



16972
LYNN LANE
HUNTINGTON BEACH, CA 92649



7 UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY



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An aerial photograph of a coastal city, likely Los Angeles, with a prominent blue overlay. The image shows a mix of urban buildings, palm trees, and a beach area. The text '01 EXECUTIVE SUMMARY' is overlaid on the right side of the image.

01 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Matthews Real Estate Investment Services™ is proud to exclusively present 16972 Lynn Lane located in Huntington Beach, CA. Built in 1976, this garden style two story walkup is well-located in a highly desirable coastal location of Huntington Harbor. The asset has great curb appeal with nice landscaping, including well-maintained trees and other greenery. The property has a unit mix of one 2 bed / 1 bath, five 1 bed / 1 bath units and a studio apartment. All units have all been renovated with new hardwood floors, new kitchen cabinets, new bathroom tile flooring, and new interior paint. Additional building upgrades include a new roof installed in February 2020, and new windows and exterior paint. The property has ample parking, including six secure single car garages, six assigned on-site spaces, and additional open street parking.



INVESTMENT HIGHLIGHTS

EXTENSIVE RENOVATIONS

All units have been updated with new hardwood floors, kitchen cabinets, bathroom tile flooring, and interior paint. The building also features a new roof (installed in February 2020), new windows, and exterior paint.

PRIME LOCATION

Situated in the highly desirable Huntington Harbor area, this property is just a mile from Huntington Beach, offering easy access to Bolsa Chica State Beach, Sunset Beach, and Pacific Coast Highway.

INVESTMENT POTENTIAL

This turn-key investment offers substantial interior and exterior renovations, making it an excellent opportunity for investors seeking a well-maintained asset in a prime location.

CONVENIENT ACCESS TO SERVICES

Located within walking distance to essential services like Trader Joe's, Bank of America, Chase Bank, and Huntington Harbor Medical Center, the property offers exceptional convenience for residents.



UNITS
7



PRICE
\$3,295,000



BUILDINGS
1



PARKING
Garages & Assigned



LOT SIZE
±0.19 AC



YEAR BUILT/R
1976/2024



RENTABLE SF
±4,670 SF



PARCEL #
178-261-08



An aerial photograph of a coastal city, likely Dubai, showing a mix of residential buildings, palm trees, and a beach area. The image is overlaid with a semi-transparent blue filter. A large, stylized number '02' is positioned on the left side of the text. The text 'MARKET OVERVIEW' is written in a clean, white, sans-serif font.

02 MARKET OVERVIEW

MARKET OVERVIEW

Huntington Beach, often referred to as “Surf City USA,” is a coastal city in Orange County known for its beautiful beaches, vibrant surf culture, and scenic ocean views. With a population of around 200,000 residents, the city boasts a laid-back yet lively atmosphere, attracting both tourists and locals who enjoy outdoor activities such as surfing, biking, and beach volleyball. Huntington Beach Pier, one of the longest piers on the West Coast, serves as a central landmark and gathering place for visitors. The city also hosts major events like the **U.S. Open of Surfing** and the **Pacific Airshow**, bringing in thousands of spectators each year.

The economy of Huntington Beach is diverse, with key industries including tourism, manufacturing, technology, and oil production. The city’s coastal location makes it a **hotspot for tourism**, with hotels, restaurants, and retail businesses benefiting from the steady influx of visitors. In addition, Huntington Beach has a strong industrial base, particularly in aerospace and advanced manufacturing, with companies such as **Boeing** and **Cambro Manufacturing** providing jobs for the local workforce. The presence of offshore oil rigs and refineries also contributes to the economy, though the industry has declined in recent years due to environmental concerns and regulatory restrictions.

Beyond its economic drivers, Huntington Beach maintains a high quality of life, offering **excellent schools**, numerous parks, and a strong sense of community. The city has invested in **infrastructure improvements** and **sustainable initiatives** to balance growth with environmental preservation. With a mix of suburban charm and coastal appeal, Huntington Beach continues to thrive as a desirable place to live, work, and visit, ensuring a stable and resilient economy for the future.

