

235 COOPER ROAD

OXNARD, CALIFORNIA 93030

INCOME-PRODUCING LODGING INVESTMENT

$1,049,000	$11,077	$132,924
OFFERED AT	MONTHLY GROSS	ANNUAL GROSS

PROPERTY OVERVIEW

An established room-by-room lodging investment

A DISTINCTIVE INCOME-PRODUCING PROPERTY

Offered at $1,049,000, this two-story boarding house has a reported Hotel/Transient Lodging land-use designation. The property features a versatile configuration of rentable rooms, a studio with private bathroom, a kitchenette-equipped room with private bathroom, and shared restroom and shower facilities.

Reported rental income is $11,077 per month ($132,924 annually). Many occupants are long-term and wish to stay. The corner property also includes a front porch, an upstairs balcony, and rear parking reported to accommodate approximately 10 vehicles.

INVESTMENT HIGHLIGHTS

- Established gross rental income; operating expenses not provided
- Four downstairs bedrooms plus studio A and kitchenette-equipped room B
- Eight upstairs bedrooms with community restroom and shower
- Rear parking area and additional street parking
- Potential owner-operator arrangement, subject to applicable regulations
- Actual Gross Rent Multiplier = 7.89

PROPERTY PHOTOGRAPHY

All images are the original photographs supplied for this listing



FRONT ELEVATION



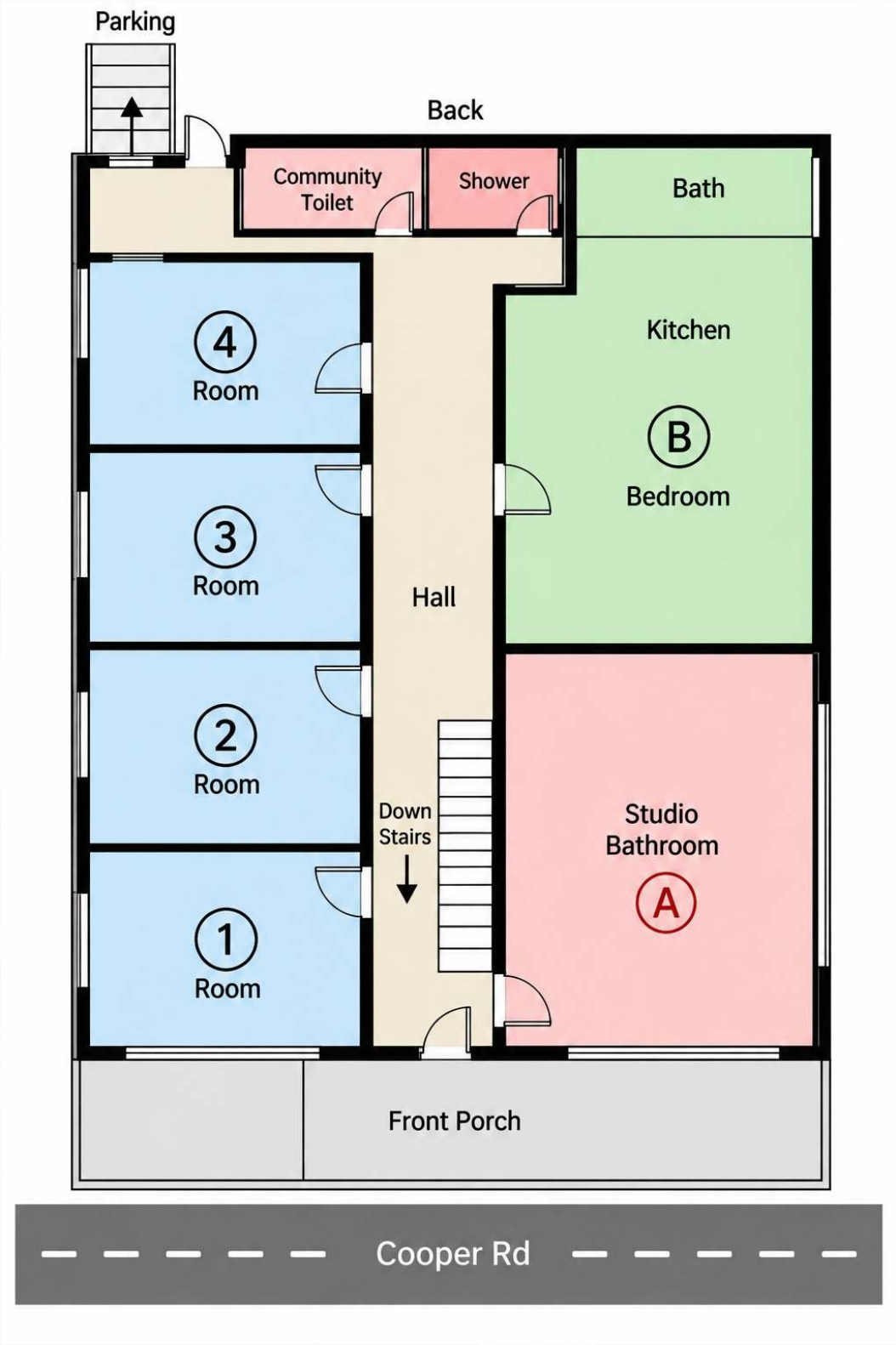
SIDE EXTERIOR



REAR PARKING

FIRST-FLOOR PLAN

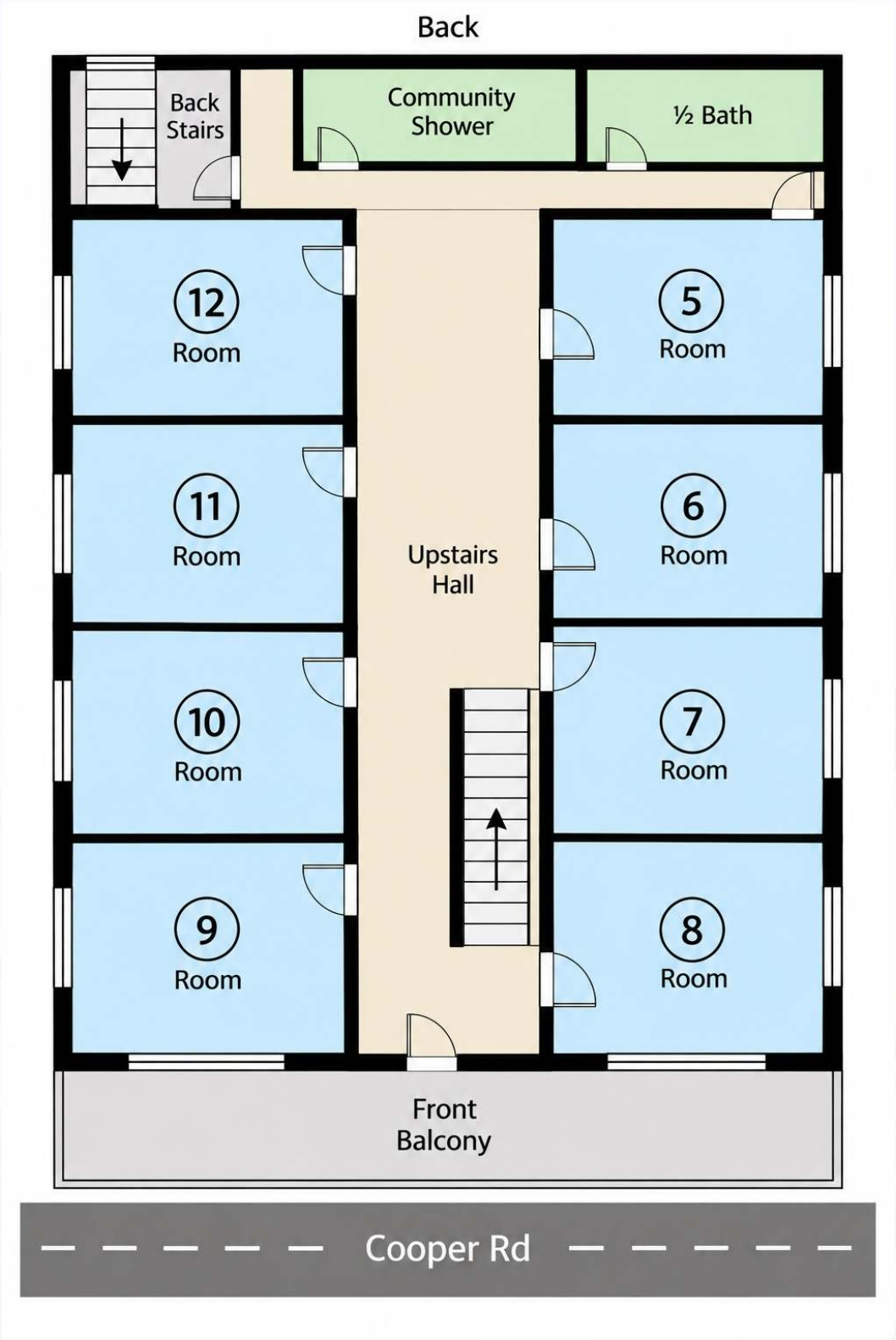
Supplied floor plan • Not to scale



Rooms 1–4, Studio A, kitchenette-equipped Room B, and shared facilities.

