

OFFERING MEMORANDUM

# MULTIFAMILY PROPERTY FOR SALE

5 UNITS | COSTA MESA, CA



**CINDY CHIN**

MBA | BROKER | CCIM | CCREA | CIPS  
TEAM LEADER | REAL RISE OC | DRE 01921826  
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**KRISTOFER MENDOZA**

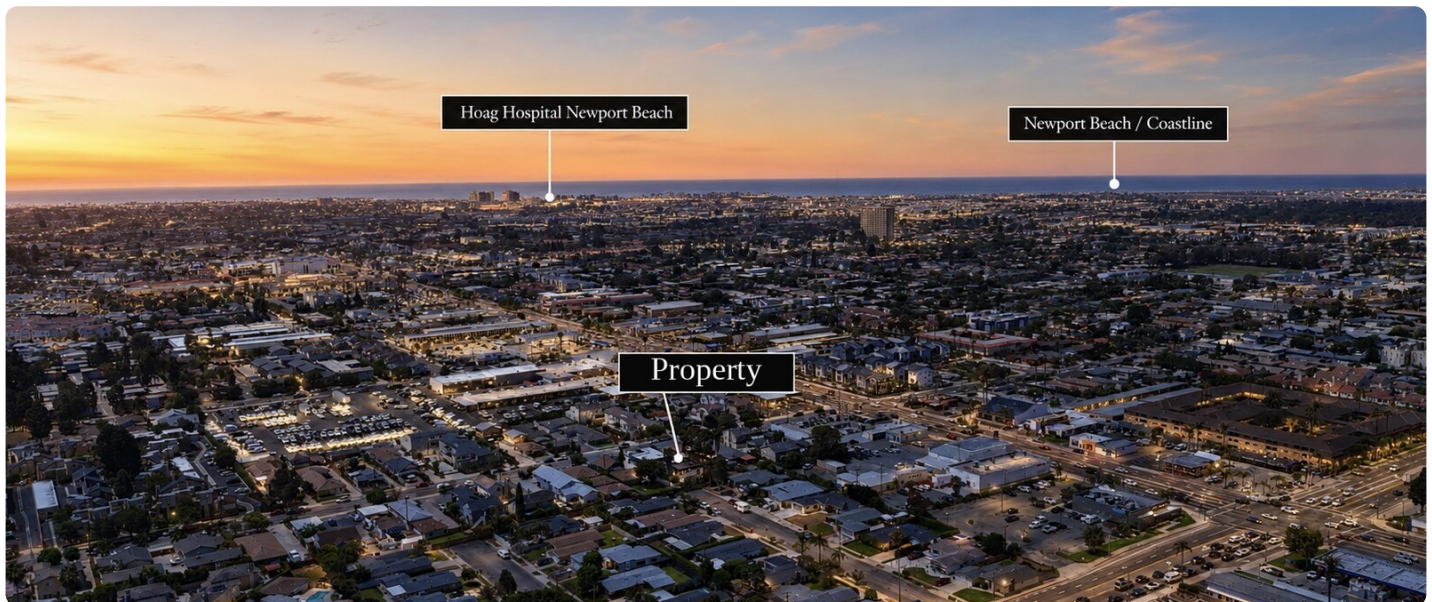
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Costa Mesa sits at the coastal core of Orange County — a roughly 15-square-mile city of about 113,000 residents wedged between central O.C.'s freeway network and the beaches of the Pacific. Its draw is a combination that is genuinely hard to find at the same address: a real, diversified job base, a walkable retail and dining culture, and a short drive to the shoreline. That mix keeps both renters and owners competing for a housing supply that simply isn't growing fast enough to meet demand.

The local economy is unusually broad for a city this size. South Coast Plaza anchors one of the highest-grossing retail districts in the United States, while the surrounding submarket supports technology and design firms, creative studios, medical groups, and a hospitality sector built around the OC Fair & Event Center and the Segerstrom Center for the Arts. That breadth translates into a resilient employment picture and a steady daytime population that underpins rental demand year-round.

