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WATCH VIDEO 

31454 BROAD BEACH ROAD

MALIBU, CA

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Premiere Estates International and Arbor Realty Capital Advisors is proud to exclusively present for purchase a unique house on the sand in Broad Beach, Malibu. This home is located in the most desirable section in Broad Beach with unobstructed Pacific Ocean Views. The one of a kind oceanfront home has a tenant for approximately 3.5 years without an option to renew.

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## FEATURES

- 7 Bedrooms
- 8 Bathrooms
- 8,795 SF Living Area
- Beach Facing Infinity Edge Swimming Pool
- Spa
- Wine Cellar
- Tasting Room
- Grand Fireplace
- Floor-to-ceiling Marble & Dual Showers
- THX-Certified Home Theater
- Spacious Living Room
- Dining Area
- Newly Remodeled Kitchen Overlooking the Coastline
- Elevator
- Porch/Patio
- Basement
- Two Car Garage
- Gym/Recording Studio

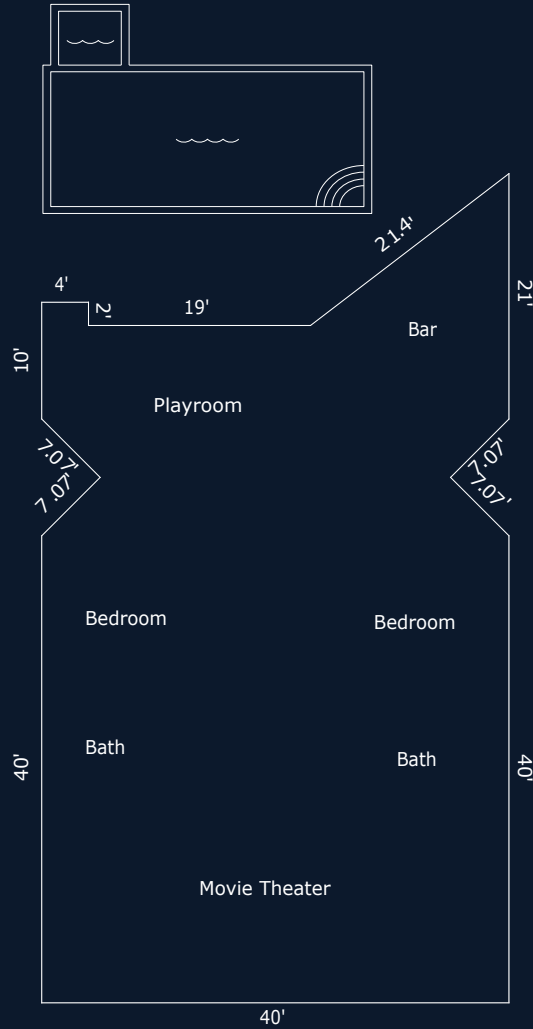
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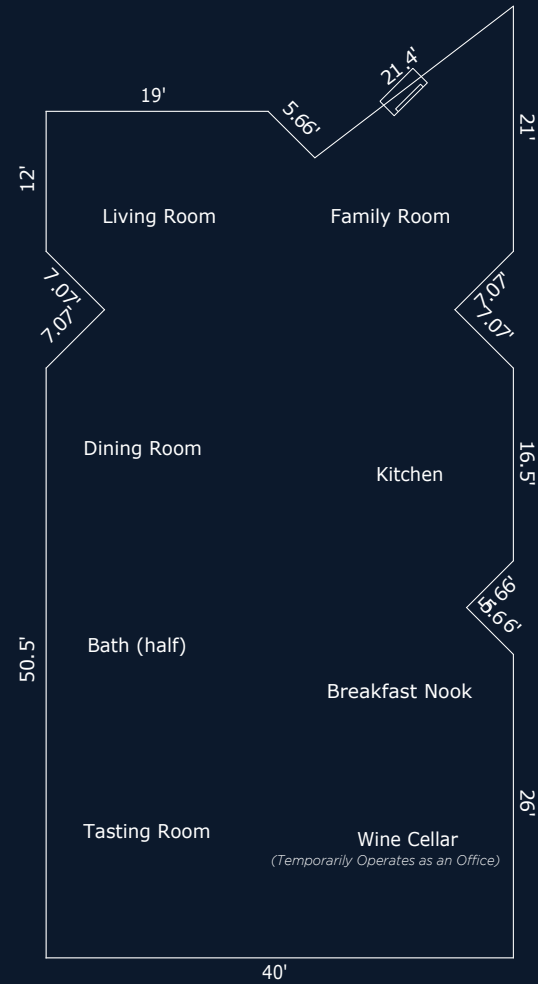
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# FLOOR PLANS

