



PROPERTY INFORMATION



PROPERTY INFORMATION PROPERTY DETAILS



Property Address	1436 Manhattan Beach Blvd Manhattan Beach, CA 90266
Total Units	4 Units
Total Building Sqft.	3,131 SF
Total Lot Size	4,902 SF
Year Built	1955
Zoning	MNRH
APN	4167-001-044
Price	\$2,650,000





INVESTMENT HIGHLIGHTS

- Well-located 4-unit apartment building in Manhattan Beach
- Unit mix: (2) 1-bed/1-bath, (1) 2-bed/1-bath, (1) 3-bed/2-bath
- Select units feature new flooring, fresh paint, stainless steel appliances, and in-unit washer/dryers
- The building was recently painted and is designed for low maintenance, with ownership responsible for minimal expenses
- (4) on-site single-car garages, owned laundry machines, mostly copper plumbing
- New electrical system has been paid for and is pending installation
- 3-bed unit includes a large private patio ideal for an owner-user
- Subject to AB 1482 statewide rent control (currently allows 8% annual increases: 5% + CPI)
- Conveniently located near award-winning schools, Target, Polliwog Park, Downtown Manhattan Beach, and the Pier

NVESTMENT REAL ESTATE

PROPERTY INFORMATION PROPERTY PHOTOS





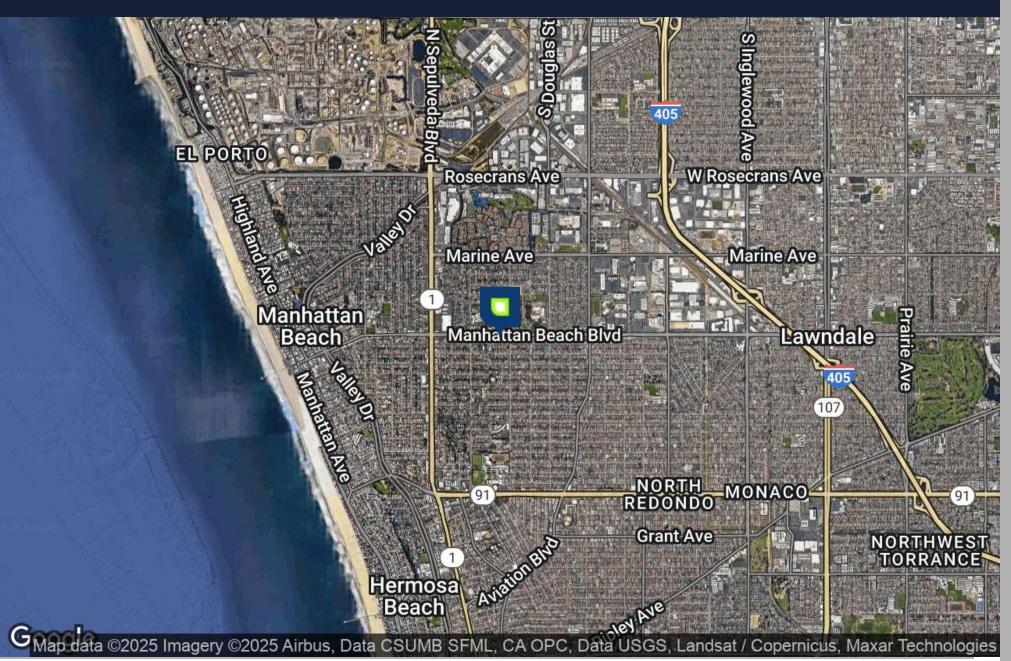






PROPERTY INFORMATION LOCATION MAP





PROPERTY INFORMATION SET-UP SHEET



		-		-									_		-	
List Price:					\$2,650,000						- 30		_			
Down Payn	nent:	42.0	1%		\$1,113,000						VONCTAI	- 11				
Number of	units:				4						YUNSIAI	\dashv l				
Price per U	nit:				\$662,500								_			
Current GR	M:				17.13					IN	VESTMENT REAL ES	STAT	E			
Pro Forma	GRM:				15.66											
Current Ca	p Rate:				4.18%			Zoning:	MN	IRH	A	NPN:	416	57-001-	044	
Pro Forma	Cap Rate:				4.71%			Proposed Finar	ncing	g	Interest Only		LTV	' :	58.0%	6
Year Built:					1955			First Loan Amo	unt:	_	\$1,537,000		Am	ort:	30	
Approxima	te Lot Size:				4,902			Terms:			6.000%		Fixe	ed/Tern	n: 30	
Approxima	te Building S	SF:			3,131			Payment:			\$7,685		DCF	R:	1.20	
Price per B	uilding SF	Lot SF:			\$846.37	\$540.	60	,								
Annualized	Operating I	Data			Curren	t Rents		•			Pro Forma Rents					
	Gross Incom			\$	154,742				\$	169,200						
Vacancy Ra	te Reserve:			\$	4,642	3	3% 1		\$	5,076	3% 1					
Gross Oper	rating Incom	e:		\$	150,100				\$	164,124						
Expenses:	•			\$	39,226	25	5% 1		\$	39,226	23% 1					
Net Operat	ing Income:			\$	110,874				\$	124,898						
Debt Servi	ce:			\$	92,220				\$	92,220						
Pre Tax Cas	sh Flows:			\$	18,654	1.68	3% 2		\$	32,678	2.94% 2					
Principal R				\$	-				\$	-						
Total Return Before Taxes:			\$	18,654	1.68	3% 2		\$	32,678	2.94% 2						
1 As a percent of Scheduled Gross Income							2	As a	a percent of [Down Payment						
Scheduled	Income:										Annualized Expenses:					
	5.1/	AL. (. / 6. 5			Income		Pro Form	na In		*Estimated	1.120/		Curren		Pro Forma