Families are served by the Newport-Mesa Unified School District and by Orange Coast College, one of California's largest community colleges, and the city plugs into the wider region through the 55, 73, and 405 freeways and nearby John Wayne Airport. Neighborhoods run the full range from quiet single-family pockets to denser, amenity-rich corridors — and the Westside in particular has attracted sustained private reinvestment over the past several years.

For a multifamily owner, the conclusion is simple: a supply-constrained coastal market, durable demand from a wide spread of employers and students, and a quality-of-life premium that has historically supported both rents and long-term value retention.



*The Subject Property within the Westside Costa Mesa coastal submarket — minutes from Newport Beach, Hoag Hospital, and the 17th Street corridor.*

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The Subject Property is a turn-key, five-unit multifamily asset in one of Costa Mesa's most sought-after Westside pockets — a fully repositioned building that pairs two ground-up ADUs delivered in 2024 with three units taken down to the studs and rebuilt in 2023. In practice, a buyer acquires essentially new construction behind an established neighborhood address, without the deferred maintenance that defines most of the area's older rental stock.

The unit mix is entirely two- and three-bedroom homes — one 3BR/2BA plus four 2BR/2BA units. Every interior was finished to a for-sale standard, with stone countertops, stainless appliances, in-unit laundry, and a private patio or balcony, a specification that supports premium rents and low turnover.

## OFFERING SUMMARY

|                       |                                      |
|-----------------------|--------------------------------------|
| Sale Price            | \$3,000,000                          |
| Number of Units       | 5                                    |
| CAP Rate              | 5.72%                                |
| Gross Rent Multiplier | 13.16                                |
| Unit Mix              | (1) 3BR/2BA · (4) 2BR/2BA            |
| Lot Size              | 8,786 SF                             |
| Building Size         | 4,522 SF                             |
| Parking               | (6) Uncovered Spaces                 |
| Construction          | Wood Frame & Stucco                  |
| Utilities             | Individually Metered, Gas & Electric |

## PROPERTY HIGHLIGHTS

- Effectively new construction — two 2024 ADUs plus three 2023 down-to-studs rebuilds
- Fully master-leased: \$19,000/month of hands-off income in place
- All two- and three-bedroom mix — no studios or one-bedrooms
- In-unit laundry, stone counters, and stainless appliances in every home
- Private patios/balconies and six on-site parking spaces
- Separately metered gas & electric; minutes to the beach, 17th St & Triangle Square



Subject Property at 432 Hamilton Street, Costa Mesa - a fully repositioned five-unit asset with on-site parking and private yards, minutes from the coast.

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The Subject Property offers a buyer a combination that is rare in coastal Orange County: the income certainty of a fully master-leased asset together with the physical quality of recent construction — without the lease-up risk or capital outlay of a typical value-add deal. At \$3,000,000, the in-place 5.72% cap rate is already accretive in a submarket where most product trades below 5%, and the path to a 6.81% market yield is simply a matter of converting the master lease to individual market rents over

time.

#### INVESTMENT HIGHLIGHTS

- Turn-key condition — two newly constructed ADUs (2024) plus three down-to-studs rebuilds (2023) with modern kitchens, stone counters, and stainless appliances.
- Master-leased at \$19,000/month — stable, guaranteed, hands-off income to ownership.
- Mark-to-market upside on conversion to individual leases (market NOI \$204,335 vs. \$171,743 in place).
- Excellent unit mix — all two- and three-bedroom homes, with in-unit laundry and private yards/patios.
- Six off-street parking spaces; gas and electric individually metered.
- Prime Westside location — minutes from the beach, the 17th Street corridor, and Triangle Square.

#### AT A GLANCE

**5.72%**

IN-PLACE CAP

**6.81%**

MARKET CAP

**\$600K**

PRICE / UNIT

**3–5%**

SUBMARKET VACANCY

Figures per the offering and owner-provided data; market cap reflects pro-forma market rents. Approximate and provided for analysis only — buyer to independently verify.

