522 17th Street

Balboa Real Estate

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.
- **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.
- **Turnkey Coastal Residences:** Updated units feature quartz countertops, white shaker cabinetry, luxury vinyl plank flooring, remodeled bathrooms, new windows, and contemporary coastal finishes.
- **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

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522 17th Street, Huntington Beach

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 (Utilitiy 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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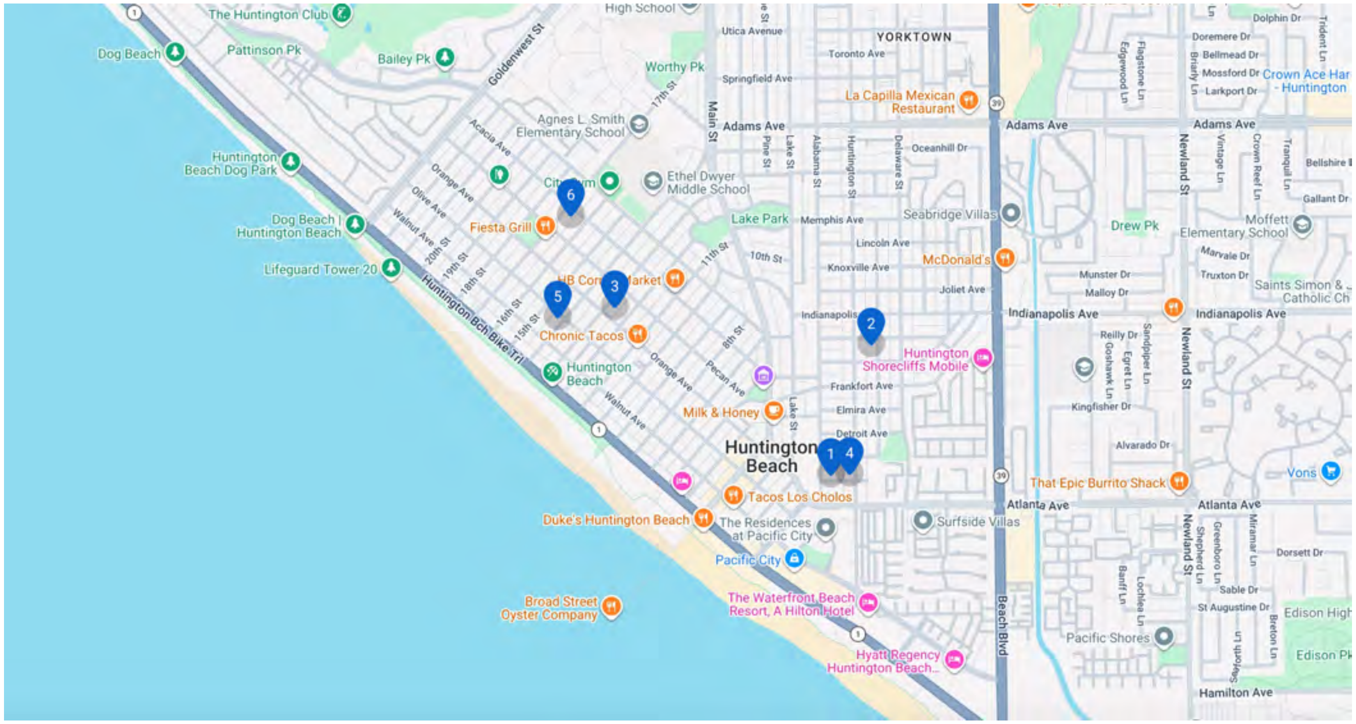
522 17th Street, Huntington Beach - Comparable Sales



