

468 ROSECRANS AVENUE, MANHATTAN BEACH



Brett Lyon

LYON|STAHL

Keller Williams Commercial

Multi-Family Division

Woody Cell: (310) 780-1899

Office (310) 706-4066

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Woody Stahl

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Keller Williams Commercial

Multi-Family Division

Woody Cell: (310) 710-3829

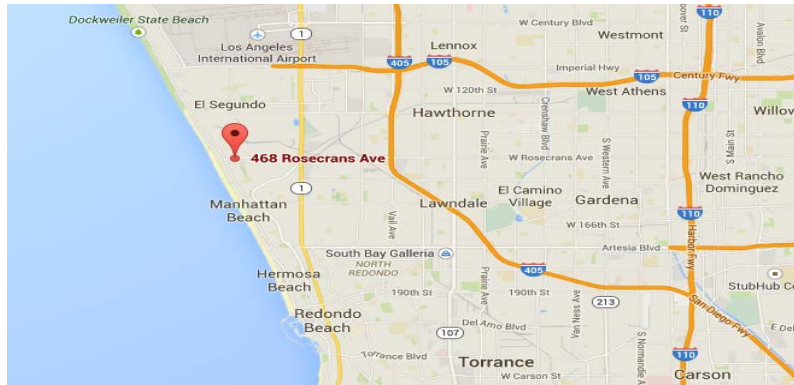
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TROPHY TRIPLEX WITH OCEAN VIEWS

BUILT IN '92 AND LISTED IN L.A. ARCHITECTURAL GUIDEBOOK

FULL SAND SECTION LOT CLOSE TO THE BEACH

DUAL ACCESS ON 36TH PLACE AND ROSECRANS AVENUE

ALL 2 BED/2.5 BATH TOWNHOUSE UNITS (MASTER SUITES)

PRIVATE OCEAN VIEW PATIOS WITHIN ALL UNITS



This one-of-a-kind trophy triplex is located in the heart of North Manhattan Beach and has dual access from Rosecrans & 36th Place. This premiere building was built in 1992 and is listed in the LA Architectural Guidebook. There are 8 parking spots, which include 4 extra-large garage spaces. The unit mix is comprised of (3) two bedroom, 2.5 bathroom ocean view townhouse style units and each bedroom is a master suite. The property is meticulously well kept, has an open floor plan and on-site laundry and each unit has its own private ocean view patio, and is separately metered for gas and electric.



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468 Rosecrans Ave. Manhattan Beach, CA 90266

List Price:	\$2,500,000	
Down Payment:	40.0%	\$1,000,000
Number of units:		3
Cost per Unit:		\$833,333
Current GRM:		19.75
Market GRM:		16.34
Current CAP:		3.41%
Market CAP:		4.47%
Year Built / Age:		1992
Approx. Lot Size:		2,763
Approx. Gross RSF:		3,661
Cost per Net RSF:		\$682.87



Proposed Financing

First Loan Amount:	\$1,500,000	New	5
Terms:	4.25%		
Payment	\$7,379	DCR:	0.96

Annualized Operating Data	Current Rents		Market Rents	
Scheduled Gross Income:		\$126,600		\$153,000
Vacancy Rate Reserve:	0	0% ¹	0	0% ¹
Gross Operating Income:	126,600		153,000	
Expenses:	41,279	33% ¹	41,279	27% ¹
Net Operating Income:	85,322		111,722	
Loan Payments:	88,549		88,549	
Pre Tax Cash Flows:	-3,228	-0.32% ²	23,172	2.32% ²
Principal Reduction:	25,288		25,288	
Total Return Before Taxes:	22,060	2.21% ²	48,460	4.85% ²