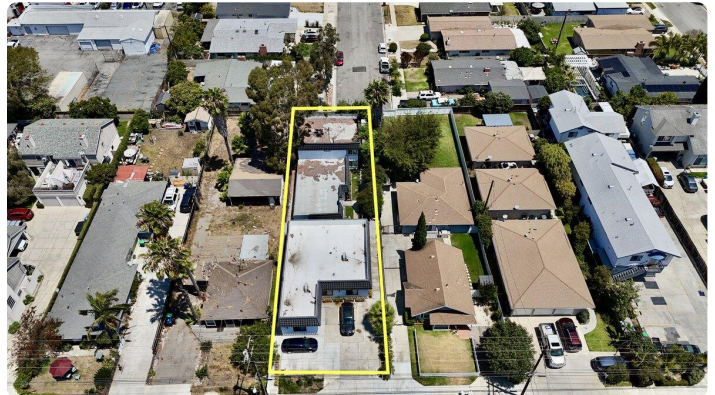
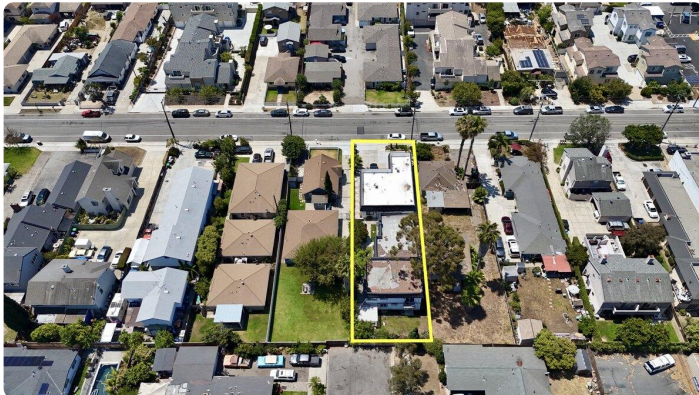
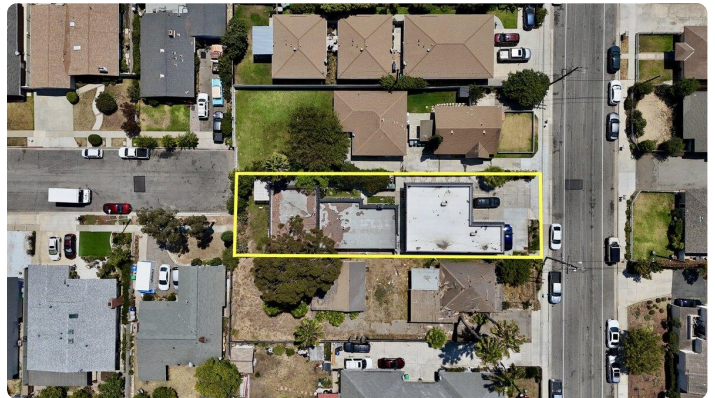
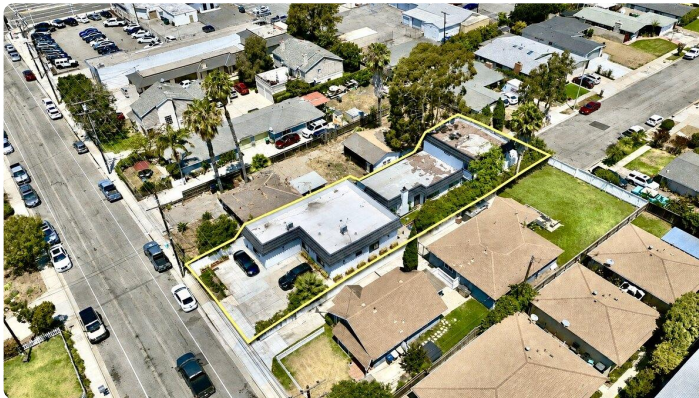
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Aerial imagery of the Subject Property (outlined) within its Westside Costa Mesa block — a quiet, established residential pocket with strong street frontage, on-site parking, and private yard space, minutes from the coast and the 17th Street retail corridor.



Subject Property boundary shown in yellow. Lot 8,786 SF · building 4,522 SF · six on-site parking spaces.