#	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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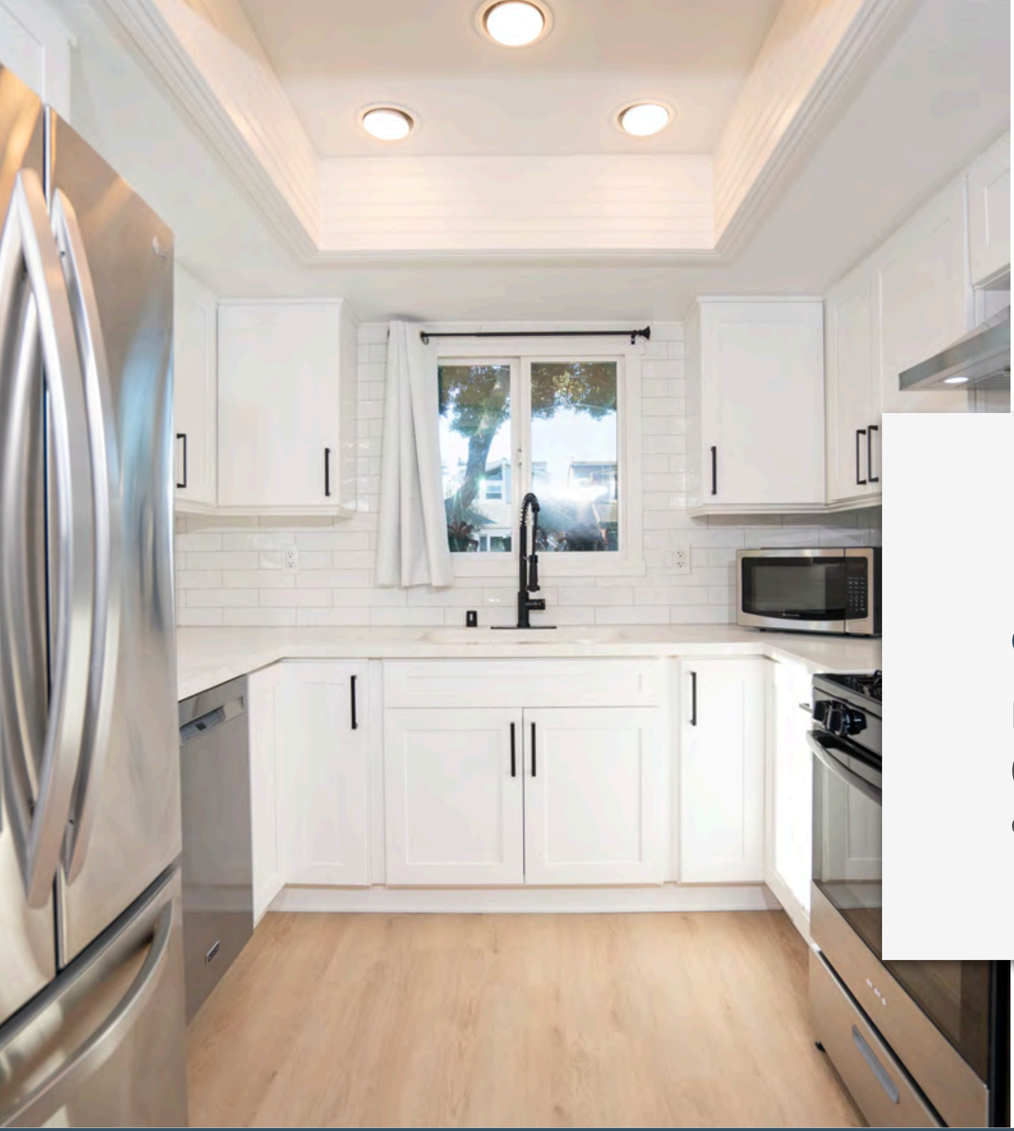
Rent Roll

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	[redacted]	03/09/2026	03/31/2027	5,100.00	5,500.00	0.00	0.00	[redacted]
B	2BR / 2BA	875 SF	[redacted]	06/03/2026	12/31/2027	3,600.00	4,250.00	0.00	0.00	[redacted]
C	2BR / 2BA	875 SF	[redacted]	07/29/2026	07/29/2027	4,375.00	4,500.00	75.00	0.00	[redacted]
Future Tenants/Applicants										
Total		**3150 SF**				**13,075.00**	**14,250.00**	**75.00**	**0.00**	**8,725.00**



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