



 **KAMINSKY**  
REAL ESTATE GROUP

**STRAND  
HILL**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## MANHATTAN BEACH DUPLEX

776 Manhattan Beach Blvd, Manhattan Beach, CA 90266

ED KAMINSKY  
310 427 2414 | [EK@ITZSOLD.COM](mailto:EK@ITZSOLD.COM)  
DRE#00958114

# MANHATTAN BEACH DUPLEX

776 Manhattan Beach Blvd, Manhattan Beach, CA 90266



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## INVESTMENT SUMMARY

Price	\$2,250,000
Cap Rate	2.7%
NOI	\$61,490
GRM	23.58
Units	2
Occupancy	100%
Building Size	2,581 SF
Price per Square Foot	\$871.76
Land Area	2,509 SF
Lot Dimensions	approx. 25' x 100'
Ownership	Fee Simple

## INVESTMENT HIGHLIGHTS

- Two unit (1) 2 Bed/2 Bath (1) 3 Bed/2 Bath
- Located on the border of the coveted Hill and Sand Sections in Manhattan Beach, nearby the pier, Downtown Manhattan Beach's restaurants and shops, minutes from the sand.
- Updated/Remodeled
- Endless Possibilities, rent both, live in + rent other, or family compound

The information above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy.



# PROPERTY PHOTOS

776 Manhattan Beach Blvd, Manhattan Beach, CA 90266  
UNIT A



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# PROPERTY PHOTOS

776 Manhattan Beach Blvd, Manhattan Beach, CA 90266  
UNIT B



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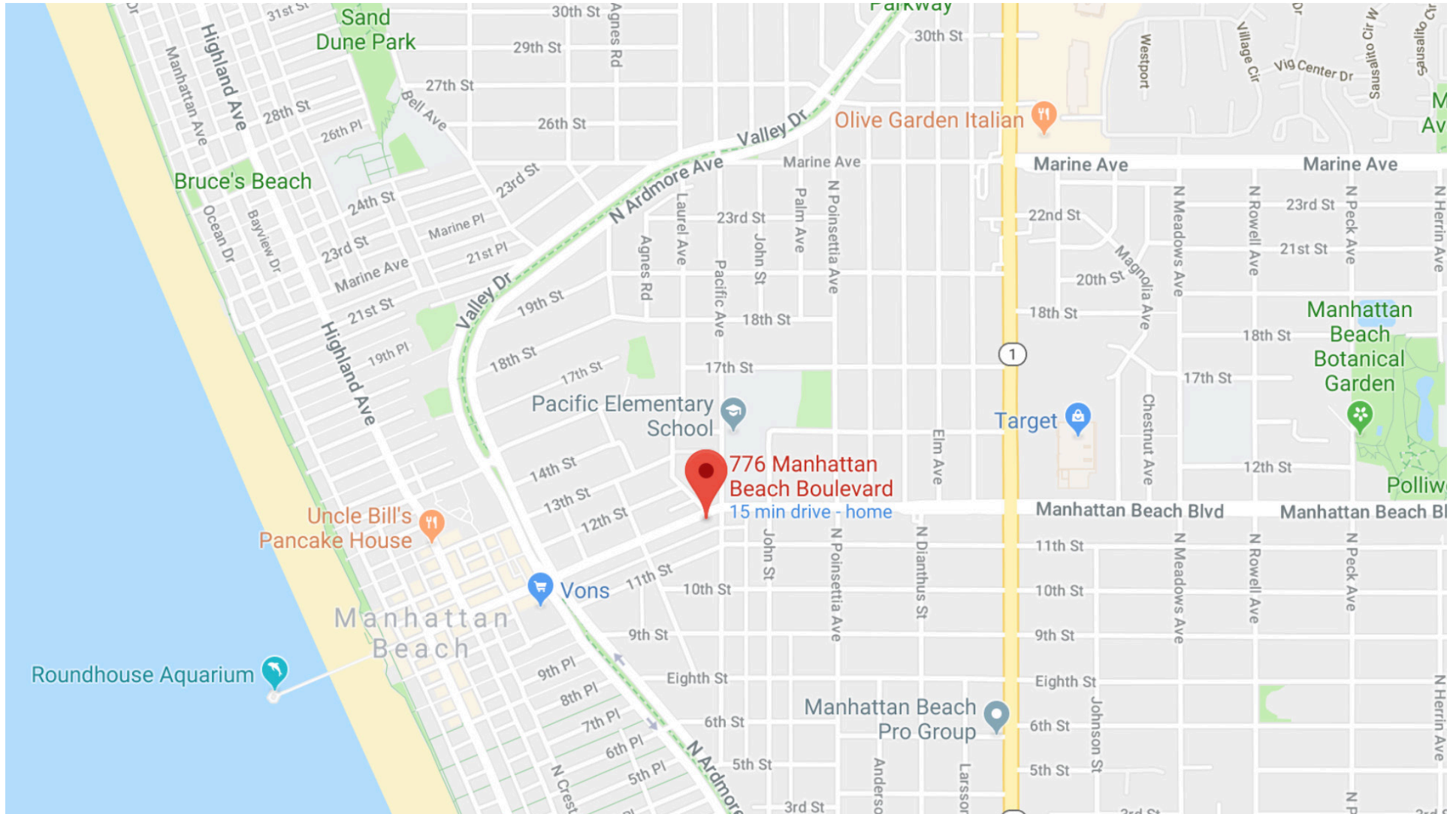