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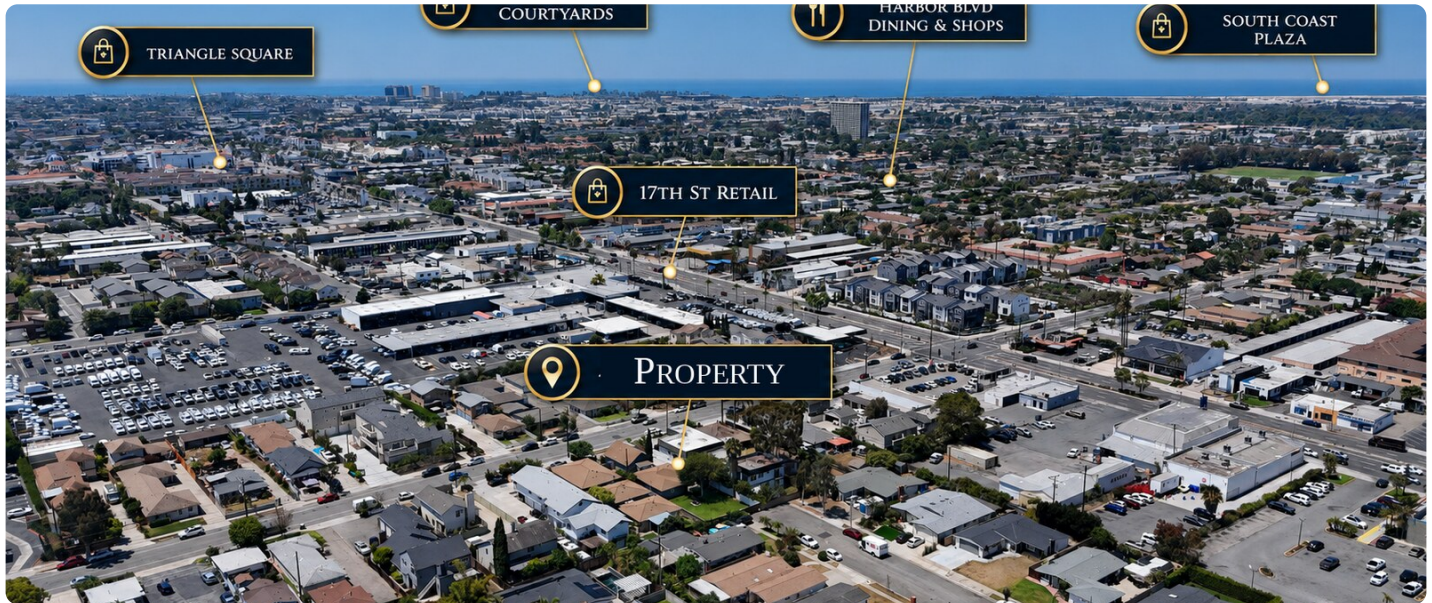
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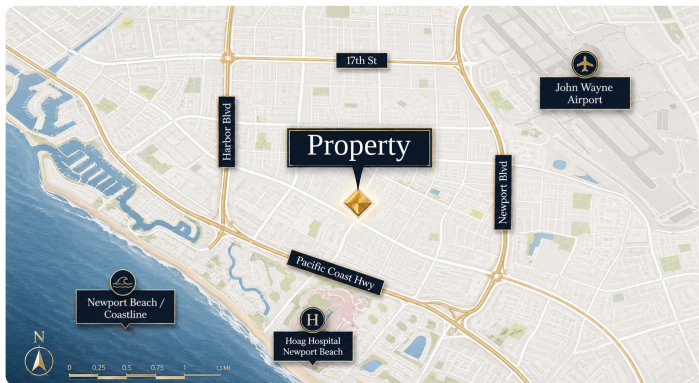

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The Subject Property is positioned within minutes of Orange County's premier retail and employment hubs — South Coast Plaza, Triangle Square, the 17th Street corridor, John Wayne Airport, and the beaches of Newport Beach — a concentration of demand drivers that underpins durable, year-round renter interest.



Surrounding retail & demand drivers within the South Coast Metro / Westside Costa Mesa trade area.



