

218 Indianapolis Avenue

Huntington, Beach, CA 92648

Multifamily
Investment Opportunity

Offering Memorandum



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Subject Property

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PROPERTY OVERVIEW

218 Indianapolis Avenue
Huntington Beach, CA 92648



THE OPPORTUNITY

One-of-a-kind Triplex with a huge private custom home in the front and two detached one-bedroom units in the back above the four single car garages. This rare triplex sits on an oversized lot spanning over 7,800 square feet, boasting an impressive 60 feet of frontage, just a short walk from the beach, Downtown Huntington Beach, Pacific City, and Main Street.

The centerpiece of this property is the large detached stunning remodeled Spanish style home. With five bedrooms and three full bathrooms spread across two spacious levels offering an expansive layout that features coffered ceilings, elegant Spanish arches, and an abundance of natural light. The main level hosts two bedrooms and one renovated full bath, an open living and dining area, a recently renovated chef's kitchen, and a cozy family room with a fireplace. Upstairs, you'll find three additional bedrooms and two full bathrooms, including an oversized master suite with a spacious floor plan, fireplace, walk-in closet, and ensuite shower & tub combo. The home has been thoughtfully upgraded with brand new windows and coverings, luxury vinyl flooring, paint, stainless steel appliances, air conditioning, and a brand-new vinyl fence creating exceptional privacy between the main residence and rear units. The exterior of the property has been equally enhanced featuring a new concrete driveway for three cars, a private deck, all new fencing for privacy, newly installed sprinkler drip system, outdoor shower, and beautiful water efficient landscaping featuring a variety of fruit and vegetable plants.

In addition to the main residence, the property includes two oversized one-bedroom units tucked away in the back above the garages offering ultimate privacy with their own separate alley access, private garages, shared laundry and BBQ area, and two private balconies each. Both units have recently undergone renovations with one unit currently leased at \$2,300 per month while the second unit is vacant and ready for an owner occupant or additional rental income. This is a unique opportunity to create a multigenerational living environment for extended families or secure strong passive income in one of Southern California's most sought-after beach communities.

Whether you're an astute investor seeking a prime coastal asset or an eager homeowner envisioning your forever home with the benefit of additional rental income, this property offers a truly rare combination of lifestyle, flexibility, and long-term wealth preservation. With potential gross monthly income exceeding \$13,400, this is a unique opportunity to acquire pride of ownership property on an oversized lot in one of the most desirable neighborhoods in Huntington Beach.



PROPERTY HIGHLIGHTS

- Prime Huntington Beach neighborhood just a short walk from the beach, Main Street, Downtown Huntington Beach, and Pacific City
- Rare Triplex on an oversized lot measuring over 7,800 SF with 60 feet of frontage
- The property consists of one remodeled standalone 5-bedroom, 3-bathroom two story home, and two oversized 1-bedroom units above four single car garages that are accessible from the back alley.
- The main house offers excellent privacy from the rear units with a long private driveway, parking for multiple vehicles, and a brand-new privacy fence separating the main residence from the back units
- Inside, the main home features coffered ceilings, Spanish style arches, soaring ceilings, an abundance of natural light, luxury vinyl flooring, fresh paint, designer finishes, and new air conditioning
- The home has been thoughtfully upgraded with brand new windows and coverings, stainless steel appliances, a recently renovated kitchen with new countertops, and newly renovated bathrooms
- The exterior of the property includes a new concrete driveway, brand new privacy fencing, private deck, outdoor shower, new sprinkler drip system, and water efficient landscaping with multiple fruit and vegetable plants
- The two oversized 1-bedroom units offer privacy from the main home with their own separate alley entrance, private garages, shared laundry and BBQ area, and two private balconies each
- Both rear units have been recently renovated, with one unit currently rented at \$2,300 per month and the second unit vacant, creating immediate income with additional upside