¹ As a percent of Scheduled Gross Income ² As a percent of Down Payment

Scheduled Income				Annualized Expenses:				
# of Units	Bdrms/ Baths	Notes	Current Income		Market Income		Estimated	
			Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income		
1	2+2.5		\$ 4,000	\$ 4,000	\$ 4,500	\$ 4,500	New Taxes (New Estimated)	\$31,250
1	2+2.5		\$ 3,500	\$ 3,500	\$ 4,250	\$ 4,250	Maintenance (3%)	\$3,798
1	2+2.5		\$ 2,850	\$ 2,850	\$ 4,000	\$ 4,000	Insurance (\$.5/SF)	\$1,831
							Utilities - Per Unit: \$ 800	\$2,400
							Landscaping (\$100/Mo)	\$1,200
							Pest	\$800
Total Scheduled Rent:				\$10,350		\$12,750		
Laundry				\$200		\$0		
Garages				\$0		\$0		
Monthly Scheduled Gross Income:				\$10,550		\$12,750	Total Expenses:	\$41,279
Annualized Scheduled Gross Income:				\$126,600		\$153,000	Expenses as %/SGI	32.61%
Utilities Paid by Tenant: Gas & Electric							Per Net Sq. Ft:	\$11.28
							Per Unit:	\$13,760

