**Cross Property 360 Property View**

# 9064 Westminster Boulevard, Westminster, CA 92683

Listing

**9064 Westminster Blvd, Westminster 92683** STATUS: **Active** LIST PRICE: **$2,995,000**

Corner of Magnolia St (South of Westminster & East of Magnolia) and Westminster Blvd






# OF UNITS TOTAL: **6**
SQFT(src): **2,160**
PRICE PER SQFT: **$1,386.57**
LOT(src): **19,001/0.4362 (A)**
LEVELS: **One**
YEAR BLT(src): **1944 (ASR)**
DAM / CDAM: **104/104**
SLC: **Auction**
TOTAL OP. EXP: **$13,037.00**
NET OP. INCOME: **$63,402**
PARCEL #: **09810104**
LISTING ID: **PW26129756**

SKYSLOPE FORMS

## DESCRIPTION

**Property is being offered via auction. Rare value-add opportunity in the heart of Little Saigon — six detached, cottage-style units on an oversized ±19,001 SF corner lot at Magnolia & Westminster Blvd. Separate address for each unit: 9064 - 9066 - 9068 - 9074 - 9076 - 9078. Each single-story unit lives like its own private home: no common walls, its own private garage, and its own separate gas, electric, and water meters, so tenants pay their own utilities and owner expenses stay remarkably low. The mix is five 1-bed/1-bath and one 1-bed/2-bath, all with long-term tenancy and rents currently well below market — immediate, substantial upside for the next owner. The standout is the land: over 19,000 square feet in a supply-starved submarket with generous room to add ADUs for additional income and value (buyer to verify with City of Westminster). Walk-to-everything location in the cultural and commercial core of Little Saigon — restaurants, markets, and shopping at your door, with quick access to the 22 & 405 freeways and transit. A pride-of-ownership, separately-metered corner asset that is easy to manage and impossible to replicate at today's construction costs. A true legacy hold — submit.**

EXCLUSIONS:

INCLUSIONS:

AREA: **65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs**
SUBDIVISION: **Other (OTHR)/None**
COUNTY: **Orange**
55+: **No**
GROSS EQUITY:
PRESENT LOANS $:
HAVE:

LIST $ ORIG: **$2,583,000**
SUB TYPE: **COMRES/D**
CMN WALLS: **No Common Walls**
PARKING:
# OF BUILDINGS TOTAL: **6**
RENT CONTROL?: **No**
PROPERTY ATTACHED?: **No**

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

COOLING:
HEATING:
VIEW:
WATERFRONT:
LAUNDRY: **Gas Dryer Hookup, Washer Hookup**
PROBATE AUTHORITY:

## ANALYSIS

GROSS SCHEDULE INCOME: **$76,440**
VACANCY ALLOWANCE $/%: **/**
GROSS OPERATING INCOME:
NET OPERATING INCOME: **$63,402**
OPERATING EXPENSE $/%: **$13,037/17.05**
LAND DOLLAR VALUE $/%: **/**

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

## INCOME

# OF RENTED GARAGES:
GARAGE RENTAL RATE:
GARAGES RENTAL INCOME:
LAUNDRY INCOME:
LAUNDRY INC. OWN/LEASE?:

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

## ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **$13,037**
ELECTRIC:
GAS:
LICENSES:
NEW TAXES:

FURNITURE REPLACEMENT:
TRASH: **$1,280**
CABLE TV:
GARDENER:
INSURANCE: **$1,850**

MAINTENANCE:
WORKMAN'S COMP:
PROFESSIONAL MANAGEMENT: **$7,644**
WATER/SEWER:

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: | **5** | **1** | **1** | **1** | **Unfurnished** | **$1,050** | **$5,195** | **$1,450** |
| 2: | **1** | **2** | **1** | **1** | **Unfurnished** | **$1,175** | **$1,175** | **$1,650** |

# OF UNITS WITH SEPARATE ELECTRIC: **6**
GAS METERS: **6**
WATER METERS: **6**

## INTERIOR

INTERIOR:
ACCESSIBILITY:

APPLIANCES:
FLOORING:

ENTRY/LEVEL: **Front/1**
FIREPLACE:

SQFT STUDIO AVG:
SQFT 1 BED AVG: **360**
SQFT 2 BED AVG: **360**

SQFT 3 BED AVG:

## EXTERIOR

EXTERIOR:
DIRECTION FACES:
SECURITY:
SEWER: **Public Sewer**
LOT: **0-1 Unit/Acre**
POOL: **None**
FENCING:
SPA:

## BUILDING

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

## GARAGE AND PARKING

UNCOVERED SPACES:
PARKING TOTAL: **6**
GARAGE SPACES: **6**
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: **1**

## LAND

LAND LEASE?: **No**
COMMON INTEREST: **None**
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE EXP DATE:
ELEVATION:
ASSESSMENTS:
PARCEL #: **09810104**
ADDITIONAL PARCEL(s): **No**
TAX LOT: **1**
LOT SIZE DIM:
TAX BLOCK:
TAX TRACT #: **0**
ZONING:

## LISTING

BAC:
BAC REMARKS:
DUAL/VARI. RATE?: **Yes**
CURRENT FINANCING: **Conventional**
POSSESSION:
FINANCIAL INFO AS OF:
CONTINGENCY LIST:
LIST TERMS: **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: **06/08/26**
START SHOWING DATE:
ON MARKET DATE: **06/14/26**
PRICE CHG TIMESTAMP: **07/18/26**
STATUS CHG TIMESTAMP: **06/14/26**
MOD TIMESTAMP: **09/26/26**
EXPIRED DATE: **06/07/27**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY: **Property is being offered via auction.**
**PRIVATE REMARKS: Please drive by only. Do Not Disturb Tenants**

## SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME:
SHOW CONTACT PHONE:
LOCK BOX LOCATION:
LOCK BOX DESCRIPTION:
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 November 04, 2026 at 08:00 to 12:00 PST. Please contact Listing Agent for full auction terms and conditions. https://globalestatehubllc.com/**
DRIVING DIRECTIONS: **Corner of Magnolia St (South of Westminster & East of Magnolia) and Westminster Blvd**

## AGENT / OFFICE

LA: **(PWLUUKAR) Karen Ngoc Lang Luu**
CoLA:
LO: **(PB20347) Century Financial Group, Corp.**
LO PHONE: **442-386-2495**
CoLO:
CoLO PHONE:
LA State License: **01426053**
CoLA State License:
LO State License: **01930905**
LO FAX: **714-892-0222**
CoLO State License:
CoLO FAX:
Offers Email: **kluu2495@gmail.com**

## CONTACT PRIORITY

1.LA DIRECT: **4423862495**

AGENT FULL: Residential Income LISTING ID: PW26129756

Printed by Karen Ngoc Lang Luu, State Lic: 01426053 on 09/26/2026 7:51:41 AM