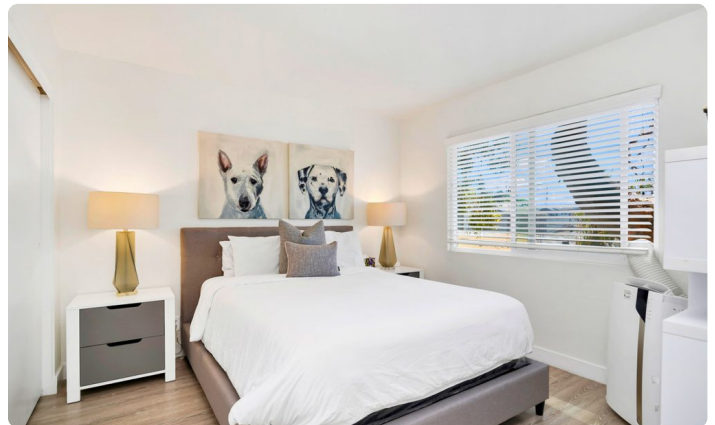
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| UNIT     | BEDROOMS | BATHROOMS | RENT     |
|----------|----------|-----------|----------|
| 1        | 3        | 2         | \$5,000  |
| 2        | 2        | 2         | \$4,200  |
| 3        | 2        | 2         | \$4,200  |
| 4        | 2        | 2         | \$4,200  |
| 5        | 2        | 2         | \$4,200  |
| TOTALS   |          |           | \$21,800 |
| AVERAGES |          |           | \$4,360  |

The property is currently master-leased at \$19,000/month, with the master tenant responsible for 50% of the water bill — delivering stable, guaranteed income to ownership. Individual unit rents shown above are presented at market for underwriting and pro-forma purposes and may differ from the contract rents in place under the master lease.



Representative interior — all units finished to a for-sale standard with stone counters, stainless appliances, and in-unit laundry.

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PROPERTY SUMMARY

|                 |                           |              |                              |
|-----------------|---------------------------|--------------|------------------------------|
| Subject Name    | Withheld (pocket listing) | Year Built   | 1977 · 2023 reno / 2024 ADUs |
| Number of Units | 5                         | Square Feet  | 4,522 SF                     |
| City & State    | Costa Mesa, CA            | Lot Size     | 8,786 SF                     |
| Parking         | 6 Total Spaces            | Construction | Wood Frame & Stucco          |

INVESTMENT SUMMARY

|                               |             |                 |           |
|-------------------------------|-------------|-----------------|-----------|
| Price                         | \$3,000,000 | Price / Unit    | \$600,000 |
| Down Payment                  | \$1,500,000 | Price / Sq. Ft. | \$663.42  |
| New 1st Trust Deed (50% Down) | \$1,500,000 | Interest Rate   | 6.5%      |

ANNUAL OPERATING DATA

|                             | CURRENT          | MARKET           |
|-----------------------------|------------------|------------------|
| Scheduled Gross Income      | \$228,000        | \$261,600        |
| Less Vacancy Reserve (3.0%) | \$6,840          | \$7,848          |
| Gross Operating Income      | \$221,160        | \$253,752        |
| Less Expenses (21.7%)       | \$49,417         | \$49,417         |
| <b>Net Operating Income</b> | <b>\$171,743</b> | <b>\$204,335</b> |
| Cap Rate                    | 5.72%            | 6.81%            |
| Gross Rent Multiplier       | 13.16            | 11.47            |

ANNUAL EXPENSES

|                             |                 |
|-----------------------------|-----------------|
| Taxes (reassessed @ \$3.0M) | \$33,000        |
| Special Assessments         | \$2,117         |
| Insurance                   | \$3,600         |
| Utilities                   | \$6,600         |
| Maintenance & Repairs       | \$2,400         |
| Contracted Services         | \$1,200         |
| Admin / Miscellaneous       | \$500           |
| <b>Total Expenses</b>       | <b>\$49,417</b> |
| Expenses / Unit / Yr        | \$9,883         |
| Expenses / SF / Yr          | \$10.93         |

| UNIT TYPE                | BEDS | BATHS | COUNT    | RENT           | MARKET RENT    |
|--------------------------|------|-------|----------|----------------|----------------|
| 3BR/2BA                  | 3    | 2     | 1        | \$4,000        | \$5,000        |
| 2BR/2BA                  | 2    | 2     | 4        | \$3,750        | \$4,200        |
| <b>TOTALS / AVERAGES</b> |      |       | <b>5</b> | <b>\$3,800</b> | <b>\$4,360</b> |