HUNTINGTON BEACH, CA





BRIGHTWATER TRAILHEAD

BOLSA CHICA WETLANDS WEST TRAILHEAD

CAMBRIDGE APARTMENTS
130 UNITS

SUBJECT PROPERTY

WARNER AVE ± 40,960 VPD

MONTICELLO AT THE BEACH APARTMENTS
96 UNITS

HB OCEAN TOWERS APARTMENTS
102 UNITS

HUNTINGTON SEAPORTE II
43 UNITS

HIDDEN VILLAGE APARTMENTS
13 UNITS

HUNTINGTON HARBOUR MALL

BANK OF AMERICA
Chevron
TRADER JOE'S
ups

HARBOUR LIGHTS RESORT APARTMENTS
342 UNITS

HARBOUR VIEW ELEMENTARY
594 STUDENTS

SEAL BEACH NATIONAL WILDLIFE REFUGE

WIEDER PARK

HUNTINGTON SEAPORTE II
43 UNITS

SUBJECT PROPERTY

LYNN LN

THE BRIDGEPORT
66 UNITS

WARNER AVE ± 40,960 VPD

GREEN ST. Café 4911

Buon Gusto

ITALIAN CUISINE & DELI

MONTICELLO AT THE BEACH APARTMENTS
96 UNITS

3.2M
TOTAL
POPULATION

25M
VISITORS IN 2022

ORANGE COUNTY, CA

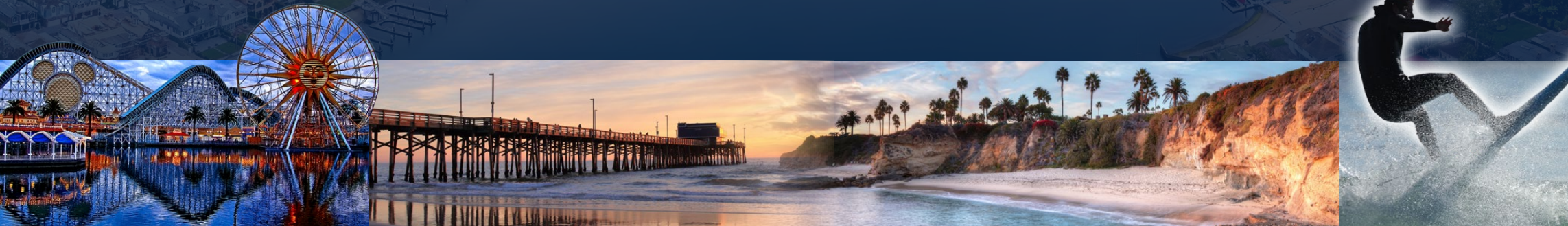
278
AVERAGE
SUNNY DAYS

2023 GDP
\$334B
ORANGE COUNTY

THE O.C.

SOUTHERN CALIFORNIA

Orange County, CA, is a region in Southern California known for its picturesque coastline, affluent communities, and major attractions like Disneyland Resort and Knott's Berry Farm. With a population exceeding 3 million, it combines a mix of suburban and urban areas, offering a diverse cultural scene, upscale shopping, and numerous outdoor activities. The county's economy thrives on tourism, technology, and a robust business environment.