SECOND-FLOOR PLAN

Supplied floor plan • Not to scale



Rooms 5–12, shared facilities, and front balcony.

CURRENT RENT ROLL

235 COOPER ROAD | OXNARD, CA 93030

Reported zoning: R2; original use as motel (per city, per seller schedule)

UNIT / ROOM	MONTHLY RENT
Unit A	$1,050.00
Unit B	$1,650.00
Room 1	$595.00
Room 2	$750.00
Room 3	$685.00
Room 4	$465.00
Room 5	$597.00
Room 6	$725.00
Room 7	$650.00
Room 8	$705.00
Room 9	$935.00
Room 10	$595.00
Room 11	$725.00
Room 12	$950.00
TOTAL MONTHLY RENT	**$11,077.00**

TOTAL ANNUAL RENT (MONTHLY x 12) **$132,924.00**

PROPERTY NOTES FROM SUPPLIED RENT SCHEDULE

- Unit A: studio with its own full bathroom; no kitchen access.
- Unit B: studio/one-bedroom with its own full bathroom and kitchenette.
- Rooms 1-12: single rooms sharing two communal bathrooms; no kitchen access.
- The two communal bathrooms are located upstairs and downstairs.
- Parking spaces vary.
- Code violation disclosed for substandard exterior balcony/staircase.
- Seller indicates replacement before close of escrow or possible credit.

COOPER ROAD AMENITIES MAP

235 Cooper Rd, Oxnard, California | Neighborhood location guide

COOPER ROAD — ADDRESS-ORDER SCHEMATIC



Bus: Route 2 — Garfield Ave & Cooper Rd

Rail & bus: Oxnard Transit Center — 201 E 4th St

PIN KEY Property · Markets · Restaurants · Laundry · Transit

Illustrative corridor map: pins arranged by street number, not precise geographic coordinates.
Verify individual business locations, current operations, transit stops and routes independently.