Taxes reflect a conservative reassessment at the \$3,000,000 purchase price (~1.10% effective ad valorem, above the rate implied by current assessed taxes); special assessments are shown separately and are unaffected. The property is reassessed upon transfer under California Proposition 13 — buyer to verify the applicable rate and any direct assessments with the Orange County Assessor.

## INVESTMENT OVERVIEW

## CURRENT

|                |             |
|----------------|-------------|
| Price          | \$3,000,000 |
| Price per SF   | \$663       |
| Price per Unit | \$600,000   |

## FINANCING DATA

## CURRENT

|              |             |
|--------------|-------------|
| Down Payment | \$1,500,000 |
| Loan Amount  | \$1,500,000 |

## OPERATING DATA

## CURRENT

|                             |                  |
|-----------------------------|------------------|
| Gross Scheduled Income      | \$228,000        |
| Vacancy Cost                | \$6,840          |
| Gross Income                | \$221,160        |
| <b>Net Operating Income</b> | <b>\$171,743</b> |

5.72%

IN-PLACE CAP

6.81%

MARKET CAP

\$600K

PRICE / UNIT

13.16

GRM

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Costa Mesa multifamily continues to trade at a premium to the broader Orange County average, supported by its coastal location, high replacement cost, and persistently tight supply. At \$600,000 per unit and a 5.72% in-place cap rate, the Subject Property is priced attractively against the county's roughly \$457,000-per-unit and ~4.4% cap-rate signal — while delivering turn-key 2024 / 2023 construction that most value-add comparables in the area cannot match.

| MARKET POSITIONING |                       |                                   |
|--------------------|-----------------------|-----------------------------------|
| METRIC             | SUBJECT               | COSTA MESA / OC BENCHMARK         |
| Price              | \$3,000,000           | 92627 MF listings: \$2.45M–\$5.9M |
| Price / Unit       | \$600,000             | OC avg ≈ \$457,000 (late 2025)    |
| Price / SF         | \$663                 | Coastal CM: above county avg      |
| In-Place Cap Rate  | 5.72%                 | OC signal ≈ 4.4%                  |
| Construction       | 2024 ADUs / 2023 reno | Older value-add stock prevalent   |

| COMPARABLE COSTA MESA MULTIFAMILY (92627) |                |                                       |
|-------------------------------------------|----------------|---------------------------------------|
| BENCHMARK                                 | VALUE          | NOTE                                  |
| Westside CM median sale                   | \$1,300,000    | Nov 2025, +2.4% YoY (smaller product) |
| Downtown CM median                        | \$1,800,000    | Aug 2025; avg sale \$1,925,692        |
| 92627 active MF range                     | \$2.45M–\$5.9M | 3-unit to 8-unit listings             |
| OC avg price / unit                       | \$457,000      | Late-2025 broker report               |

Sources: Matthews Orange County multifamily report (2025); Homes.com / Redfin 92627 listings; Zillow / Redfin Costa Mesa (2025–2026). Comparable and market data are approximate, reflect a mix of listings and closed sales, and are provided for analysis only — buyer to independently verify.

The Subject Property sits in Costa Mesa's Westside — a coastal Orange County submarket minutes from the beach, the 17th Street retail corridor, Triangle Square, and John Wayne Airport. Persistent renter demand, a tight 3–5% vacancy environment, and limited new supply continue to support rents and long-term value retention for well-located multifamily.

