

CONFIDENTIAL OFFERING MEMORANDUM

5361 PERKINS ROAD

NINE-UNIT MULTIFAMILY • OXNARD, CALIFORNIA



\$2,350,000

9

UNITS

17

BEDS

11

BATHS

LEONOR MEDINA SANTIAGO

Lunde & Lopez Realtors • DRE #01991429

Established income. Identifiable opportunities.

01 / AT A GLANCE

The investment.



9

UNITS

17

BEDROOMS

11

BATHROOMS

7,764 SF / REPORTED BUILDING AREA

Fully occupied. Courtyard-style configuration. Long-term management history and established scheduled rental income.

Property measurements and occupancy are subject to verification.

02 / INVESTMENT THESIS

Income now. Optionality ahead.

THE CASE FOR PERKINS

Existing income

Nine occupied units with in-place rents.

Operational continuity

Long-term management familiarity.

Measured upside

Laundry, garages and turnover strategy.



The thesis is grounded in current operations, not assumed renovations or guaranteed future rental performance.

03 / FINANCIAL OVERVIEW

The income profile.

\$15,878

MONTHLY SCHEDULED RENT

\$190,536

ANNUAL SCHEDULED RENT

12.33x

ASKING-PRICE GRM

100%

REPORTED OCCUPANCY

UNDERWRITING DISCIPLINE

Scheduled rent is gross revenue, not net operating income.

Operating expenses, actual collections, capital needs and leases should be verified before calculating returns or capitalization rate.

04 / REVENUE SENSITIVITY

December rent adjustment.

CURRENT

\$15,878

MONTHLY SCHEDULED

DECEMBER 2026 / PROPOSED 4%

\$16,513.12

MONTHLY, IF IMPLEMENTED

\$190,536

CURRENT ANNUAL SCHEDULED

\$198,157.44

PROJECTED ANNUALIZED

+\$7,621.44

POTENTIAL ANNUALIZED INCREASE

Market-rent indication: \$243,600 annually (AppFolio).

This is an indication, not a forecast or guaranteed income.

December figures assume a uniform 4% adjustment. Actual increases depend on unit eligibility, lease terms, notices, legal limits and timing.

05 / BUSINESS PLAN

Value beyond the rent roll.

01 LAUNDRY

Assess reopening the existing laundry area.

02 TWO GARAGES

Review permitted ancillary-income use.

03 TURNOVER

Improve units selectively upon vacancy.

04 RENT REVIEW

Evaluate lawful adjustments over time.

DUE DILIGENCE

Review actual
operating expenses,
lease terms and
capital requirements.

Each opportunity requires independent feasibility and cost review.

No incremental revenue is included in current scheduled income.

An Oxnard perspective.



AERIAL PHOTOGRAPHY / OXNARD COASTAL CONTEXT

A broad view of the surrounding housing fabric and coastline.

Image is illustrative; site boundaries are not represented.

07 / OFFERING & DUE DILIGENCE

The next conversation.

\$2,350,000

9 UNITS / 17 BEDS / 11 BATHS

Fully occupied

Tours by appointment

48-hour tenant notice required

OFFERING DETAILS

9 existing units

17 bedrooms

11 bathrooms

Oxnard, CA 93033

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Information believed reliable but not guaranteed. Buyers should independently verify property facts, rents, expenses, physical condition, regulatory matters, and all assumptions with qualified professional advisors. Projected rent adjustments and ancillary-income opportunities are not in-place revenue.