



EXECUTIVE SUMMARY:

Rare development opportunity in Huntington Beach just within 3 miles to beach and to 405 Hwy. Plan has been approved by planning commissioners, and the final construction plan is under review with planning department. It is 4 stories and 10,000 SQFT building foot print of mix-use consist of 2x Commercial and 15x apartment units.

Price	\$3,900,000
Sale Type	Investment
Sale Condition	Development Project
No. Lots	1
Zoning	Huntington Beach Specific Plan

Good Faith Estimate:

Land Investment:	\$3,900,000.00
Construction Cost (10,000 X \$300 Per SQFT):	\$3,000,000.00

Total Investment:	\$6,900,000.00
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Estimate Monthly Income:	
Rental 2 units Commercial (2000 each):	\$4,000.00
Rental 4 units one bedroom (2000 each):	\$8,000.00
Rental 9 units two bedroom (3000 each):	\$27,000.00
Rental 2 units three bedroom (4000 each):	\$8,000.00

Total Monthly Rental:	\$47,000.00
Cap Rate:	8.17%

Property Value at After finish:	8 to 9 Million
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Property Type	Land
Property Subtype	Commercial
Proposed Use	Mixed Use
Total Lot Size	0.53 AC