

7282 La Mancha Circle

Huntington Beach, California 92647

Offering Memorandum

Four unit residential investment | Offering price \$1,975,000

Located on a quiet cul-de-sac directly across from Murdy Park and Community Center, this four-unit property offers a mix of one-, two- and three-bedroom residences, individual garages and private outdoor spaces. The property is approximately three miles from the beach, near Warner Avenue and Gothard Street.

The offering includes tenancy for the current owner in Unit A beginning October 1, 2026 through December 31, 2028. Rent is \$3,650 per month from October 1, 2026 through December 31, 2027, and \$3,700 per month from January 1, 2028 through December 31, 2028. Beginning December 31, 2027, the tenant may terminate the lease early upon 30 days' written notice.

Investment Highlights

- Four residences with a combined eight bedrooms and seven bathrooms.
- One single-car garage with opener for each unit, plus two assigned uncovered parking spaces.
- Units B and D fully renovated in June and July 2026, respectively.
- Roof replaced in 2024; repiping, exterior repairs and repainting completed in 2025.
- SB 721 deck inspection reported completed in December 2025.
- Community laundry room with income-producing washer and dryer.

Owner Tenancy

The seller intends to remain in Unit A as a tenant beginning October 1, 2026 and ending December 31, 2028. Monthly rent will be \$3,650 from October 1, 2026 through December 31, 2027, increasing to \$3,700 from January 1, 2028 through December 31, 2028. Beginning December 31, 2027, the tenant may terminate the lease early upon 30 days' written notice. Total scheduled rent for the full term, assuming no early termination, is \$99,150. The sale will be subject to this tenancy.

Rent Schedule

Unit	Bed / Bath	Current / Scheduled Rent	Market Rent	Occupancy and Term
A	3 / 2	\$3,650*	\$3,650*	Owner tenancy. \$3,650/mo through 12/31/27; \$3,700/mo 1/1/28-12/31/28.
B	2 / 2	\$2,650	\$2,650	One-year lease: 7/15/26 - 7/14/27
C	2 / 2	\$2,050	\$2,650	Long-term tenant: month-to-month
D	1 / 1	\$2,100	\$2,100	One-year lease: 8/20/26 - 8/19/27
Total	8 / 7	\$10,450*	\$11,050*	Annualized at initial Unit A rent: \$125,400 current / \$132,600 market

Unit Descriptions

Unit A

Single-level three-bedroom, two-bath residence with fireplace and an enclosed side yard featuring vinyl fencing and a covered patio. Interior features include a remodeled kitchen, LVP flooring, crown molding, dual-pane windows, plantation shutters and mirrored closet doors. Wall air conditioning is provided in the living room and primary bedroom.

Unit B

Single-level two-bedroom, two-bath residence with an enclosed patio. Fully renovated in June 2026 with new appliances, LVP flooring, countertops, blinds and a ceiling fan.

Unit C

Upstairs two-bedroom, two-bath residence above Unit B with a private balcony and wall air conditioning. Occupied by a long-term tenant on a month-to-month basis at \$2,050 per month. Estimated market rent used in the pro forma analysis is \$2,650 per month.

Unit D

Upstairs one-bedroom, one-bath residence above the garages with a private balcony and two walk-in closets. Fully renovated in July 2026 with LVP flooring, new appliances, countertops, blinds and a ceiling fan. Its garage space is wired for EV charging.

Parking and Shared Amenities

All units have central heating and an individual single-car garage with opener. Two additional uncovered spaces are assigned to Units A and C. The community washer and dryer are leased through WASH for a combined \$85.50 per month. The reported vend price is \$2 per machine, with laundry revenue received by the owner.

Preliminary Financial Overview

The following analysis separates the current/scheduled rent scenario from a market-rent pro forma. Market-rent pro forma includes a 5% vacancy allowance and a 5% property management allowance and estimated new taxes. Laundry revenue is excluded because an annual revenue amount has not been provided.

Current / Scheduled Rent Scenario

Item	Annual Amount
Gross scheduled residential rent	\$125,400
Less: vacancy allowance (0%)	(\$0)
Effective gross income	\$125,400
Base operating expenses	(\$30,610)
Property management allowance (Owner managed)	(\$0)
Projected NOI	\$94,790
Cap rate at \$1,975,000	4.80%
Gross rent multiplier	15.75

This scenario annualizes Unit A at its initial \$3,650 monthly rent for comparability, with Unit B at \$2,650, Unit C at its current \$2,050 month-to-month rent, and Unit D at \$2,100. Unit A increases to \$3,700 per month beginning January 1, 2028.

Market-Rent / Pro Forma Scenario

Unit	Monthly Market Rent	Annual Rent
A	\$3,650	\$43,800
B	\$2,650	\$31,800
C	\$2,650	\$31,800
D	\$2,100	\$25,200
Total	\$11,050	\$132,600
Item	Annual Amount	
Gross scheduled residential rent	\$132,600	
Less: vacancy allowance (5%)	(\$6,630)	
Effective gross income	\$125,970	
Base operating expenses	(\$45,624.42)	
Property management allowance (5% of EGI)	(\$6,298.50)	
Projected NOI	\$74,047.08	
Cap rate at \$1,975,000	3.75%	
Gross rent multiplier	14.89	

The market-rent pro forma assumes Unit C can achieve \$2,650 per month rather than its current \$2,050 month-to-month rent and annualizes Unit A at its initial \$3,650 monthly rent. Unit A increases to \$3,700 per month beginning January 1, 2028. Market rent is an estimate and is not guaranteed. Buyer should independently verify achievable rents, applicable rent restrictions, tenant rights and all underwriting assumptions.

