



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



THE OFFERING



\$100,000 Price Improvement + Newly Vacant & Renovated 1-Bed Unit!

1436 Manhattan Beach Blvd offers a desirable unit mix of (2) 1-bed/1-bath, (1) 2-bed/1-bath, and (1) 3-bed/2-bath. Select units have been updated with new flooring, fresh paint, stainless steel appliances, and in-unit washer/dryers. The building itself was recently painted and **designed for low maintenance**, with ownership responsible only for water, sewer, and trash while tenants cover all remaining utilities.

Additional highlights include (4) single-car garages, owned laundry machines, and mostly **copper plumbing**. A **brand-new electrical system** has already been paid for and is pending installation.

The spacious 3-bedroom unit features a large private patio, making it an excellent option for an owner-user. The building is **subject to AB 1482 statewide rent control**, which currently allows annual increases of up to 8% (5% + CPI). **3 units are eligible for a rent increase now.**

Centrally located near award-winning schools, Target, Polliwog Park, Downtown Manhattan Beach, and the Pier, this property combines strong rental potential with an unbeatable coastal location. With steady tenant demand and limited multifamily supply in Manhattan Beach, **the asset offers long-term stability and growth for both investors and owner-users alike.**

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	\$2,550,000

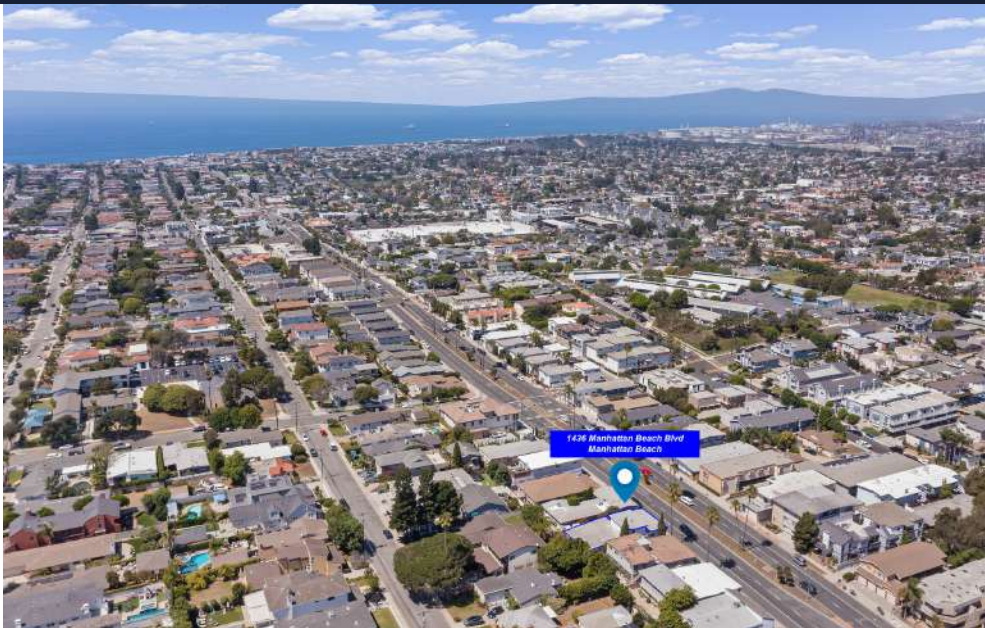


INVESTMENT HIGHLIGHTS

- Unit mix: (2) 1-bed/1-bath, (1) 2-bed/1-bath, (1) 3-bed/2-bath
- One unit is currently vacant & 3 units are due for rent increases
- 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

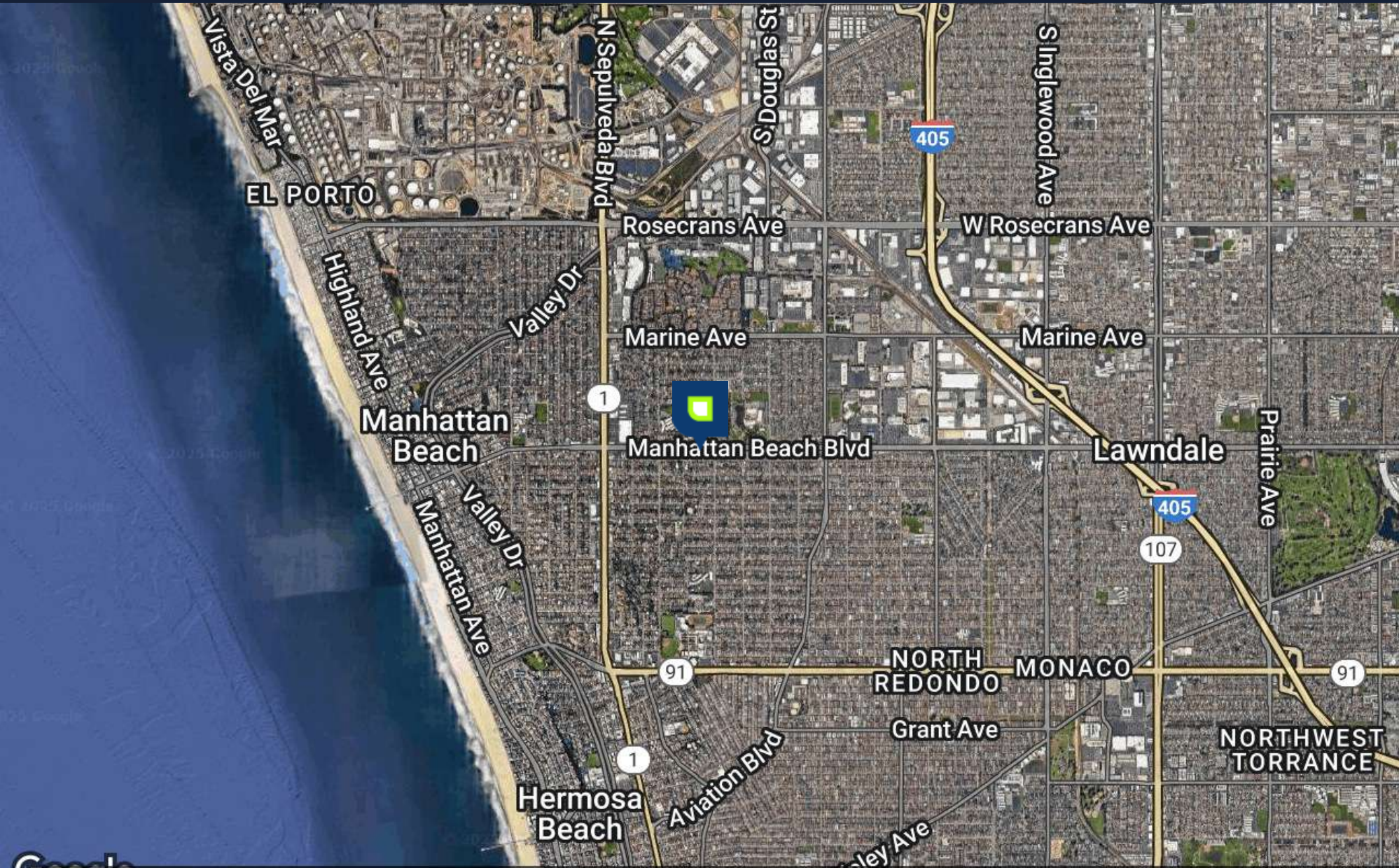
PROPERTY INFORMATION
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



