Cross Property 360 Property View

7781 15th Street, Westminster, CA 92683

Listing

7781 15th St, Westminster 92683 STATUS: **Active** LIST PRICE: **$2,325,000**

South of Westminster, West of Beach Blvd

OF UNITS TOTAL: **4**
SQFT(src): **3,836**
PRICE PER SQFT: **$606.10**
LOT(src): **11,326/0.26 (A)**
LEVELS: **Two**
YEAR BLT(src): **1928 (ASR)**
DAM / CDAM: **179/179**
SLC: **Auction**
TOTAL OP. EXP: **$3,200.00**
NET OP. INCOME: **$72,883**
PARCEL #: **09633313**
LISTING ID: **PW26085626**

SKYSLOPE FORMS

DESCRIPTION

Property is being offered via auction. Exceptional and truly rare 4-unit investment opportunity in the heart of Westminster. 7781 15th St. is a charming and uniquely configured multi-generational property showcasing pride of ownership and long-term stewardship. Situated on an expansive 11,326 sq ft lot, the property features a highly desirable unit mix: a detached 2-bedroom/1-bath single-family residence built in 1928, along with a rear triplex constructed in 1987 consisting of three spacious 2-bedroom/2-bath units. The front residence exudes timeless character and craftsmanship, highlighted by original solid-core doors and hardware, coved ceilings with detailed molding, a formal dining room, and wall-to-wall carpeting preserving the hardwood flooring beneath. The home enjoys a large private front and side yard, dedicated parking pad, and excellent separation from the rear units—ideal for owner-occupancy or premium rental positioning. The rear building offers well-designed layouts with strong tenant appeal. Unit B (ground level) features three sets of sliding glass doors opening to an expansive wraparound patio and yard space, creating a unique indoor-outdoor living experience. Units C and D are located upstairs and benefit from elevated positioning with open views across the property from the living and dining areas, as well as private patio spaces. Units B and C have been remodeled, enhancing overall condition and rental upside. All four units include detached garages, washer/dryer hookups, and individual water heaters. The rear units are equipped with forced air heating and central air conditioning. The property is separately metered for gas and electricity, offering efficient management and reduced landlord expense exposure. A massive concrete driveway provides abundant off-street parking in addition to the four garages. The asset presents a compelling value-add opportunity, as current rents are significantly below market with immediate and attainable rental upside. Ideal for investors, 1031 exchange buyers, or owner-users seeking long-term appreciation and income growth in a strong rental market. Conveniently located near major thoroughfares, shopping, dining, and employment hubs, this property combines historical charm, functional unit mix, and future income potential—making it a standout investment in one of Orange County's most established communities.

EXCLUSIONS:

INCLUSIONS:

AREA: **60 - Westminster South of Westminster, W of Beach**
SUBDIVISION: **Other (OTHR)/None**
COUNTY: **Orange**
55+: **No**
GROSS EQUITY:
PRESENT LOANS $:
HAVE:

LIST $ ORIG: **$2,325,000**
SUB TYPE: **QUAD/A**
CMN WALLS: **1 Common Wall**
PARKING: **Garage, Shared Driveway**
OF BUILDINGS TOTAL: **2**
RENT CONTROL?: **Yes**
PROPERTY ATTACHED?: **Yes**

SELLER WILL CONSIDER CONCESSIONS IN OFFER: **Yes**
ROOM TYPE:
UTILITIES:
ELECTRIC:
WATER: **Public**

COOLING: **Central Air**
HEATING: **Central**
VIEW:
WATERFRONT:
LAUNDRY: **Gas & Electric Dryer Hookup, In Kitchen**
PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: **$112,128**
VACANCY ALLOWANCE $/%: **/**
GROSS OPERATING INCOME:
NET OPERATING INCOME: **$72,883**
OPERATING EXPENSE $/%: **$39,245/35**
LAND DOLLAR VALUE $/%: **/**

GROSS SPENDABLE INCOME:
LOAN PAYMENT(ANNUAL):
GROSS MULTIPLIER:
CAP RATE:
IMPROVEMENTS TOTAL $/%: **/**
PERSONAL PROPERTY $/%: **/**