INVESTMENT HIGHLIGHTS

- Ideal for an owner user seeking a coastal forever home with passive income, or an investor looking to secure a generational asset in one of Huntington Beach’s most desirable rental markets
- Gross potential income of \$13,500 per month | \$8,500 for the main home and up to \$2,500 per month for each 1-bedroom unit based on projected market rents
- Projected stabilized annual gross income of \$162,000 once all three units are fully leased at market rents
- Opportunity to achieve a stabilized CAP rate of 4.20% based on an estimated net operating income of \$113,500
- Separately metered for gas and electricity, providing added efficiency and convenience for future ownership and management

\$2,700,000
Price

±4,500 SF
Gross SF

3
Total Units

1976
Year Built

±7,841 SF
Lot Size (SF)

4.20%
Projected Cap Rate

Rent Roll

Unit #	Unit Mix	Estimated SF/Unit	Current Rent	Market Rent	Occupied / Vacant	Notes
1	5 Bed / 3 Bath Single Family Home	3,100	\$0	\$8,500	Vacant	Remodeled Detached Home Delivered Vacant at COE
A	1 Bed / 1 Bath	700	\$2,295	\$2,500	Occupied	Rear Unit Recently renovated
B	1 Bed / 1 Bath	700	\$0	\$2,500	Vacant	Rear Unit Recently renovated
Scheduled Monthly Rent:			\$2,300	\$13,500		
Scheduled Yearly Rent:			\$2,300	\$162,000		