Annual Expense Detail

Expense	Annual Amount
Estimated property tax after acquisition	\$24,300.00
Fire and hazard insurance	\$9,173.18
Earthquake insurance	\$2,050.00
Common electricity	\$1,000.80

Common gas	\$885.60
Water	\$1,807.08
Trash	\$3,320.76
Gardener	\$840.00
Pest control	\$1,008.00
Laundry equipment lease	\$1,026.00
Fire extinguisher service	\$84.00
City fire inspection	\$40.00
Business license	\$89.00
Total base operating expenses	\$45,624.42

Projected operating expenses include the listed base expenses plus a 5% property management allowance. The current owner self-manages the property, so the management allowance is a pro forma underwriting assumption rather than a historical expense. Property taxes and insurance are estimates or owner-provided figures and must be verified for the buyer's ownership. Buyer to verify leases, deposits, collections, unit and building sizes, inspection records, property condition and all financial information.

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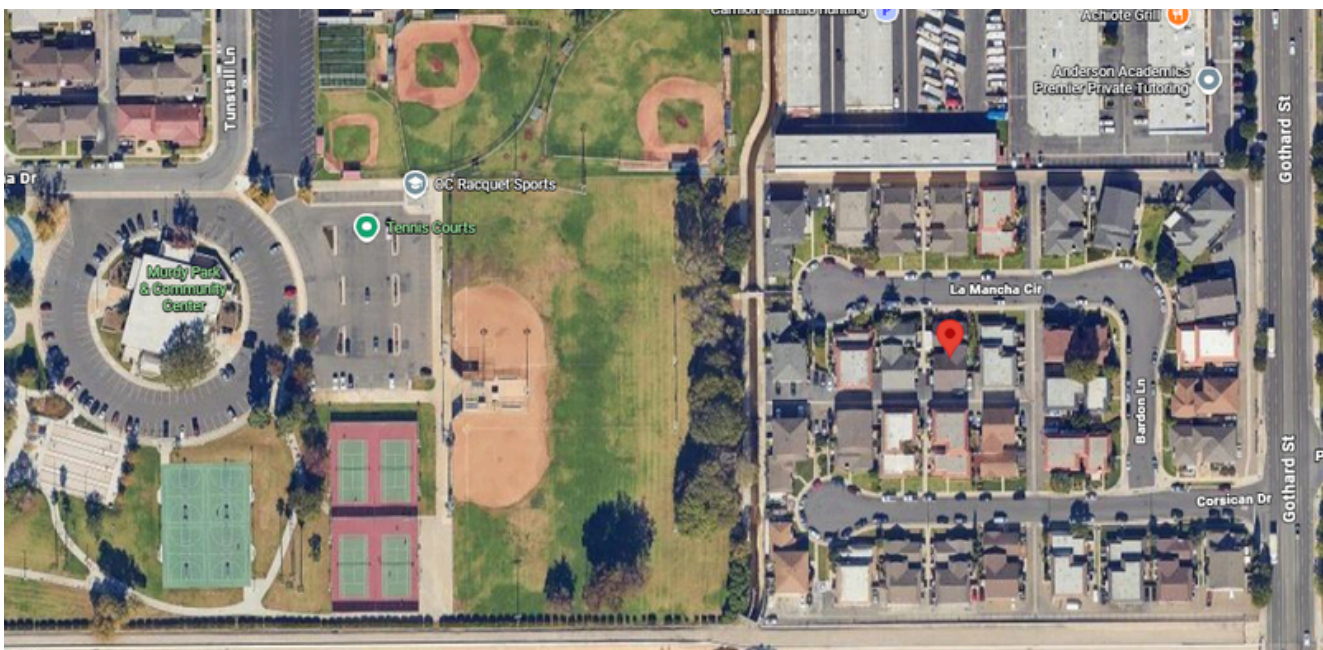
Front view of Unit A



Units B, C, D , laundry room
& common area



Rear view of garages
& Unit D above



Map view of 7282 La Mancha Cir and Murdy Park - with direct access to park from cul-de-sac

Unit A - 3 bed, 2 bath, with private patio



Front view



Livingroom w/ fireplace



Ensuite bathroom



Remodeled kitchen



Dining area



Primary bedroom



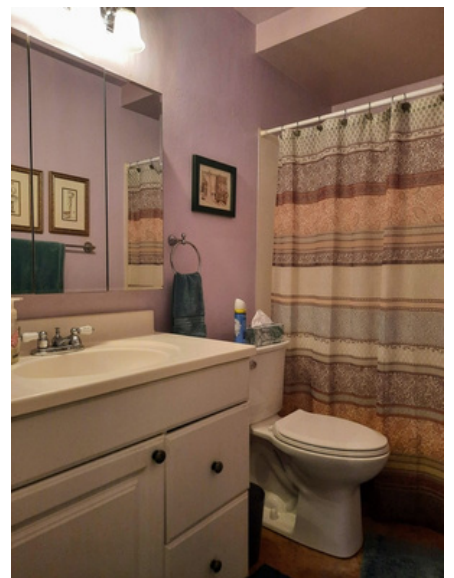
Second bedroom



Third bedroom



Private patio



Guest bathroom

Unit B - 2 bed, 2 bath, with private patio

(Pictures taken after renovation - June 2026)



Livingroom



Dining area and kitchen



Kitchen



First bedroom



Second bedroom



First bathroom



Second bathroom



Large private patio

Unit D - 1 bed, 1 bath, with private balcony

(Pictures taken after renovation - July 2026)



Dining area and kitchen



Kitchen



Livingroom



Bathroom



Bedroom

Laundry room in common area