# of Units	Bdrms/	Notes	+/- Sq. Ft		Monthly	Total Monthly	У	Monthly		Total	New Taxes (% Purchase Price):	1.12% \$500	\$ \$	29,624		29,624
1	Baths 2+1	#A, Updated in 2017*	800	r c	ent/Average 3,190	\$ 3,44	10	Rent/Unit \$ 3,650		Income	Repairs & Maintenance (\$/Unit): Insurance (\$/SF):	\$1.25	\$ \$	2,000 3,914		2,000 3,914
1	2+1 1+1	#A, Opdated in 2017 * #B, Updated in 2024, in-unit W/D	615	ç	2,850				\$ \$		Water & Sewer (2025 Actuals):	\$299	\$ \$	1,792		1,792
1	1+1	#B, Opdated III 2024, III-dilit W/B #C, Upstairs**	615	Ś		\$ 2,25			\$		Trash (2025 Actuals):	\$166	\$	996		996
1	3+2	#D; Updated in 2018, private patio**	1100	ς	4.350			\$ 4,750			Landscaping (\$/Month):	\$75	ς ,	900		900
_	312	#D, Opuated III 2010, private patro	1100	Y	4,330	7 7,55	,0	7 -,750	Y	4,730	Landscaping (\$7 Month).	7/3	Y	500	Y	300
*Eligible	e for rent inc	rease now - rent listed in Total Monthly Incom	ne reflects re	nt ii	ncrease											
291010	. ,	**Eligible for rent increase 12/1/25														
Takal Cal	lulad Davi	g j				Ć12 60E	20			Ć14 100 00						
Total Sched	iulea Kent:	A single con garages				\$12,895.				\$14,100.00						
Parking:		4 single-car garages Owned laundry				\$0.0 \$0.0				\$0.00 \$0.00						
Laundry: Storage:		Owned laundry				\$0.0 \$0.0					Total Expenses:			\$39,22	6	\$39,226
	heduled Gro	oss Income:				\$12,895.i					Expenses as % of SGI			35,221 25.359		23.18%
		Gross Income:				\$154,742.4					Per Net Sq. Ft:			\$12.5		\$12.53
	d by Tenant:							Rental Upside:			Per Unit:			\$9,80		\$12.55
Otilities Pal	u by lelidill.					Gas & LIECU	I IC I	ental Opside:		370	i ei oiiit.			7 <i>9</i> ,60	,	λ2,6U7

PROPERTY INFORMATION SALES COMPS ANALYSIS



<u>Address</u>	<u>Price</u>	<u>Units</u>	Yr. Built	<u>RSF</u>	Lot SF	GRM CA	Price/Unit	<u>COE</u>	<u>Unit Mix</u>
1351 Manhattan Beach Blvd	\$2,772,500	4	1967	3,942	4,943	16.88 4.22	% \$693,125	1/7/2025	(3) 2+1, (1) 2+2 TWNH
1345 Manhattan Beach Blvd	\$2,772,500	4	1967	3,942	5,007	15.42 4.75	% \$693,125	1/7/2025	(3) 2+1, (1) 2+2 TWNH
1335 Manhattan Beach Blvd	\$2,775,000	4	1967	3,942	4,999	16.01 4.53	% \$693,750	7/15/2024	(3) 2+1, (1) 2+2 TWNH
1341 Manhattan Beach Blvd	\$2,775,000	4	1967	3,942	5,004	16.01 4.53	% \$693,750	7/15/2024	(3) 2+1, (1) 2+2 TWNH
1246 Manhattan Beach Blvd	\$2,625,000	4	1960	3,692	5,076	20.40 4.03	% \$656,250	5/31/2024	(3) 1+1, (1) 3+2
1446 Manhattan Beach Blvd	\$2,500,000	4	1955	3,420	4,911	20.77 3.27	% \$625,000	8/18/2021	(2) 1+1, (1) 2+1, (1) 3+2
1534 Manhattan Beach Blvd	\$2,727,000	4	1960	4,192	4,959	21.85 3.20	% \$681,750	6/30/2021	(2) 1+1, (1) 2+1, (1) 3+2
1141 11th St	\$2,625,000	4	1963	4,175	6,281	19.71 3.35	% \$656,250	6/2/2021	(3) 2+1, (1) 3+2
Average				3,906	5,148	18.38 <i>3.98</i>	% \$674,125		
1436 Manhattan Beach Blvd, Manhattan Beach, CA 90266	\$2,650,000	4	1955	3,131	4,902	17.13 4.18	% \$662,500	N/A	(2) 1+1, (1) 2+1, (1) 3+2

EXCLUSIVELY MARKETED BY



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