

Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

# 1200 North H Street . Carriage Square , CA 93030

**For sale 18 unit apartment building no rent control in Oxnard, California. For additional information regarding this transaction , please contact the listing agent, Glen Scher 818-212-2808 Glen.Scher@marcusmillichap.com**

## Listing Info

Listing ID: 2893

**Sold**

For Sale

**\$4,350,000**

Posted: 10/01/2021 12:55 pm | On HOMEiZ: 945 days | Updated: 2 years ago | Views: 355

**Listing Presented by**

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$4350000
Last Sold Price	\$4350000
Last Sold Date	01/01/2022
Total Lot Size	15,146.00 Sq. Ft.
Asking Price per Sq. Ft.	\$296

Total Building Size Sq. Ft.	14695
Commission Split %	1.5%
Cap Rate %	4.63%
Gross Annual Income	\$0
Net Operating Income	\$201405
Gross Rent Multiplier	12.69
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$54375

## Property Location & Description

Listing Headline	For sale 18 unit apartment building no rent control in Oxnard, California. For additional information regarding this transaction , please contact the listing agent, Glen Scher 818-212-2808 Glen.Scher@marcusmillichap.com
Rent control	Non Rent Control
Property Description	A rare 18 unit investment opportunity located in the center of Oxnard, California. The city of Oxnard is not subject to any local rent control laws, so the property will only be subject to California's AB-1482, allowing the buyer to annually raise rents by 5% + CPI. 1200 North H Street offers a unique opportunity to acquire a prime 18 unit asset in a high barrier to entry Ventura County location. The 14,695 square feet building sits on a large 15,147 square foot lot (0.35 acres), and is made up of (9) 1 bed / 1 bath, (2 bed / 1 bath), and (4) 2 bed / 1.5 bath units. The property includes ample parking that is accessible from side and rear alleys.

Location Description	Located in the center of Oxnard, California.
No. of Units	18
Price per Unit	\$241667
Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 1+1 9  \$1427 2. 2+1 5  \$1759 3. 2+2 4  \$1851 4.  5.	
APN / Parcel ID	200-0-392-345
Zoning	R4
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2

Year Built	1968
Overall Property Condition	Good
Highlights	15% Upside in Rents
	No Local Rent Control
	Good Oxnard Location
	Only Subject to AB-1482
	elect Units Feature Balconies

## Property Information

### Sewer

Type of Sewer	Sewer System (Public)
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### Parking

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	No Data

## Investment Overview

Type of use	Investor
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### Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	No Data
Efficiency rating	N/A

R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

## Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

MLS URL of this listing to link to your own site or brokerage site	
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