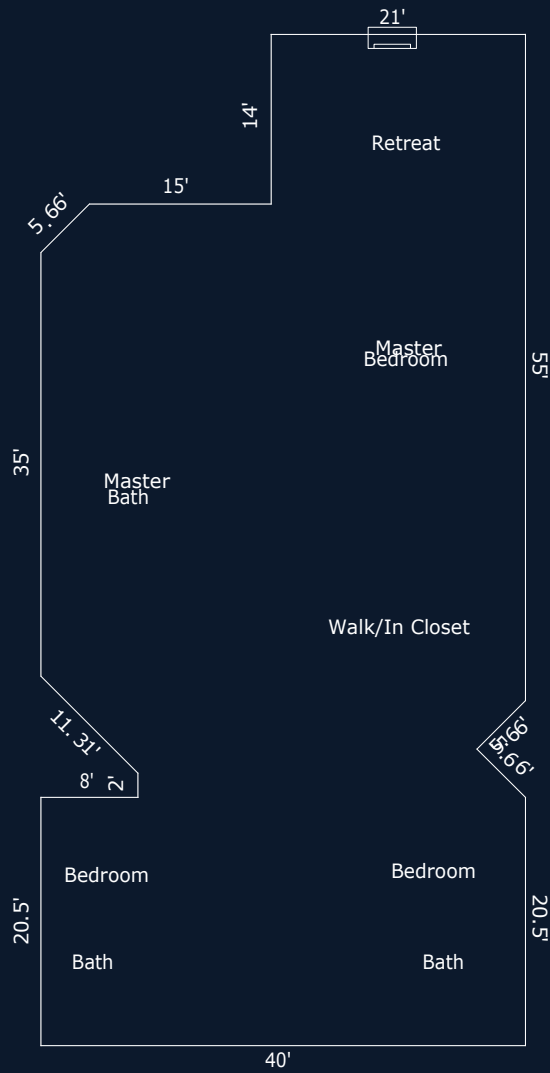


**First Floor**

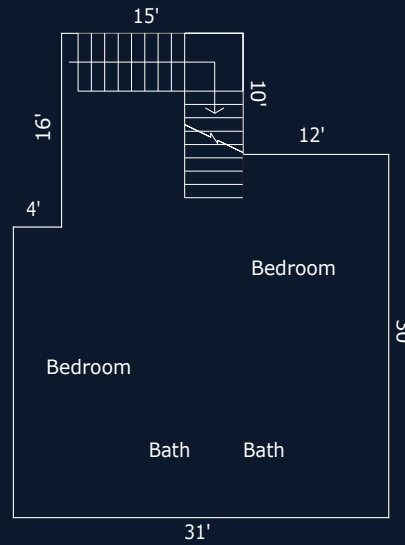


**Main Floor**

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Second Floor



Third Floor



Garage Level



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Dramatic open concept chefs kitchen

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3,000 bottle World Class wine cellar.

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State-of-the-art home movie theater

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Built in 1992, this luxury home has been tastefully remodeled with exceptional attention to detail features seven (7) bedrooms and eight (8) bathrooms.

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The house is located less than 1.5 miles from Point Dume Village, a mall which features retail amenities such as Pavilions, Starbucks, and Sun Life Organics. The property is located less than 1.50 miles from Zuma Beach, Point Dume State Beach, and Paradise Cove Beach.

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Expansive deck with pristine spa area, for the ultimate indoor/outdoor living.

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## INVESTMENT DETAILS

PRICE	\$21,888,000
YEAR BUILT / RENOVATED	1992/2017 (Fully Renovated)
LOT SIZE (ACRES)	0.26 Acres
GROSS LEASABLE AREA (SF)	8,795 SF
4 YEAR AVERAGE RENT	\$1,014,000 Annualized
LEASE TYPE	Modified Gross Lease - Tenant Pays all Maintenance
LEASE EXPIRATION	12/31/2027
TERM REMAINING ON LEASE	3.5 Years Blended Rental Rate over the Remaining Term is \$85,000/mo or \$1,020,000/yr The landlord pays taxes and insurance, and tenant pays all other expenses
BROAD BEACH ASSESSMENT	The annual sand replenishment assessment of \$10,600 is the lowest assessment due to the western location of the house

**The home is on the public sewer system, not a septic system. Less than approximately 8 homes on Broad Beach are on the public sewer system. the balance of the homes on Broad Beach is on a septic.**

## RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
JAN-DEC 2024	\$972,000	\$81,000	\$110.52
JAN-DEC 2025	\$1,008,000	\$84,000	\$114.61
JAN-DEC 2026	\$1,032,000	\$86,000	\$117.34
JAN-DEC 2027	\$1,044,000	\$87,000	\$118.70

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# AREA OVERVIEW



Situated along 27 miles of pristine coastline and traversed by the Pacific Coast Highway, Malibu is known for its world-famous beaches, celebrity residents and spectacular natural setting. Malibu is a city west of Los Angeles, California. It's known for its celebrity homes and beaches, including wide and sandy Zuma Beach. To the east is Malibu Lagoon State Beach, known as Surfrider Beach for its waves. Nearby is the Spanish Revival style Adamson House, with local history displays in its Malibu Lagoon Museum. Inland, trails weave through canyons, waterfalls and grasslands in the Santa Monica Mountains.

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