MAIN HOUSE
Interior 1st Floor - Living Room



MAIN HOUSE
Interior 1st Floor - Kitchen & Dining Room



MAIN HOUSE
Interior 1st Floor - Bedrooms & Bathroom



MAIN HOUSE
Interior 2nd Floor - Master Bedroom



MAIN HOUSE
Interior 2nd Floor - Bedrooms & Bathroom



EXTERIOR PHOTOS

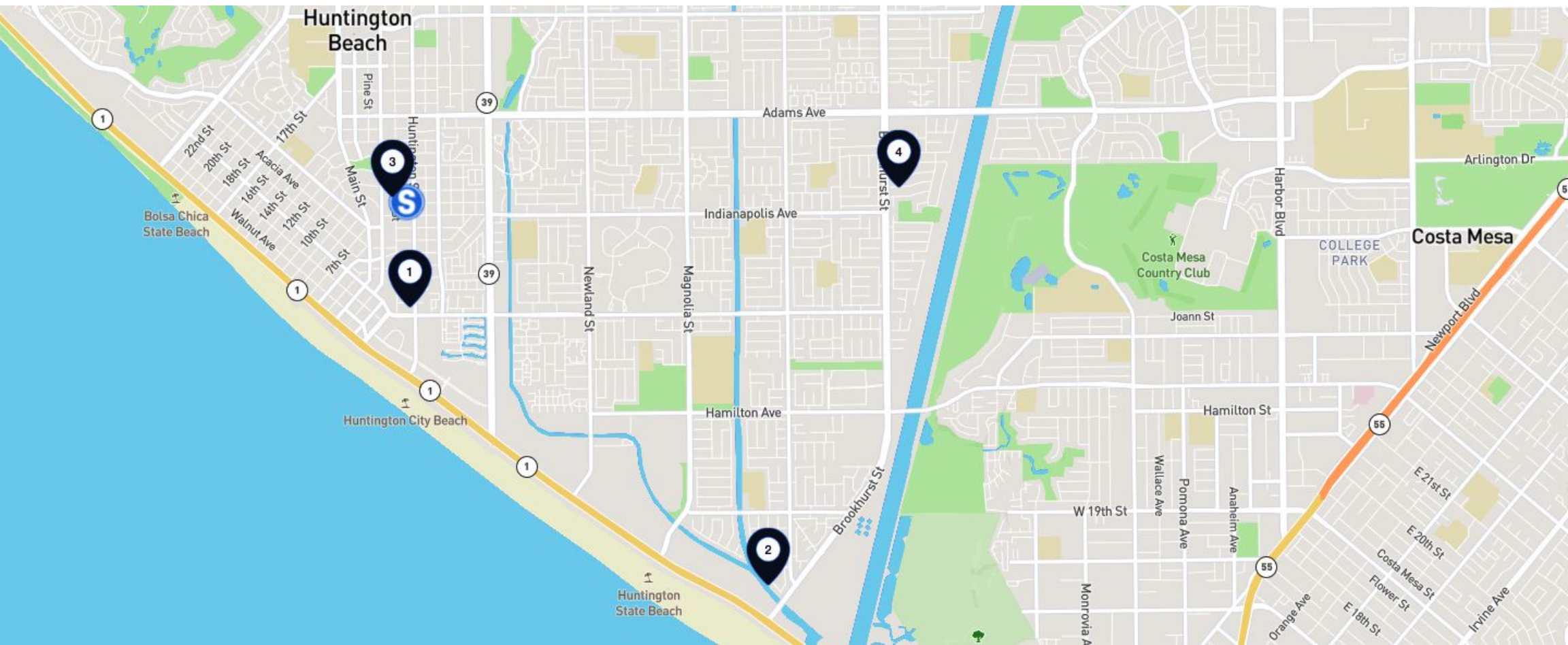


1 BEDROOM PICTURES



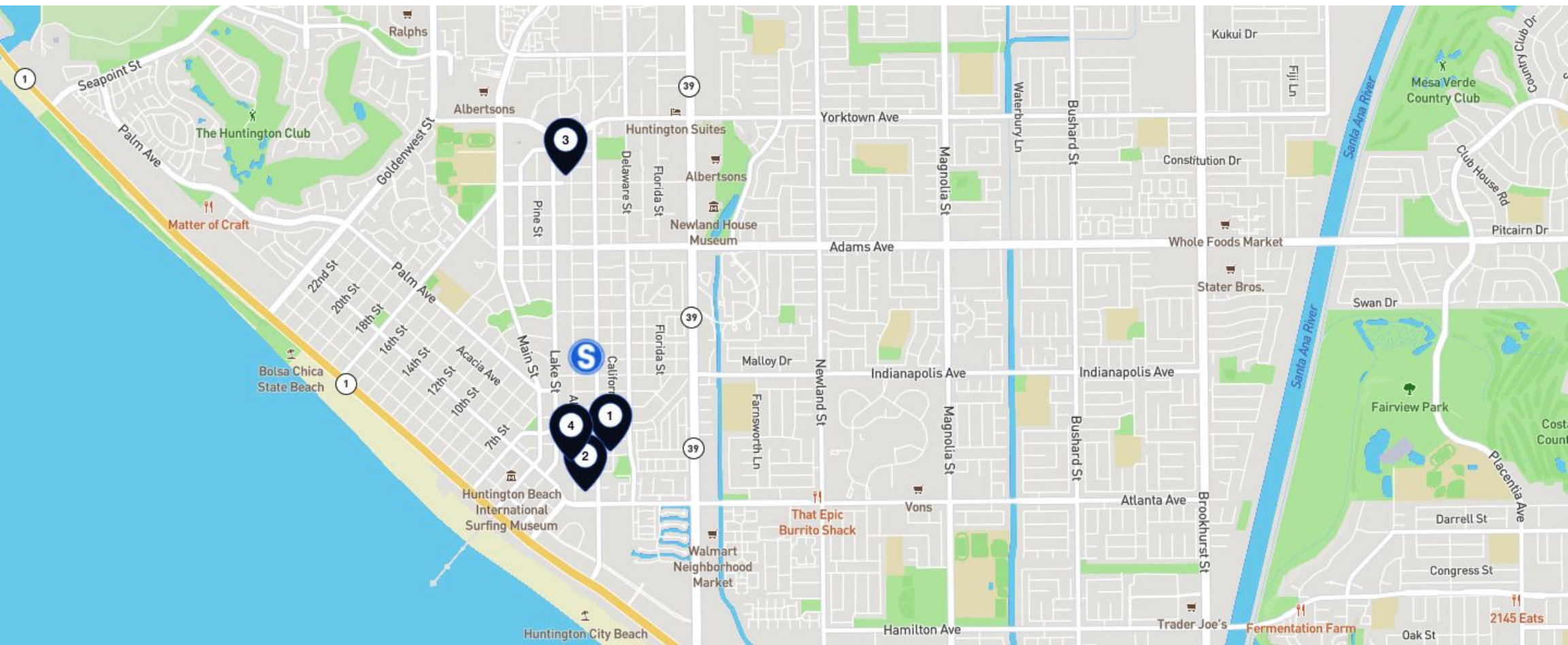
RENTAL COMPARABLE - HOMES

	Street Address	Mix	SF	Price	Per Ft	Lease Date
S	218 Indianapolis Ave	5+3	3,100	\$8,500	\$2.74	-
1	213 Baltimore	4+5	2,894	\$9,000	\$3.11	2/13/2026
2	22351 Harwich Ln	5+3	3,101	\$9,000	\$2.90	3/15/2025
3	208 Indianapolis Ave	5+4	2,800	\$9,000	\$3.21	5/22/2024
4	10071 Birchwood Drive	4+3	2,237	\$8,600	\$3.84	4/24/2024
	Averages	4+3	2,758	\$8,900	\$3.27	-



RENTAL COMPARABLE - 1 BEDROOM UNITS

Street Address	Mix	SF	Price	Per Ft	Lease Date
S 218 Indianapolis Ave	1+1	700	\$2,500	\$3.57	-
1 407 California #B	1+1	550	\$2,500	\$4.55	5/6/2026
2 207 Baltimore Ave #A	1+1	700	\$2,450	\$3.50	3/18/2026
3 2117 Alabama #2	1+1	650	\$2,495	\$3.84	3/12/2026
4 206 Chicago Ave #C	1+1	600	\$2,550	\$4.25	11/7/2026
Averages	1+1	625	\$2,499	\$4.03	-





LA FITNESS. PET SMART
STAPLES CHASE

Newland Center
hoag. Urgent Care
Albertsons Board & Brew
FedEx Ship Center