## COSTA MESA MARKET SNAPSHOT

| INDICATOR              | VALUE                   |
|------------------------|-------------------------|
| Median Home Value      | \$1,347,985 (+1.8% YoY) |
| Average Apartment Rent | \$2,842 (+1.26% YoY)    |
| 3-Bedroom Market Rent  | \$4,850 (+10.65% YoY)   |
| Rental Vacancy         | 3–5% (tight)            |
| Average Days on Market | ~46 days                |
| Westside Walk Score    | 63 / 100                |



The 17th Street & Triangle Square retail corridor adjacent to the Subject Property.

## ECONOMIC INDICATORS — LOS ANGELES–LONG BEACH–ANAHEIM (MAY 2026)

Regional CPI-U rose +3.6% year-over-year for the 12 months ending May 2026, with core inflation moderating to +2.5% — a backdrop that supports continued rent growth while keeping the value-add basis attractive. Orange County (including Costa Mesa) falls within this CPI area.

**+3.6%**

CPI ALL ITEMS YOY

**+2.5%**

CORE (EX FOOD/ENERGY)

**+2.6%**

SHELTER

**+18.0%**

ENERGY

Sources: U.S. Bureau of Labor Statistics, Los Angeles–Long Beach–Anaheim CPI-U (12 months ending May 2026); Zillow, Rent., RentCafe, Redfin, Walk Score (2025–2026). Food +3.5% YoY. Figures approximate and subject to verification.

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UTILITIES

| SERVICE        | STRUCTURE                                    |
|----------------|----------------------------------------------|
| Electricity    | Tenant pays — individually metered           |
| Gas            | Tenant pays — individually metered           |
| Water          | Tenant pays 50% (under current master lease) |
| Owner exposure | Reduced via separate metering                |

ZONING & PARCEL

| ATTRIBUTE     | DETAIL                                          |
|---------------|-------------------------------------------------|
| APN / Parcel  | Disclosed to qualified buyers upon executed NDA |
| Land Use      | Multifamily Residential — 5 units               |
| Lot Size      | 8,786 SF (0.20 acres)                           |
| Building Size | 4,522 SF                                        |
| Year Built    | 1977 · 2023 renovation / 2024 ADUs              |
| Parking       | 6 off-street spaces                             |

PROPOSED FINANCING (ILLUSTRATIVE)

| TERM               | AMOUNT      | RATE / NOTE     |
|--------------------|-------------|-----------------|
| Price              | \$3,000,000 |                 |
| Down Payment (50%) | \$1,500,000 |                 |
| New 1st Trust Deed | \$1,500,000 | 6.5% indicative |
| In-Place NOI       | \$171,743   | 5.72% cap       |
| Market NOI         | \$204,335   | 6.81% cap       |

Land-use per Orange County public records; a five-unit asset is financed as commercial (5+) multifamily. Zoning and ADU/permit status to be confirmed with the City of Costa Mesa. Financing is illustrative only and not a commitment or offer of credit — buyer to verify all terms.

This Offering Memorandum is confidential and has been prepared by Real Rise OC solely to assist qualified, prospective purchasers in evaluating a five-unit multifamily property located in Costa Mesa, California (the "Property"). The exact street address is being withheld and will be disclosed to qualified buyers upon execution of a confidentiality agreement.

The materials contained here are selective, are not intended to be all-inclusive, and do not constitute a representation as to the present condition or future performance of the Property. All projections are illustrative and rest on assumptions about the general economy and market conditions that are beyond the control of the Owner and the listing brokers, and are therefore subject to material variation.

Every figure — including rents, square footage, income and expenses, cap rate, taxes, assessments, zoning, and comparables — is derived from sources believed to be reliable, including the Owner, public records, the U.S. Census, and the U.S. Bureau of Labor Statistics, but has not been independently verified and is not a substitute for the buyer's own due diligence. This material is not a licensed appraisal. The Owner and Real Rise OC make no representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or its contents.

Prospective buyers should conduct their own investigation and independently verify all information — including zoning, ADU feasibility, utilities, condition, rent control /lease structure, and financing — with appropriate professionals before transacting. By accepting this Memorandum, you agree to keep it and its contents strictly confidential, to use them solely to evaluate this opportunity, and not to disclose them to any other party without the prior written consent of the listing brokers.

## PRESENTED BY

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