THE O.C.
WHERE INNOVATION, DIVERSITY & COASTAL CHARM CONVERGE

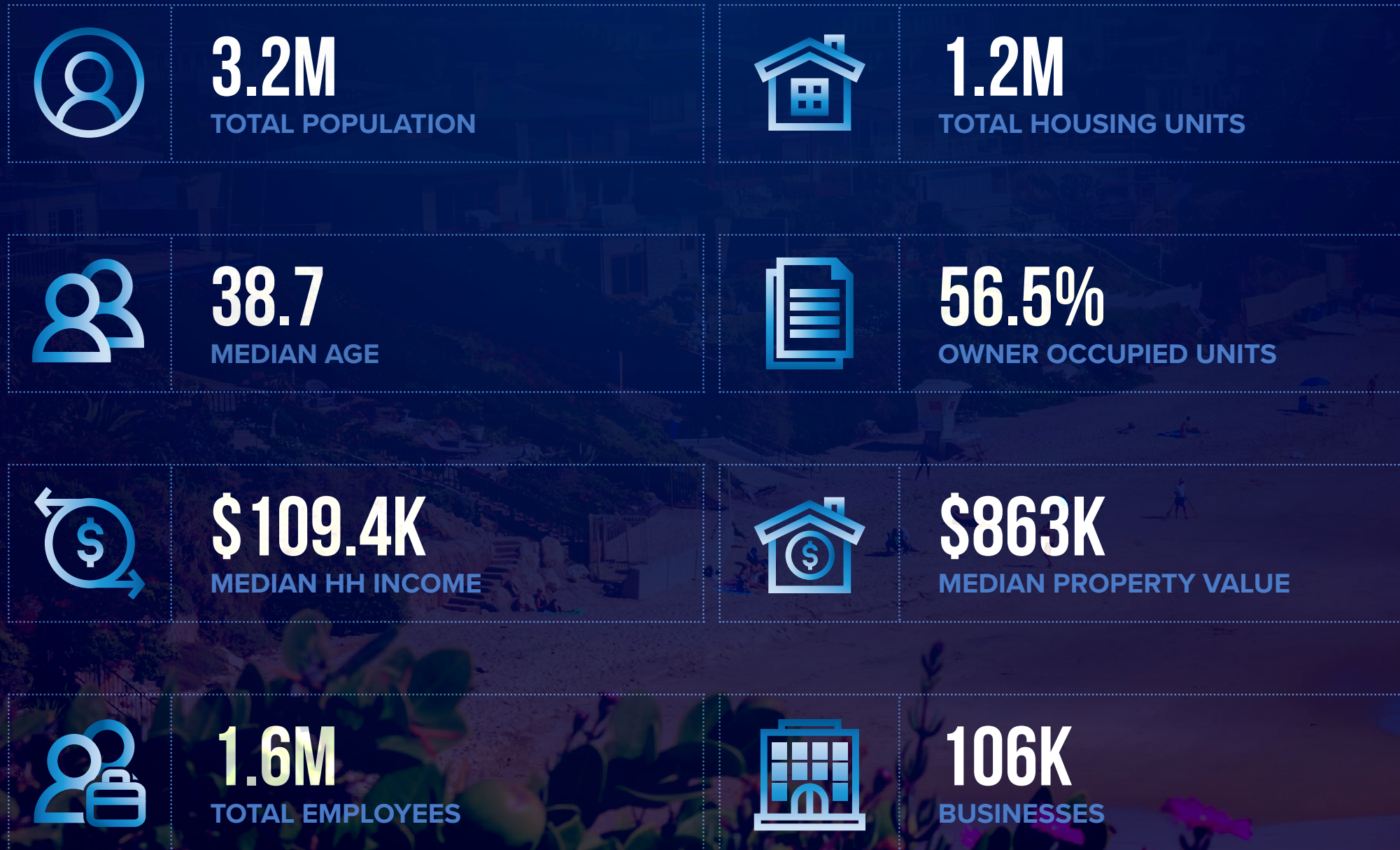
ORANGE COUNTY ACCOLADES & RANKINGS

#3 MOST POPULATED COUNTY IN CALIFORNIA <i>- U.S. Census Bureau</i>	#6 MOST POPULATED COUNTY IN THE U.S. <i>- U.S. Census Bureau</i>
#1 COUNTY IN CALIFORNIA FOR FAMILIES <i>- Niche</i>	#1 BEST COUNTY IN CALIFORNIA FOR OUTDOOR ACTIVITIES <i>- Niche</i>
#4 BEST COUNTY IN THE U.S. FOR OUTDOOR ACTIVITIES <i>- Niche</i>	#2 COUNTY IN CALIFORNIA FOR PUBLIC SCHOOLS <i>- Niche</i>
#3 COUNTY IN CALIFORNIA FOR HEALTH <i>- Niche</i>	#4 COUNTY IN CALIFORNIA FOR YOUNG PROFESSIONALS <i>- Niche</i>
793 SQUARE MILES IN ORANGE COUNTY	30 FIRMS VALUED OVER \$1B CALL ORANGE COUNTY HOME <i>- Fortune</i>

ORANGE COUNTY, CALIFORNIA, stands as one of the top locations in the U.S. due to its strong, diverse economy powered by major industries like healthcare, technology, and finance, alongside a highly skilled workforce supported by leading educational institutions. Coupled with a high quality of life featuring renowned cultural, recreational, and coastal amenities, it offers an attractive environment for both residents and businesses. Here's a few examples how Orange County stands out as one of the top places in the country:

Economic Strength and Industry Diversity | Highly Skilled Workforce | Quality of Life | Business-Friendly Environment | Tourism and Hospitality

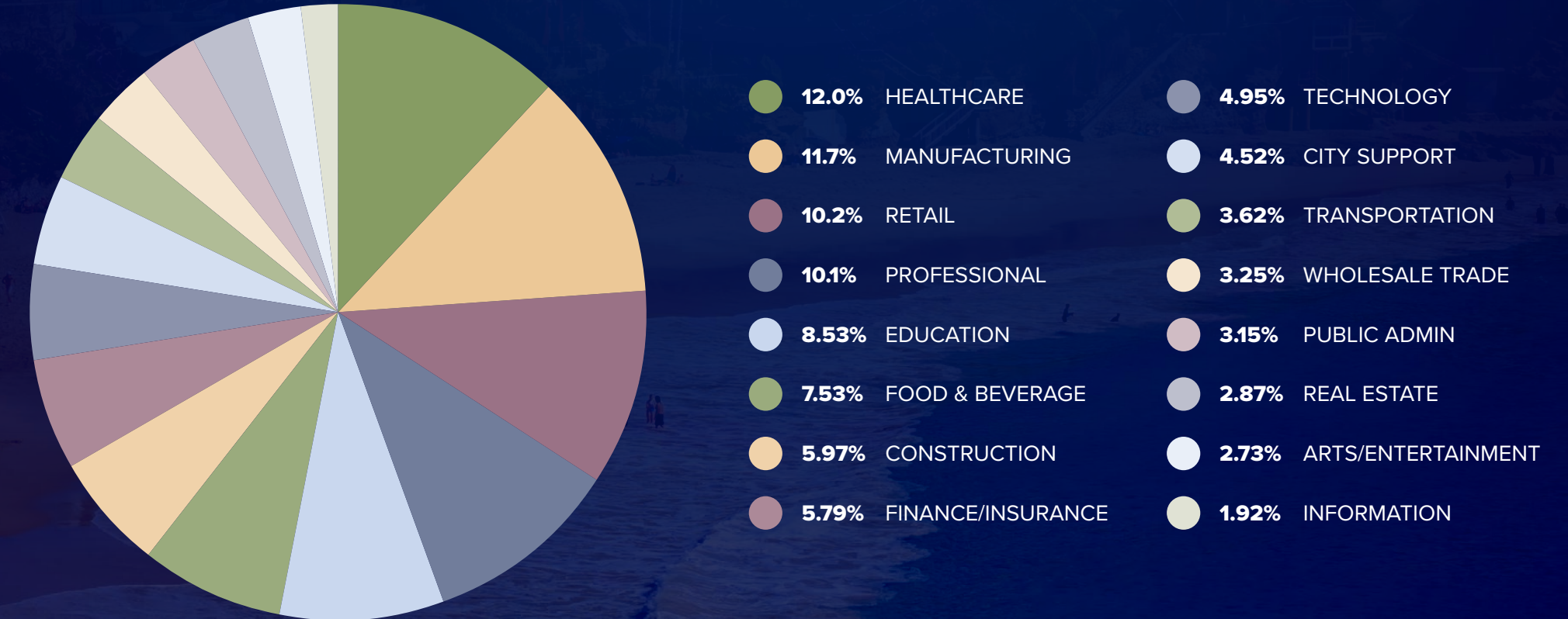
O.C. BY THE NUMBERS—A DEMOGRAPHIC SNAPSHOT