COFFEE BEAN TEA LEAF
HB Bagels & Cafe

William T. Newland Elementary
±520 Students & Faculty

John Wayne Airport
±10 Miles Away

Huntington Beach High School
±2,800 Students & Faculty

Huntington Beach PET HOSPITAL
Family Owned Veterinary Practice

Bartlett Park
±1 Miles Away

Beachmont Plaza
TARGET
Orangetheory
WHOLE FOODS MARKET
STATER BROS. markets.
SPROUTS FARMERS MARKET
CAVA
Wild Fork MEAT & SEAFOOD MARKET
ULTRA
Cines

The Huntington Club
Golf Course

Agnes L. Smith Elementary
±700 Students & Faculty

Long Beach Airport
±17 Miles Away

Lake Park
±1 Miles Away

Moffett Elementary
±450 Students & Faculty

Ralph E Hawes Elementary
±500 Students & Faculty

Subject Property

39 ±52,150 VPD

7 ±38,350 VPD

Pacific City
EQUINOX
URBAN OUTFITTERS
Tommy Bahama
Mendocino Farms
Philz Coffee
The Bungalow
earthbar

Peterson Elementary
±600 Students & Faculty

Landmark Plaza
VONS
UNITED STATES POSTAL SERVICE
24 HOUR FITNESS
CHIPOTLE MEXICAN GRILL
CLUB PILATES
ups
COFFEE NATURE

Isaac L. Sowers Middle School
±850 Students & Faculty

Huntington Christian School
±650 Students & Faculty

Huntington Beach Pier

Driving Time From Subject Property

Huntington Beach Pier	±5 Minutes
Costa Mesa Business District	±15 Minutes
John Wayne Airport	±30 Minutes

