

Property Facts and Abstract of Lease Matrix

1310 Hull Pl. Oxnard, CA

4-Unit Residential Income Property located in Oxnard, California

Unit	Bed-Bath Count	Garage	Monthly Rent and Security Deposit	Approx. SF	Delivered Tenant-Occupied upon COE	Utilities Per Rental Agreement	Appliance Ownership	Lease Type
Unit 1	3 Bed / 2 Bath	1-Car per Lease *Appears 2 car during Brokers site visit on 6/9/2026. Buyer to verify.	Rent \$2,975.00 Dep \$2,900.00	Unk. Not noted on the Lease. Buyer to verify.	Yes	Tenant pays gas & electric. Housing Provider pays water, sewer. <i>Trash not specified.</i>	*See Tenant Estoppels. Per lease, Housing Provider initially included oven/stove and heating. Per Tenants, they may have purchased replacement appliances, i.e. fridge, stoves, W/D.	Month To Month
Unit 2	2 Bed / 2 Bath	1-Car per Lease	Rent \$1,725.00 Dep \$1,625.00	Unk. Not noted on the Lease. Buyer to verify.	Yes	Tenant pays gas, electric and trash. Housing Provider pays water & sewer.	*See Tenant Estoppels. Per lease, Housing Provider initially included oven/stove and heating. Per Tenants, they may have purchased replacement appliances, i.e. fridge, stoves, W/D.	Month To Month
Unit 3	2 Bed / 1 Bath	1-Car per Lease	Rent \$2,340.00 Dep \$3,375.00	Unk. Not noted on the Lease. Buyer to verify.	Yes	Tenant pays gas, electric and trash. Housing Provider pays water & sewer.	*See Tenant Estoppels. Per lease, Housing Provider initially included oven/stove and heating. Per Tenants, they may have purchased replacement appliances, i.e. fridge, stoves, W/D.	Month To Month
Unit 4	2 Bed / 1 Bath	1-Car per Lease	Rent \$1,730.00 Dep \$1,800.00	Unk. Not noted on the Lease. Buyer to verify.	Yes	Tenant pays gas and electric. Housing Provider pays water, sewer & trash.	*See Tenant Estoppels. Per lease, Housing Provider initially included oven/stove and heating. Per Tenants, they may have purchased replacement appliances, i.e. fridge, stoves, W/D.	Month To Month

Income

- **Total Monthly Gross Rental Income:** \$8,770.00
- **Total Annual Gross Rental Income:** \$105,240.00

HOA Costs Covered and Not Covered:

HOA Pays common area clean-up and landscaping.

Housing provider covers roof, exterior paint and trash.

Laundry Hook-Ups: Available in all the garages. WD appliances are Tenant-Owned, if any.

Meters: There are 4 Gas Meters on site. Real Investment Brokers observed 3 electrical panels – Buyer to verify.

Expenses

Expense	Amount
Property Taxes	\$17,437.50 Year *Does not guarantee any supplemental taxes, bonds, new legislation etc. Buyer to verify. Projected and approximate based on List Price of \$1,395,000.00
HOA	Approx. \$650.00 Month
Insurance Present Owner's Annual Premium	Approx. \$9,000.00 Annually
Water & Trash	Approx. \$300.00 Month
Gas	Approx. \$140.00 Month

Estimated Monthly Operating Expenses

Approximately **\$3,292.50/month**

Estimated Net Operating Income (Before Mortgage)

- **Estimated Monthly Net Income:** \$5,477.50
- **Estimated Annual Net Income:** \$65,730

Purchase Information

- **Sales Price:** \$1,395,000

Overall Snapshot

This 4-unit investment property generates approximately **\$8,770 per month** in rental income with estimated operating expenses of about **\$3,293 per month**, resulting in an estimated **net operating income of approx. \$5,478 per month before mortgage and maintenance costs; based on an all-cash purchase.**

Additional ownership costs such as financing, repairs, vacancies, and property management are not included in these estimates. Buyer to verify.

DISCLAIMER:

This Information has been furnished by multiple sources and deemed reliable but not guaranteed. All interested persons should independently verify the accuracy of this furnished information and rely solely on their own professional and independent findings. All measurements are approximate.