- Source: Data USA

THE PULSE OF INNOVATION AND PROSPERITY

THE ORANGE COUNTY economy is highly diverse, with key industries spanning technology, tourism, healthcare, finance, education, and manufacturing. This economic variety fosters stability, as it reduces dependency on a single sector and cushions the region from economic downturns in any one industry. For businesses, this diversity encourages innovation and collaboration across sectors, while residents benefit from broader job opportunities, improved economic resilience, and access to a range of services and amenities.



- Source: Data USA

ORANGE COUNTY—AN ECONOMIC POWERHOUSE IN CALIFORNIA

ECONOMIC DRIVERS



PROFESSIONAL SERVICES

This sector encompasses finance, insurance, real estate, and legal services, representing the county's largest employment segment.



CONSTRUCTION / DEVELOPMENT

A significant contributor to employment, reflecting ongoing development and infrastructure projects within the county.



TOURISM / ATTRACTIONS

Tourism is a vital economic driver, attracting millions of visitors annually and supporting numerous hospitality and service jobs.



HEALTHCARE SERVICES

The presence of major healthcare providers and facilities underscores the importance of this sector in the local economy.



TECHNOLOGY & INNOVATION

Home to numerous startups and established tech companies, particularly in areas like Irvine, the county is a hub for technological development and innovation.



MEDICAL/SURGICAL MANUFACTURING

Specializations include dental laboratories, computer storage device manufacturing, and surgical and medical instrument manufacturing.

- Source: CA.gov Economic Development

INDUSTRY LEADERS SHAPE THE FUTURE

TOP EMPLOYERS



Cal State Fullerton



Edwards Lifesciences



Providence



THALES



The Walt Disney Company



- Source: Location OC

TRANSPORTATION – SCENIC DRIVES MEET SMART COMMUTES

ORANGE COUNTY features a comprehensive transportation network that includes major freeways, public transit systems like the OCTA's OC Bus and Metrolink commuter rail, and upcoming projects such as the OC Streetcar. This diverse infrastructure supports efficient local and regional connectivity, catering to commuters, residents, and visitors.



AIRPORTS

JOHN WAYNE AIRPORT (SNA)

The main airport serving Orange County for domestic flights, John Wayne Airport is known for its convenient location and easy access to the region's major attractions. It offers a range of flights from major airlines and is the only commercial airport in the county.

FULLERTON MUNICIPAL AIRPORT (FUL)

This airport is primarily used for general aviation. It does not offer commercial passenger service but serves private pilots and smaller aircraft operations.



FREEWAY CONNECTIVITY

INTERSTATE 5 – SANTA ANA FREEWAY

One of the most significant freeways in California, the I-5 runs north-south and connects Orange County to major cities, including Los Angeles to the north and San Diego to the south. A vital route for commuting, commerce, and access to key attractions like Disneyland and Angel Stadium.

INTERSTATE 405 – SAN DIEGO FREEWAY

A major auxiliary route of the I-5, the I-405 bypasses the inland route of the I-5 and runs parallel to the coast. Heavily traveled by commuters, it connects Orange County to Los Angeles International Airport (LAX) and the greater Los Angeles area.



COMMUTER RAIL

METROLINK

A commuter rail system that serves Southern California, connecting various counties, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and San Diego. It plays a vital role in providing an alternative to highway travel, particularly for daily commuters, and helps reduce traffic congestion and environmental impacts.

HIGHER EDUCATION INSPIRES BRIGHTER FUTURES

ORANGE COUNTY, CALIFORNIA is home to a diverse array of higher education institutions, including public universities, private universities, and community colleges. Some of these include:



Cal State Fullerton.



UNIVERSITY OF CALIFORNIA
IRVINE

CALIFORNIA STATE UNIVERSITY
FULLERTON

CHAPMAN
UNIVERSITY

CONCORDIA UNIVERSITY
IRVINE

LOCATION
IRVINE

LOCATION
FULLERTON

LOCATION
IRVINE

LOCATION
IRVINE

STUDENTS
36,000+

STUDENTS
41,962

STUDENTS
10,001

STUDENTS (ONLINE & CAMPUS)
±5,000

ALUMNI
200,000+

ALUMNI RESIDING IN OC
95,000+

ALUMNI
50,000+

ALUMNI
25,000+

OC ECONOMIC IMPACT
\$7 BILLION

FACULTY MEMBERS
3,736

FACULTY MEMBERS
1,117

FACULTY MEMBERS
132

FROM THE DIAMOND TO THE ARENA—**ORANGE COUNTY SHINES**

ORANGE COUNTY, CALIFORNIA, is home to a professional sports scene that includes teams from major leagues, prominent venues, and a strong sports culture. Here is an overview of professional sports in the area:



LOS ANGELES ANGELS
(MAJOR LEAGUE BASEBALL)

HOME
ANGEL STADIUM

2024 AVG ATTENDANCE
31,822

YEAR FOUNDED
1961

ACHIEVEMENTS
2002 WORLD SERIES CHAMPION



ANAHEIM DUCKS
(NATIONAL HOCKEY LEAGUE)

HOME
HONDA CENTER

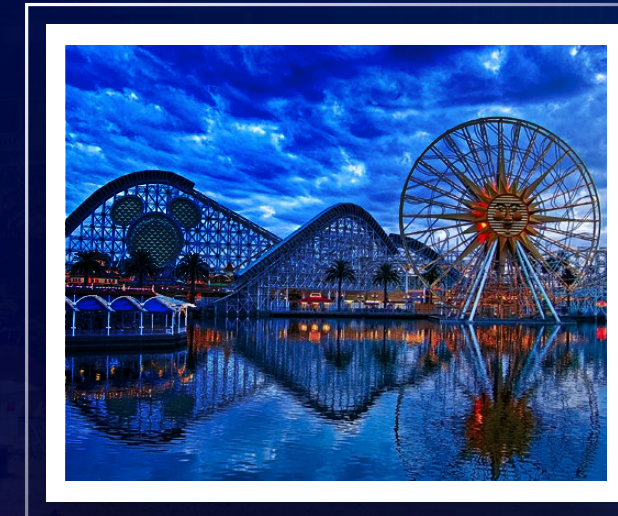
2022-23 AVG ATTENDANCE
14,953

YEAR FOUNDED
1993

ACHIEVEMENTS
2006-07 STANLEY CUP CHAMPION



ICONIC ATTRACTIONS AND HIDDEN GEMS AWAIT



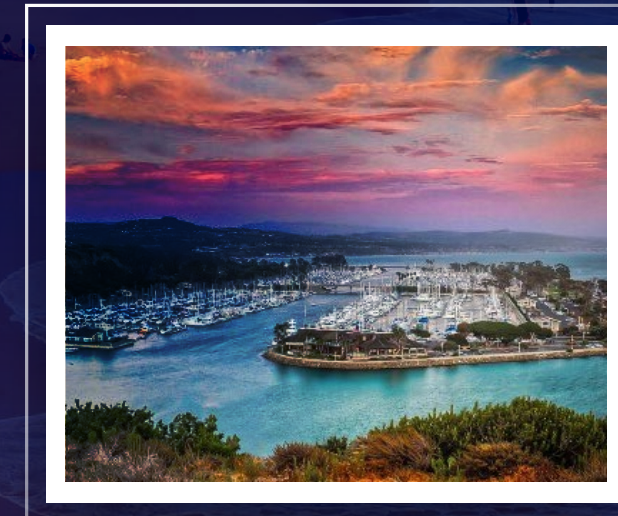
DISNEYLAND RESORT
(ANAHEIM)



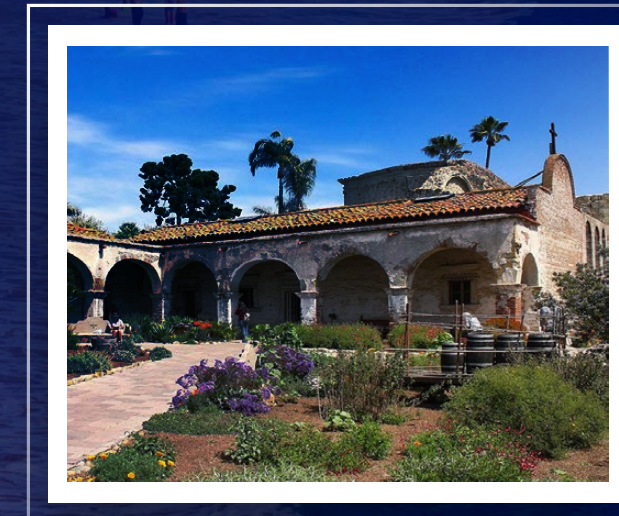
KNOTT'S BERRY FARM
(BUENA PARK)



BALBOA ISLAND
(NEWPORT BEACH)



DANA POINT HARBOR
(DANA POINT)



MISSION SAN JUAN CAPISTRANO
(SAN JUAN CAPISTRANO)



HUNTINGTON BEACH PIER
(HUNTINGTON BEACH)

An aerial photograph of a coastal city, likely Los Angeles, showing a mix of residential buildings, palm trees, and a beach area. The image is overlaid with a semi-transparent blue filter. A large, stylized number '03' is positioned on the right side of the image, followed by the text 'PROPERTY DESCRIPTION' in a bold, white, sans-serif font.

03 PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Matthews Real Estate Investment Services™ is proud to exclusively present 16972 Lynn Lane, located in beautiful Huntington Beach, CA. Built in 1976, this garden style two story walkup is well-located in a highly desirable coastal location of Huntington Harbor. The asset has great curb appeal with nice landscaping, including well-maintained trees and other greenery. The property has an excellent unit mix of one 2 bed / 1 bath, five 1 bed / 1 bath units and a studio apartment. All units have all been renovated with new hardwood floors, new kitchen cabinets, new bathroom tile flooring, and new interior paint. Additional building upgrades include a new roof installed in February 2020, and new windows and exterior paint. The property has ample parking, including six secure single car garages, six assigned on-site spaces, and additional open street parking. The tenants enjoy a clean, on-site community laundry room, and each unit is separately metered for gas and electric.