Beach Promenade

Walmart Supercenter
MAKER OF CRAFT BUTTER
Orange Thai KITCHEN

Edison High School
±2,300 Students & Faculty

Edison Park
±10 Miles Away

Carlsberg Business Park
±800 Employees

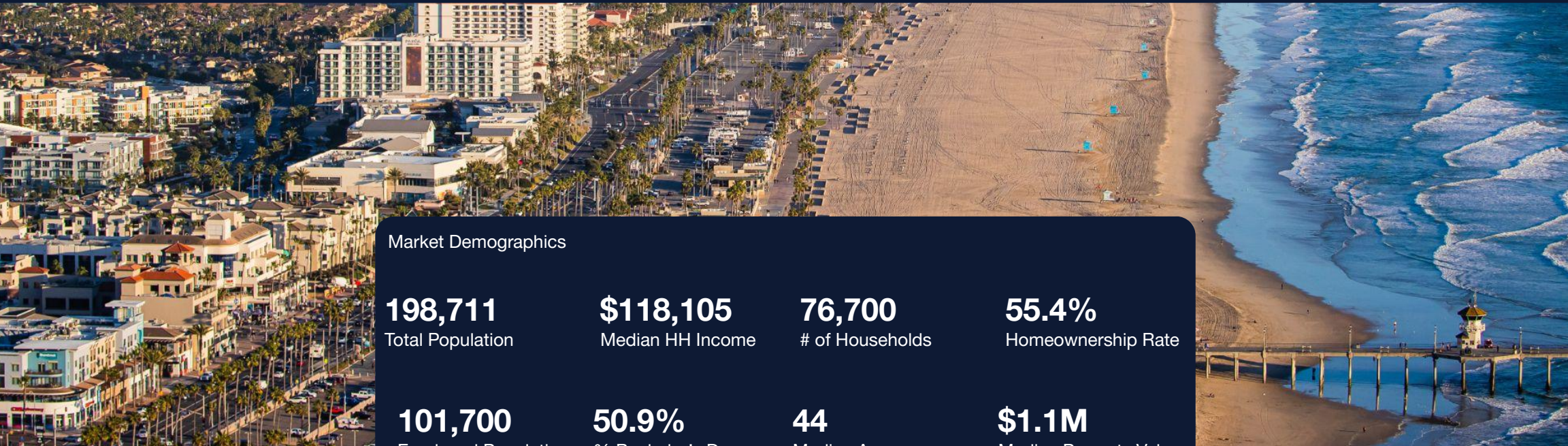
Google Earth

Market Overview

218 Indianapolis Avenue
Huntington Beach, CA 92648



HUNTINGTON BEACH, CA



Market Demographics

198,711

Total Population

\$118,105

Median HH Income

76,700

of Households

55.4%

Homeownership Rate

101,700

Employed Population

50.9%

% Bachelor's Degree

44

Median Age

\$1.1M

Median Property Value

Local Market Overview

Huntington Beach is one of Orange County's most established coastal residential markets, combining strong household incomes, a large employment base, and enduring lifestyle demand. The city benefits from a deep renter pool supported by professional services, aerospace and advanced manufacturing, healthcare, hospitality, retail, education, and tourism-related employment. Multifamily demand is reinforced by high barriers to homeownership, elevated coastal housing values, and limited new rental supply across infill Orange County communities.

The area's apartment fundamentals are supported by proximity to major employment corridors in Costa Mesa, Irvine, Fountain Valley, Santa Ana, and Long Beach, while offering direct access to Pacific Coast Highway, I-405, and John Wayne Airport. Huntington Beach's coastal amenities, walkable beach districts, regional retail nodes, and year-round visitor economy help sustain premium rental positioning relative to broader U.S. averages. For multifamily investors, the market offers a blend of affluent demographics, resilient occupancy, and long-term scarcity value within one of Southern California's most supply-constrained coastal submarkets.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	29,347	114,024	292,138
Current Year Estimate	29,180	116,725	299,665
2020 Census	28,090	118,124	307,212
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	13,777	47,230	115,901
Current Year Estimate	13,593	47,993	118,217
2020 Census	12,707	47,326	116,717
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$175,278	\$179,065	\$165,765

ORANGE COUNTY, CA

Orange County, California, is a dynamic coastal hub blending world-renowned tourism with a diverse economy. Anchored by attractions like Disneyland Resort, Anaheim Convention Center, and 42 miles of Pacific coastline, the county draws tens of millions of visitors annually, generating over \$14 billion in travel spending

and supporting nearly 140,000 jobs. Its mix of lifestyle amenities, family-friendly communities, and global business presence positions Orange County as both a premier visitor destination and a thriving place to live and invest.

