

VENETIAN VILLAS SAN CLEMENTE, CA

1520 NORTH EL CAMINO REAL

www.1520NorthElCaminoReal.com

UPDATED
FINANCIALS
11/28



PROPERTY HIGHLIGHTS:

- 2010 Construction
- 16 - Large 2BD/2.5BA Luxury Unit (Condo Map In-Place)
- 6 - Modern Commercial Suites
- North Beach San Clemente Walk Score (73)
- Amtrack/Metrolink Station, 5-7 Minute Walk
- Oceanview Rooftop Entertainment/Lounge Deck
- On-Site Surface Parking and Secured Subterranean Parking

FINANCIAL INDICATORS UPDATED 11/28

Price	\$12,950,000
Price/Unit	\$586,636.36
Price/SF	\$457.42
In-Place Gross Income	\$729,318.24
In-Place NOI	\$469,635.72
In-Place CAP	3.6%
Proforma Gross Income	\$848,509.80
Proforma NOI	\$573,029.21
Proforma CAP	4.4%
GIM	18.88
Proforma GIM	15.26
Ownership	Fee Simple



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