A key driver in the desirability of this asset is its prime Huntington Beach coastal location, just a mile away from the beach. Within 0.25 miles of the asset includes a Trader Joe's, Bank of America, Chase Bank, and the Huntington Harbor Medical Center. The property is also conveniently located a mile from Huntington Harbor, Bolsa Chica State Beach, Sunset Beach, and Pacific Coast Highway.

SUMMARY	
Number of Units	7
Year Built/Renovated	1976/2024
Stories	2
Number of Buildings	1
Net Rentable Area	±4,670 SF
Lot Size	±0.19 AC

SITE	
Address	16972 Lynn Lane, Buena Park, CA
Parcel Number	178-261-08
Exterior Construction	Wood / Stucco
Roof Type	Pitched Shingled
Parking	Garages, Assigned & Street

UTILITIES	PAID BY
Trash & Water	Owner
Electricity & Gas	Tenants

PROPERTY HIGHLIGHTS

- Excellent Pride of Ownership & Turn-Key Investment Opportunity
- Substantial Interior & Exterior Renovations Which Include: New Hardwood Floors, New Kitchen Cabinets, New Bathroom Tile Flooring, New Interior Paint & New Windows
- 6 Individual Garages, 6 Open Assigned Parking & Street Parking
- Tenants Enjoy a Clean Community Laundry Room, Patios & Balconies
- Each Unit is Separately Metered for Gas & Electric
- Highly Desirable Huntington Harbor Location on a Great Residential Street Within One Mile of Local Huntington Beaches, Pacific Coast Highway & Retail Attractions
- Conveniently Located Within Walking Distance to Trader Joe's, Bank of America, Chase Bank, and Huntington Harbor Medical Center