Total Population

3,106,521

Annual Visitors

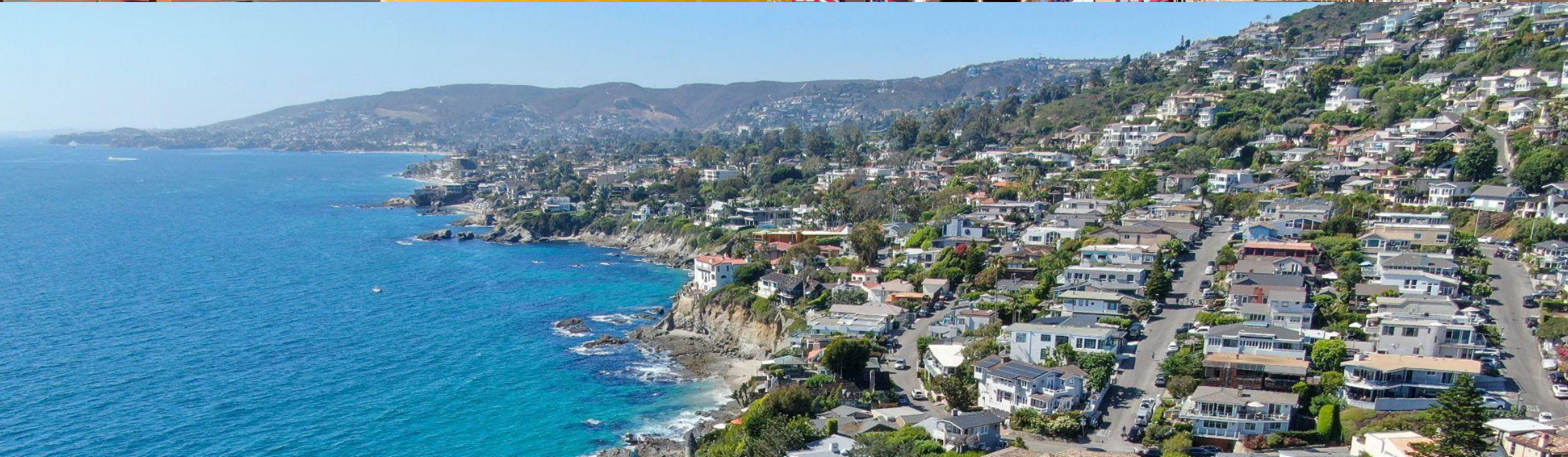
26.3 Million

Tourism Economic Impact

14.4 Billion

GDP

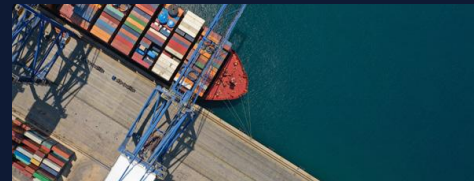
\$333+ Million





TRANSPORTATION

Transportation is a cornerstone of Orange County's economy and daily life. The region's infrastructure supports a strong logistics sector and a wide range of jobs in transportation and related industries. Public transit, primarily through OC Bus, plays an essential role in connecting communities throughout the county. Additionally, John Wayne Airport serves as a major economic engine, driving significant activity and growth. Together, these elements highlight the critical role of transportation in sustaining Orange County's economic vitality.



Port Cargo Volume
10.3 Million TEUs



Airport Economic Impact
\$5.7 Billion (2022)



Logistics Employment
58,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
37.2 Million (Bus, Trolley, Skyway)

TOURISM & CULTURAL EVENTS

Orange County is a premier destination for both leisure and cultural experiences, drawing visitors from around the world. The region features iconic attractions like Disneyland Resort, beautiful coastal areas such as Huntington Beach, and vibrant

cultural events including the OC Fair and Festival of Arts. These destinations and events create a lively mix of entertainment, art, and community celebration, making Orange County a hub for tourism and memorable experiences.



Disneyland Resort

17.25M+ Annual Visitors
2nd Most Visited Amusement Park Globally



OC Fair

1.14M Visitors Annually
\$299.6M in Spending Activity



Anaheim Convention Center

Projected to Host 160 Major
Conventions, Meetings, & Events in 2025



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218 Indianapolis Avenue, Huntington Beach, CA 92648

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™., or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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