Roll

522 17th Street, Huntington Beach CA 92648

Unit #	Unit Type	SqFt	Tenant Name	Lease Start Date	Lease End Date	Rent	Proforma	Utility Charge	Pet Rent	Deposit
Current Tenants										
A	3BR / 2BA	1400 SF		03/09/2026	03/31/2027	5,100.00	5,500.00	0.00	0.00	
B	2BR / 2BA	875 SF		06/03/2026	12/31/2027	3,600.00	4,250.00	0.00	0.00	
C	2BR / 2BA	875 SF		07/29/2026	07/29/2027	4,375.00	4,500.00	75.00	0.00	
Future Tenants/Applicants										
Total		3150 SF				13,075.00	14,250.00	75.00	0.00	8,725.00



EXCLUSIVELY LISTED BY

COLLIN CORSMEIER

Listing Agent

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CONFIDENTIALITY & DISCALIMER

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