PROPERTY PHOTOS

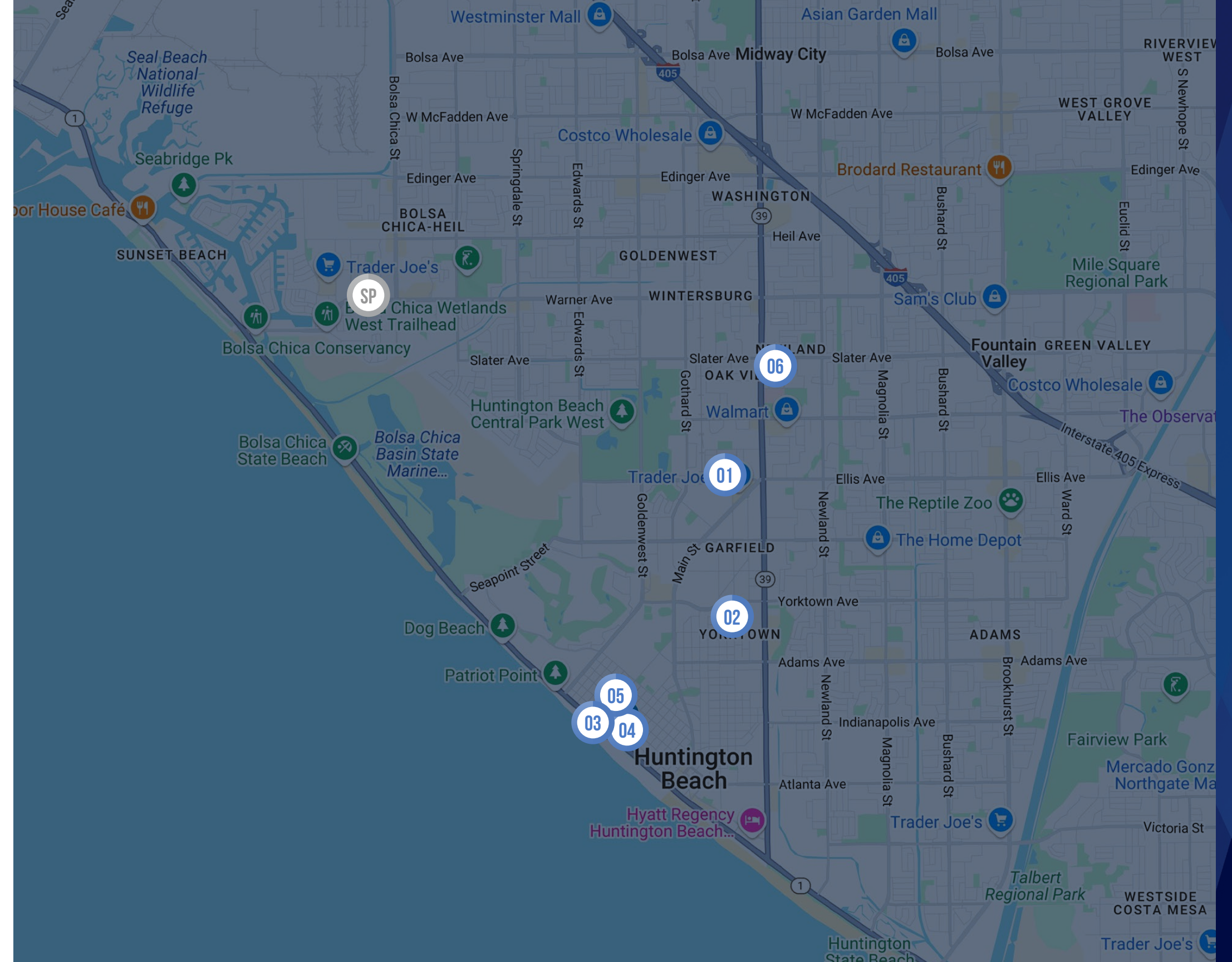


An aerial photograph of a coastal city, likely San Diego, with a blue overlay. The image shows a mix of residential and commercial buildings, a large stadium-like structure, and a coastline with waves. The text '04 SALES & RENT COMPARABLES' is overlaid on the right side of the image.

04 SALES & RENT COMPARABLES

SALES COMPARABLES

PHOTO	ADDRESS	UNITS	YEAR BUILT/R	BUILDING SF	SALE PRICE	CAP RATE	GRM	PRICE PER UNIT	PRICE PER SF	SALE DATE	UNIT MIX
	1 7681 Ellis Ave, Huntington Beach, CA 92648	5	1964	5,207	\$2,750,000	3.8%	16.9	\$550,000	\$528.14	9/9/2024	(3) 2 Bed / 2 Bath (2) 3 Bed / 2 Bath
	2 2316 Delaware St, Huntington Beach, CA 92648	5	1923	3,750	\$2,150,000	3.9%	17.6	\$430,000	\$573.33	6/27/2024	(2) 1 Bed / 1 Bath (3) 2 Bed / 1 Bath
	3 125 16th St, Huntington Beach, CA 92648	18	1971	15,809	\$8,650,000	3.5%	17.5	\$480,556	\$547.16	5/29/2024	(2) 1 Bed / 1 Bath (12) 2 Bed / 1 Bath (2) 2 Bed / 2 Bath (2) 3 Bed / 2 Bath
	4 212 15th St, Huntington Beach, CA 92648	8	1970	6,538	\$3,850,000	3.6%	18.2	\$481,250	\$588.87	7/16/2024	(3) 1 Bed / 1 Bath (5) 2 Bed / 1 Bath
	5 319 15th St, Huntington Beach, CA 92648	6	1972	4,825	\$3,000,000	3.3%	19.2	\$500,000	\$621.76	6/3/2024	(4) 1 Bed / 1 Bath (2) 3 Bed / 2 Bath
	6 17592 Cameron Ln, Huntington Beach, CA 92647	8	1977	10,850	\$4,000,000	4.3%	17.1	\$500,000	\$368.66	5/3/2024	(2) 2 Bed / 2 Bath (5) 2 Bed / 2.5 Bath (1) 3 Bed / 2.5 Bath
AVERAGES						4.0%	16.8	\$490,301	\$537.99		
	SUBJECT PROPERTY 16972 Lynn Lane Huntington Beach, CA 92286	7	1976/2024	4,670	\$3,295,000	4.0%	17.6	\$470,714	\$705.57	-	(1) 2 Bed / 1 Bath (5) 1 Bed / 1 Bath (1) Studio / 1 Bath



An aerial photograph of a coastal city, likely Dubai, showing a mix of residential buildings, palm trees, and a beach area. The image is overlaid with a semi-transparent blue filter. On the right side, the text '05 FINANCIAL OVERVIEW' is displayed in a large, white, sans-serif font. The number '05' is significantly larger than the words 'FINANCIAL OVERVIEW'.

05 FINANCIAL OVERVIEW

FINANCIAL OVERVIEW

Address		16972 Lynn Lane, Huntington Beach, CA 93804
Number of Units		7
# of Buildings		1
Number of Stories		2
Year Built/Renovated		1976/2024
Rentable Area		±4,670 SF
Site Size		±0.19 Acres

Display Rent As

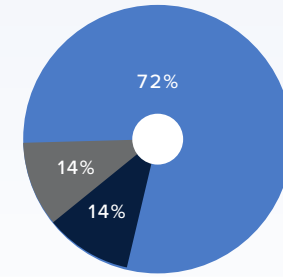
Monthly

Rents To Show

Current and Potential

Rental Range Rent

Current



- 2 Bed / 1 Bath
- 1 Bed / 1 Bath
- Studio

RENT ROLL SUMMARY

UNIT TYPE	# OF UNITS	AVG. SF	RENTAL RANGE	CURRENT			MARKET		
				AVG. RENT	AVG. RENT/SF	MONTHLY INCOME	AVG. RENT	AVG. RENT/SF	MONTHLY INCOME
2 Bed / 1 Bath	1	826	\$2,750 - \$2,750	\$2,750	\$3.33	\$2,750	\$2,995	\$3.63	\$2,995
1 Bed / 1 Bath	5	700	\$1,809 - \$2,300	\$2,192	\$3.13	\$10,959	\$2,395	\$3.42	\$11,975
Studio / 1 Bath	1	344	\$1,950 - \$1,950	\$1,950	\$5.67	\$1,950	\$2,050	\$5.96	\$2,050
Totals/Weighted Averages		667		\$2,237	\$3.35	\$15,659	\$2,431	\$3.64	\$17,020
Gross Annualized Rents				\$187,908			\$204,240		