# REGIONAL MAP

776 Manhattan Beach Blvd, Manhattan Beach, CA 90266



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# LOCAL MAP

776 Manhattan Beach Blvd, Manhattan Beach, CA



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# AREA OVERVIEW

776 Manhattan Beach Blvd, Manhattan Beach, CA



## COUNTY OVERVIEW

The most heavily populated county in the country is Los Angeles County with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis - formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange - is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained work force. Los Angeles County is well located on the Southern Coast of the California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The County is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion - placing it among the top 20 economies

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in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five. If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer to everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world are located in Los Angeles. Over the years, Los Angeles County has developed a diverse economic base, supported by a number of Fortune 500 companies with headquarters in the area, including Hilton Hotels, Walt Disney, Occidental Petroleum, DirecTV Group, Northrop Grumman, Computer Sciences, KB Home, Health Net, Mattel, and Avery Dennison. Key factors positively impacting the region's economic position include increased local media production by the entertainment industry and a continuing expansion of import flows. Moreover, growth in aerospace, homeland security and in the private business sector have contributed positively to the County's economy. Los Angeles' well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.

## COUNTY HIGHLIGHTS

- Los Angeles County is the world's 18th largest economy.
- Los Angeles part of the "Tech Coast" and is regarded as one of the main entrepreneurial regions of the world. It has approximately 200,000 small businesses, which is twice as many small businesses as can be found in any other region of the United States.
- If Los Angeles' five county area were a state, it would be the fourth largest in the United States.
- Los Angeles has more than 80 stage theaters and 300 museums, more than any other U.S city.

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# AERIAL MAP

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# PROPERTY DETAILS

776 Manhattan Beach Blvd, Manhattan Beach, CA 90266

**ADDRESS** 776 Manhattan Beach Blvd  
Manhattan Beach, CA  
90266

**SQUARE FOOTAGE** 2,581 SQ FT  
**LAND AREA** 2,509 SQ FT  
**LOT DIMENSIONS** approx. 25' x 100'  
**YEAR BUILT** 1972  
**ASSESSORS PARCEL NUMBER** 4170-022-015

**SITE**  
**NUMBER OF BUILDINGS** 1  
**NUMBER OF STORIES** 2  
**PARKING** Attached 4 Car Garage



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# FINANCIAL SUMMARY

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## ***INVESTMENT SUMMARY***

	<b><i>CURRENT</i></b>
PRICE	\$2,250,000
PRICE per Unit	\$1,125,000
Price per SQ FT	\$871.76
Current GRM	23.58
Market GRM	22.06
Current CAP Rate	2.7%
Market CAP Rate	3.0%

## ***OPERATING DATA***

	<b><i>CURRENT</i></b>
Total Gross Scheduled Income	\$95,400
Occupancy	200%
Gross Operating Income	\$95,000
Operating Expenses	\$33,910
Net Operating Income	\$61,490

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# FINANCIAL DETAILS

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## MULTIFAMILY INFORMATION

No. Units	Price	Cost/Unit	GRM Current	CAP Current	Approx. SQ FT	Lot SQ FT
2	\$2,250,000	\$1,125,000	23.58	2.7%	2,581	2,509
			GRM Market	CAP Market	Cost/SQ FT	Approx. Age
			22.06	3.0%	\$871.76	1972

## ANNUALIZED OPERATING DATA

	CURRENT RENTS	MARKET RENTS
Scheduled Gross Income	\$95,400	\$102,000
Less Expenses	\$33,910	\$33,910
Net Operating Income	\$61,490	\$68,090
Cap Rate	2.7%	3.0%
Gross Rent Multiplier	23.58	22.06

## ESTIMATED EXPENSES

	CURRENT
Taxes Estimated	\$27,000
Insurance	\$1,400
Trash	\$1,3200
Water/Sewer	\$1,440
Maintenance	\$2,750
Expenses as % of SGI	35.5%
Expenses/unit/yr	\$16,955
Expenses/sq ft/yr	\$13.14

# FINANCIAL DETAILS

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## SCHEDULED INCOME

### CURRENT RENTS

### MARKET RENTS

<u>No. Units</u>	<u>No. Bed/Bath</u>	<u>Mo. Rent/Unit</u>	<u>Monthly Income</u>	<u>Mo. Rent/Unit</u>	<u>Monthly Income</u>
(1)	2 Bed / 2 Bath	\$3,750	\$3,750	\$4,000	\$4,000
(1)	3 Bed / 2 Bath	\$4,200	\$4,200	\$4,500	\$4,500
		Monthly SGI:	\$7,950		\$8,500
		Annual SGI:	\$95,200		\$102,000
	Utilities Paid By Owner:		Water & Trash		

# INCOME & EXPENSES

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<b>INCOME SUMMARY</b>	<b>CURRENT</b>	<b>PER UNIT</b>
Rental Income	\$95,400	\$47,700
<b>SCHEDULED GROSS INCOME</b>	<b>\$95,400</b>	<b>\$47,700</b>
<b>EXPENSE SUMMARY</b>	<b>CURRENT</b>	<b>PER UNIT</b>
Taxes Estimated (1.2%)	\$27,000	\$13,500
Trash	\$1,320	\$660
Insurance	\$1,400	\$1200
Utilities	\$1,440	\$720
Maintenance	\$2,750	\$1,375
<b>GROSS EXPENSES</b>	<b>\$33,910</b>	<b>\$16,955</b>

# RENT ROLL

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<b>UNIT NUMBER</b>	<b>UNIT TYPE</b>	<b>Approx. SQ FT</b>	<b>CURRENT RENT</b>
A	2 Bed/ 2 Bath	1200	\$3,750
B	3 Bed/ 2 Bath	1400	\$4,200



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This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant’s plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/ or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Exclusively Marketed By:  
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