

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

1436 MANHATTAN BEACH BLVD

MANHATTAN BEACH, CA 90266 4UNITS

BOBBY SILLMAN

310.908.5092

DRE #02145409

CAMERON SAMIMI

310.259.7556

DRE #02035763

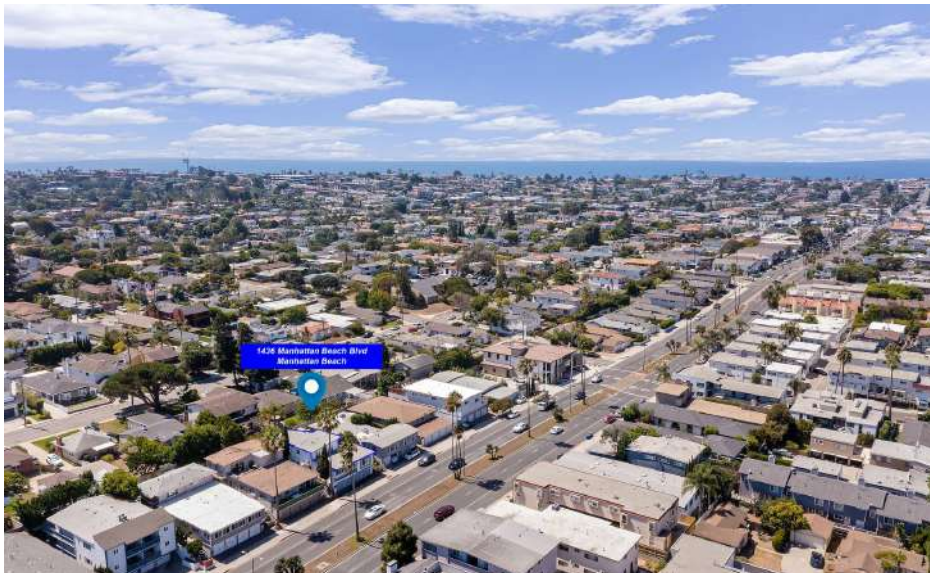
PROPERTY INFORMATION



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

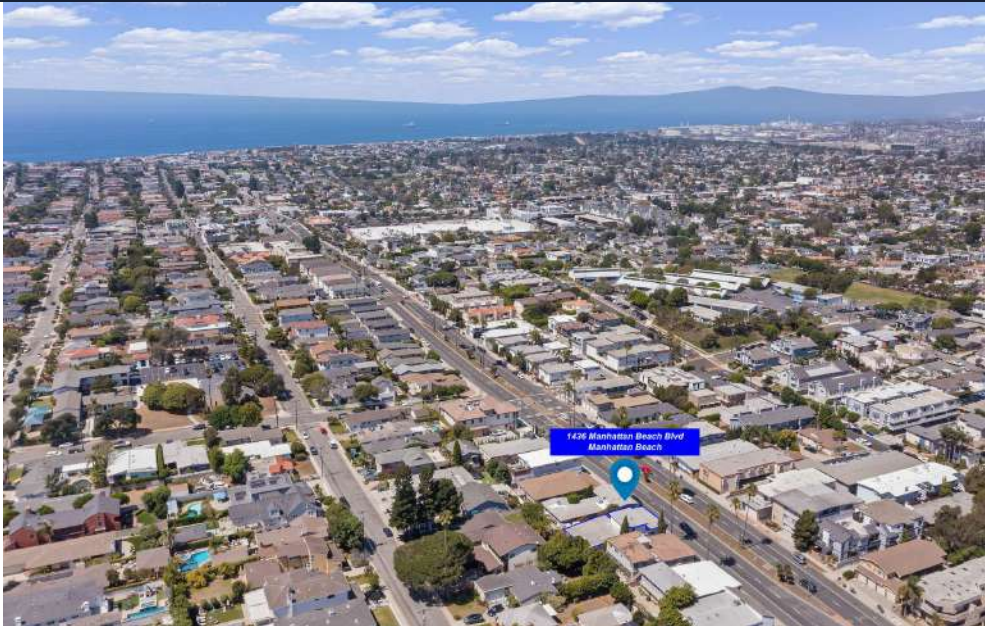


INVESTMENT HIGHLIGHTS

- 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

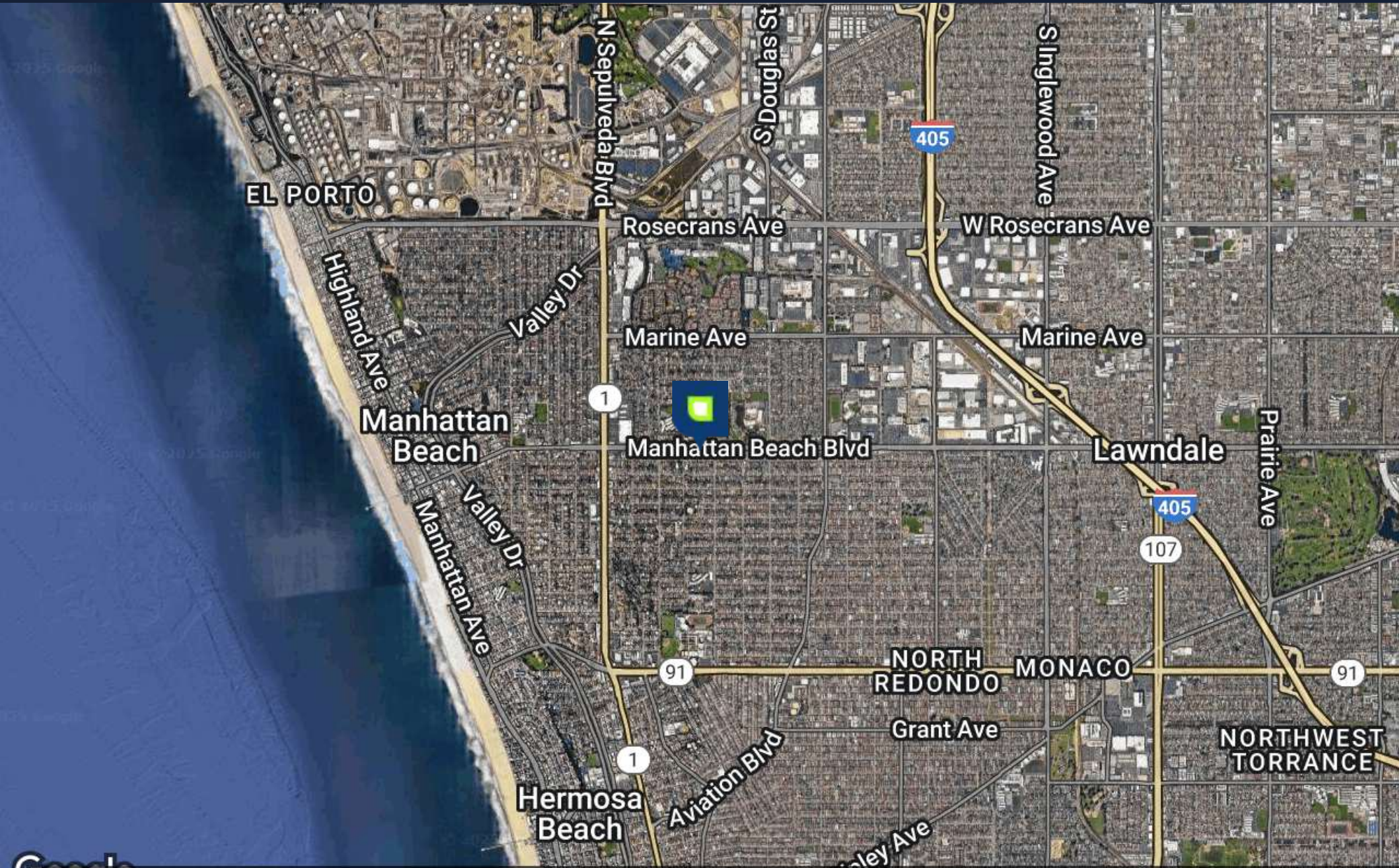
PROPERTY INFORMATION
PROPERTY PHOTOS

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PROPERTY INFORMATION

LOCATION MAP



1436 Manhattan Beach Blvd - Manhattan Beach, CA 90266

PROPERTY INFORMATION

SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/Unit	COE	Unit Mix
1351 Manhattan Beach Blvd	\$2,772,500	4	1967	3,942	4,943	16.88	4.21%	\$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	4.51%	\$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	4.51%	\$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	3.98%	\$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 MARKETING BY

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