



Cooperation Capital Group, Inc.
Unparalleled Results Since 2005.

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www.ccgapartments.com
Broker - BRE 01523388

FOR SALE - 4 UNIT MULTI-FAMILY PROPERTY 1011 WEST 7TH STREET, OXNARD, CA 93030

Site Address	1011 W 7th Street, Oxnard
Property Type	Multi-Family
List Price	\$820,000
Price/Unit	\$205,000
Price/Sq Ft	\$185
Number of Units	4 Units
Unit Mix	(1) 3Bd/2Ba, (2) 2Bd/2Ba, (1) 2Bd/1Ba
Annual Income	\$61,800
Cap Rate	4.89%
GRM	13.40
Year Built	1974
Building Sq Ft	4,420
Lot Sq Ft	8,056
Laundry	Washer/Dryer hookups
APN	202-0-216-070
Parking	4 Garages
CSO	2.25%

*****PLEASE DO NOT DISTURB TENANTS*****

Description:

Proforma 6.7% cap rate, 10.68x grm. One of the largest fourplex models in the neighborhood. Long-term stable tenants. Each unit has a one car garage. All have individual washer/dryer hookups. Separately metered gas & electric. No HOA dues. Desirably located across from Oxnard Community Park West and one block from the Oxnard Performing Arts & Convention Center, next to children's hospital. Within short walking distance to three shopping centers with CVS Pharmacy, Walgreens and Vons. Nice fourplex pocket of Oxnard. Close proximity to Oxnard Public Library, Oxnard Police Department, US Post Office, and Boys & Girls Club. *****20% BELOW MARKET RENTS!*****





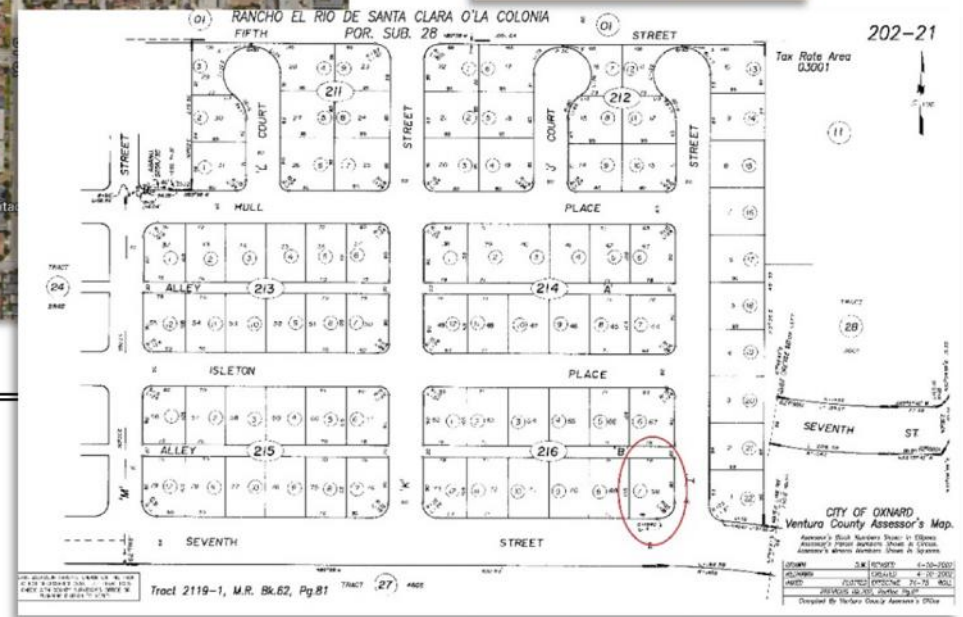
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AERIAL VIEW & PARCEL MAP

1011 WEST 7TH STREET, OXNARD, CA 93030



City of Oxnard:

The 19th most populous city in California and the most populous in Ventura County. The economy of Oxnard is driven by international trade, agriculture, manufacturing, defense, and tourism. Oxnard is one of the key manufacturing centers in the Greater Los Angeles Area. Oxnard is home to over 20 miles of scenic, relatively uncrowded coastline. [Wikipedia]

This information was obtained from sources deemed reliable, though we make no guarantee, warranty or representation. It is your duty to thoroughly and independently confirm accuracy.



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PROPERTY PHOTOS

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FINANCIALS

1011 WEST 7TH STREET, OXNARD, CA 93030

Property Details	
Number of Units:	4
Price:	\$820,000
Price Per Unit:	\$205,000
Price/Sq Ft:	\$186
Year Of Construction:	1974
Building Size (estimated):	4,420
Lot Size:	8,056
A.P.N.:	202-0-216-070

Financing	
Down Paymen	35% \$240,000
Loan Amount:	71% \$580,000
Interest Rate:	4.50%
Term:	30
Monthly Debt Service:	\$2,939
Annual Debt Service:	\$35,265
Debt Coverage Ratio (Actual):	1.14
Debt Coverage Ratio (Market):	1.57
Principal Reduction:	\$9,165

Parking	
Covered:	5
Uncovered:	N/A

Individual Metering	
Electric:	Yes
Gas:	Yes
Water:	No

Value Benchmarks			
GRM:	13.40	Cap Rate:	4.89%
Mkt GRM:	10.68	Mkt Cap:	6.73%

PLEASE DO NOT DISTURB TENANTS

Rent Roll

# of Units	Unit Type	Approx Unit Sq. Ft.	Average Rent	Total Act. Rent	Market Rent	Tot. Mkt. Rent	% Change
A	3 bed / 2 bath	Unknown	\$1,500	\$1,500	\$2,000	\$2,000	25.00%
B	2 bed / 2 bath	Unknown	\$1,200	\$1,200	\$1,475	\$1,475	18.64%
C	2 bed / 2 bath	Unknown	\$1,200	\$1,200	\$1,475	\$1,475	18.64%
D	2 bed / 1 bath	Unknown	\$1,200	\$1,200	\$1,450	\$1,450	17.24%
Monthly Income				\$5,100		\$6,400	20.31%
Laundry Income				\$0		\$0	
Total Monthly Income				\$5,100		\$6,400	
Annual Gross Income				\$61,200		\$76,800	
Less: Vacancy				3.00% \$1,836		\$2,304	
Effective Gross Income (EGI)				\$59,364		\$74,496	

Expenses (estimated)	Actual	% of EGI	Market	% of EGI
R.E. Taxes	\$9,430	15.89%	\$9,430	12.66%
Insurance	\$1,590	2.68%	\$1,590	2.13%
Electricity	\$0	0.00%	\$0	0.00%
Gas	\$0	0.00%	\$0	0.00%
Water/Sewer/Trash	\$5,160	8.69%	\$5,160	6.93%
Refuse Removal (combined above)	\$0	0.00%	\$0	0.00%
Landscape	\$720	1.21%	\$720	0.97%
Property Management	\$0	0.00%	\$0	0.00%
Total Maintenance & Repairs	\$1,600	2.70%	\$1,600	2.15%
Reserve for Replacements	\$800	1.35%	\$800	1.07%
Other	\$0	0.00%	\$0	0.00%
Total Annual Expenses	\$19,300	32.51%	\$19,300	25.91%

	Actual	Market
Before Tax Cash Flow		
Effective Gross Income:	\$59,364	\$74,496
Less: Annual Expenses	\$19,300	\$19,300
Net Operating Income:	\$40,064	\$55,196
Less: Annual Debt Service:	\$35,265	\$35,265
Before Tax Cash Flow:	\$4,799	\$19,931