INCOME

OF RENTED GARAGES: **0**
GARAGE RENTAL RATE:
GARAGES RENTAL INCOME:
LAUNDRY INCOME: **$0**
LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
OTHER INCOME 2:
OTHER INC. DESCRIPTION: **0**

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **$3,200**
ELECTRIC: **$720**
GAS:
LICENSES:
NEW TAXES:

FURNITURE REPLACEMENT:
TRASH: **$880**
CABLE TV:
GARDENER:
INSURANCE: **$1,600**

MAINTENANCE:
WORKMAN'S COMP:
PROFESSIONAL MANAGEMENT:
WATER/SEWER: **$0**

OTHER EXPENSE:
OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	$2,299	$2,299	$3,200
2:	3	2	2	1	Unfurnished	$7,045	$7,045	$9,200

OF UNITS WITH SEPARATE ELECTRIC: **5**
GAS METERS: **4**
WATER METERS: **1**

DISHWASHER: **4**

INTERIOR

INTERIOR:
ACCESSIBILITY:
APPLIANCES: **Dishwasher, Gas Range, Gas Cooktop, Gas Water Heater**
FLOORING: **Carpet, Vinyl, Wood**
ENTRY/LEVEL: **Front/1**
FIREPLACE: **None**
SQFT STUDIO AVG:
SQFT 1 BED AVG:
SQFT 2 BED AVG:
SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
DIRECTION FACES:
SECURITY:
SEWER: **Public Sewer**
LOT: **Lot 10000-19999 Sqft**
POOL: **None**
FENCING:
SPA: **None**

BUILDING

BUILDER NAME:
BUILDER MODEL:
ARCH STYLE:
DOORS:
WINDOWS:
ROOF: **Spanish Tile**
FOUNDATION DTLS:
PROP CONDITION:
CONSTR MTRLS: **Frame, Stucco**
OTHER STRUCTURES:
NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

UNCOVERED SPACES:
PARKING TOTAL: **4**
GARAGE SPACES: **4**
CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALKSCORE:
GREEN ENERGY EFF:
GREEN SUSTAIN:
GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**
GREEN VERIFICATION: **No**

COMMUNITY

HOA DUES 1: **$0**
HOA DUES 2:
HOA DUES 3:
OTHER FEES:
COMMUNITY: **Curbs**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:
HOA 1 NAME:
HOA 2 NAME:
HOA 3 NAME:
HOA PHONE 1:
HOA PHONE 2:
HOA PHONE 3:
HOA AMENITIES:
STORIES TOTAL: **2**

LAND

LAND LEASE?: **No**
COMMON INTEREST: **None**
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE EXP DATE:
ELEVATION:
ASSESSMENTS: **None**
PARCEL #: **09633313**
ADDITIONAL PARCEL(s): **No**
TAX LOT: **12**
LOT SIZE DIM:
TAX BLOCK: **C**
TAX TRACT #: **845**
ZONING:

LISTING

BAC:
BAC REMARKS:
DUAL/VARI. RATE?: **Yes**
CURRENT FINANCING: **Conventional**
POSSESSION: **Close Of Escrow**
FINANCIAL INFO AS OF:
CONTINGENCY LIST:
LIST TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **04/07/26**
START SHOWING DATE:
ON MARKET DATE: **04/20/26**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **04/20/26**
MOD TIMESTAMP: **10/16/26**
EXPIRED DATE: **04/06/27**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:
PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME:
SHOW CONTACT PHONE:
LOCK BOX LOCATION:
LOCK BOX DESCRIPTION: **None**
OWNER'S NAME:
SHOWING INSTRUCTIONS: **Property is being offered via auction. The list price represents the starting bid and may not reflect the final sale price. Auction bidding is scheduled to begin on December 04, 2026 at 08:00 to 12:00 PST. Please contact Listing Agent for full auction terms and conditions. https://globalestatehubllc.com/**
DRIVING DIRECTIONS: **South of Westminster, West of Beach Blvd**

AGENT / OFFICE

LA: **(PWLUUKAR) Karen Ngoc Lang Luu**
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LO: **(PB20347) Century Financial Group, Corp.**
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AGENT FULL: Residential Income LISTING ID: PW26085626

Printed by Karen Ngoc Lang Luu, State Lic: 01426053 on 10/16/2026 7:11:30 AM