Presented by LYON STAHL



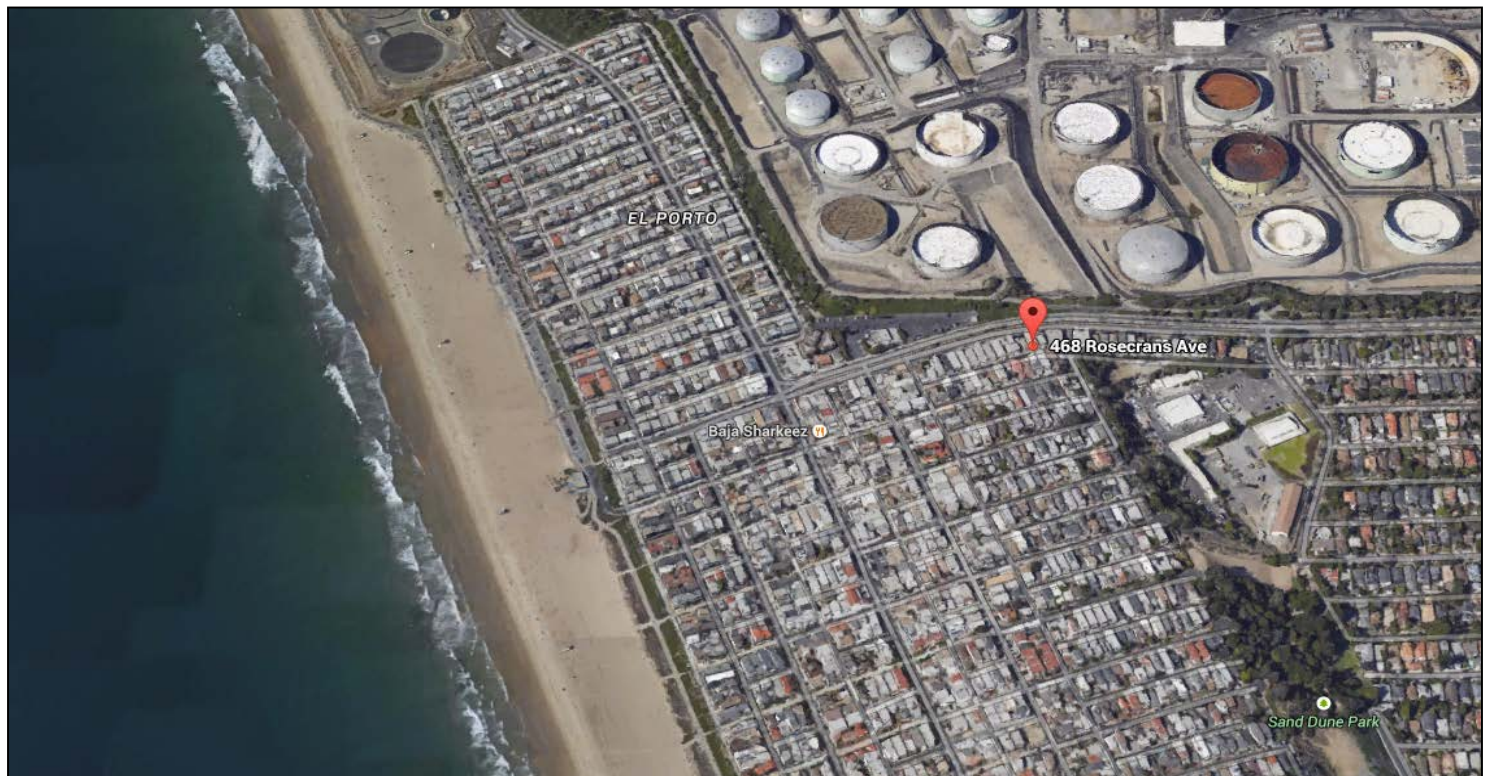
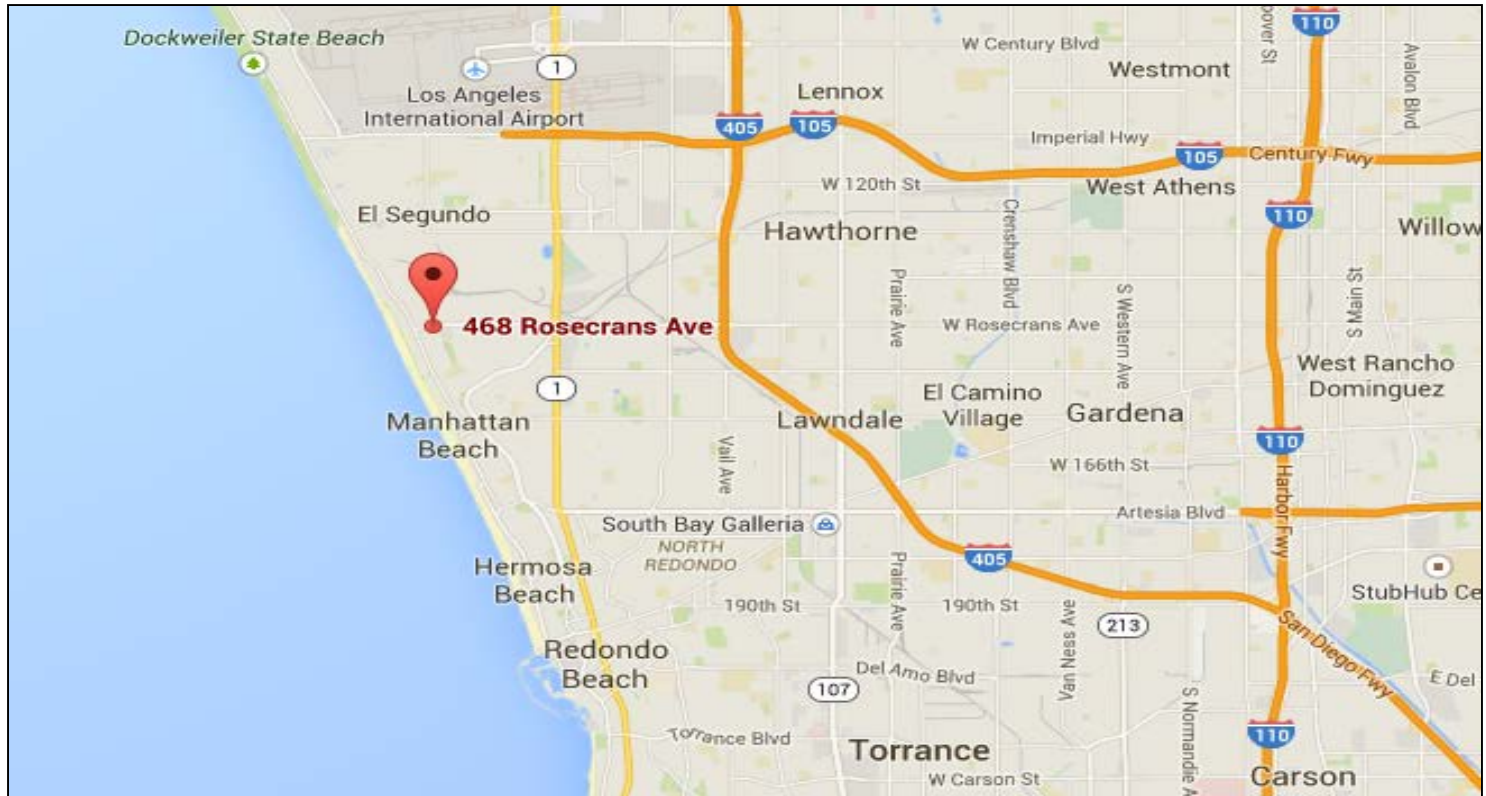
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