RENT ROLL

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT/ MONTH	CURRENT RENT/ SF/ MONTH	MARKET RENT/ MONTH	MARKET RENT/ SF/MONTH
1	2 Bed / 1 Bath	826	\$2,750	\$3.33	\$2,995	\$3.63
2	1 Bed / 1 Bath	700	\$2,250	\$3.21	\$2,395	\$3.42
3	1 Bed / 1 Bath	700	\$1,809	\$2.58	\$2,395	\$3.42
4	1 Bed / 1 Bath	700	\$2,300	\$3.29	\$2,395	\$3.42
5	1 Bed / 1 Bath	700	\$2,300	\$3.29	\$2,395	\$3.42
6	1 Bed / 1 Bath	700	\$2,300	\$3.29	\$2,395	\$3.42
7	Studio / 1 Bath	344	\$1,950	\$5.67	\$2,050	\$5.96
Total		4,670	\$15,659	\$3.35	\$17,020	\$3.64

PRICING DETAILS

SUMMARY	
Price	\$3,295,000
Down Payment	\$1,647,500
Number of Units	7
Price Per Unit	\$470,714
Price Per SF	\$705.57
Rentable SF	±4,670 SF
Lot Size	±0.19 AC
Year Built / Renovated	1976/2024

RETURNS	CURRENT	MARKET
Cap Rate	3.96%	4.55%
GRM	17.54	16.13
Cash-on-Cash	2.52%	3.70%
Debt Coverage Ratio	1.47	1.69

FINANCING	1ST LOAN
Loan Amount	\$1,647,500
Loan Type	New
Interest Rate	5.40%
Amortization	30 Years
Year Due	2034

OPERATING DATA		CURRENT		MARKET	
Gross Scheduled Rent		\$187,908		\$204,240	
Less: Vacancy/Deductions	2.0%	\$3,758	2.0%	\$4,085	
Total Effective Rental Income		\$184,150		\$200,155	
Other Income		\$434		\$3,914	
Effective Gross Income		\$184,584		\$204,069	
Less: Expenses	29.3%	\$54,093	26.5%	\$54,093	
Net Operating Income		\$130,491		\$149,977	
Cash Flow		\$130,491		\$149,977	
Debt Service		\$88,965		\$88,965	
Net Cash Flow After Debt Service	2.52%	\$41,526	3.70%	\$61,012	
Total Return	2.52%	\$41,526	3.70%	\$61,012	

EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$35,916	\$35,916
Insurance	\$3,208	\$3,208
Utilities - Electric	\$500	\$500
Utilities - Water & Sewer	\$950	\$950
Utilities - Gas	\$250	\$250
Trash	\$3,072	\$3,072
Repairs & Maintenance	\$3,500	\$3,500
Landscaping	\$2,400	\$2,400
Misc.	\$1,000	\$1,000
Special Assessments	\$1,547	\$1,547
Operating Reserves	\$1,750	\$1,750
Total Expenses	\$54,093	\$54,093
Expenses/Unit	\$7,728	\$7,728
Expenses/SF	\$11.58	\$11.58

OPERATING STATEMENT

INCOME	CURRENT		MARKET		PER UNIT	PER SF
Gross Scheduled Rent	\$187,908		\$204,240		\$29,177	\$43.73
Physical Vacancy	(\$3,758)	2.0%	(\$4,085)	2.0%	(\$584)	(\$0.87)
Effective Rental Income	\$184,150		\$200,155		\$28,594	\$42.86
Laundry & Pet Income	\$434		\$434		\$62	\$0.09
Effective Gross Income	\$184,584		\$204,069		\$29,153	\$43.70

EXPENSES	CURRENT		MARKET		PER UNIT	PER SF
Real Estate Taxes	\$35,916		\$35,916	1.09%	\$5,131	\$7.69
Insurance	\$3,208		\$3,208	Owner	\$458	\$0.69
Utilities - Electric	\$500		\$500	Owner	\$71	\$0.11
Utilities - Water & Sewer	\$950		\$950	Owner	\$136	\$0.20
Utilities - Gas	\$250		\$250	Owner	\$36	\$0.05
Repairs & Maintenance	\$3,072		\$3,072	Owner	\$439	\$0.66
Landscaping	\$3,500		\$3,500	Owner	\$500	\$0.75
Pest Control	\$2,400		\$2,400	Owner	\$343	\$0.51
Off-Site Management	\$1,000		\$1,000	Owner	\$143	\$0.21
Special Assessments	\$1,547		\$1,547	Assessor	\$221	\$0.33
Operating Reserves	\$1,750		\$1,750	Owner	\$250	\$0.37
Total Expenses	\$54,093		\$54,093		\$7,728	\$11.58
Expenses as % of EGI	29.3%		26.5%			
Net Operating Income	\$130,491		\$149,977		\$21,425	\$32.11

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **16972 Lynn Lane, Huntington Beach, CA 92649** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

OFFERING MEMORANDUM

16972
LYNN LANE
HUNTINGTON BEACH, CA 92649



MARK BRIDGE

EXECUTIVE VICE PRESIDENT, SENIOR DIRECTOR

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