PROPERTY INFORMATION

LOCATION MAP



1436 Manhattan Beach Blvd - Manhattan Beach, CA 90266

PROPERTY INFORMATION
SET-UP SHEET

List Price: \$2,550,000				LYONSTAHL INVESTMENT REAL ESTATE					
Down Payment:	100.0%	\$2,550,000							
Number of units:		4							
Price per Unit:		\$637,500							
Current GRM:		15.83							
Pro Forma GRM:		14.76							
Current Cap Rate:		4.63%							
Pro Forma Cap Rate:		5.08%							
Year Built:		1955							
Approximate Lot Size:		4,902							
Approximate Building SF:		3,131							
Price per Building SF Lot SF:		\$814.44	\$520.20						
Annualized Operating Data				Current Rents					
Scheduled Gross Income:				\$	161,078		\$	172,800	
Vacancy Rate Reserve:				\$	4,832	3% 1	\$	5,184	
Gross Operating Income:				\$	156,246		\$	167,616	
Expenses:				\$	38,109	24% 1	\$	38,109	
Net Operating Income:				\$	118,138		\$	129,507	
Debt Service:				\$	-		\$	-	
Pre Tax Cash Flows:				\$	118,138	4.63% 2	\$	129,507	
Principal Reduction:				\$	-		\$	-	
Total Return Before Taxes:				\$	118,138	4.63% 2	\$	129,507	
1 As a percent of Scheduled Gross Income				2 As a percent of Down Payment					
Scheduled Income:				Annualized Expenses:					
				*Estimated					
# of Units	Bdrms/Baths	Notes	+/- Sq. Ft	Current Income		Pro Forma Income		Current	Pro Forma
				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income		
1	2+1	#A, Updated in 2017 [1]	800	\$ 3,190	\$ 3,445	\$ 3,750	\$ 3,750	\$ 28,506	\$ 28,506
1	1+1	#B, Updated in 2024, in-unit W/D [2]	615	\$ 2,850	\$ 2,850	\$ 2,850	\$ 2,850	\$ 2,000	\$ 2,000
1	1+1	#C, Upstairs [1]	615	\$ 2,250	\$ 2,430	\$ 2,850	\$ 2,850	\$ 3,914	\$ 3,914
1	3+2	#D; Updated in 2018, private patio [1]	1100	\$ 4,350	\$ 4,698	\$ 4,950	\$ 4,950	\$ 1,792	\$ 1,792
[1] Units #A, C & D are eligible for a rent increase now - rent listed in Total Monthly Income reflects an 8% rent increase								\$ 996	\$ 996
[2] Unit #B is currently vacant								\$ 75	\$ 900
									\$ 900
Total Scheduled Rent:				\$13,423.20		\$14,400.00			
Parking: 4 single-car garages				\$0.00		\$0.00			
Laundry: Owned laundry				\$0.00		\$0.00			
Storage:				\$0.00		\$0.00			
Monthly Scheduled Gross Income:				\$13,423.20		\$14,400.00		Total Expenses:	\$38,109 \$38,109
Annualized Scheduled Gross Income:				\$161,078.40		\$172,800.00		Expenses as % of SGI	23.66% 22.05%
Utilities Paid by Tenant: Gas & Electric						Rental Upside: 7%		Per Net Sq. Ft:	\$12.17 \$12.17
								Per Unit:	\$9,527 \$9,527

PROPERTY INFORMATION

SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/Unit	COE	Unit Mix
1534 Manhattan Beach Blvd	\$2,700,000	4	1967	3,108	4,959	15.74	4.44%	\$675,000	10/7/2025	(2) 1+1, (1) 2+1, (1) 3+2
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				3,817	5,127	18.09	4.03%	\$674,222		
1436 Manhattan Beach Blvd, Manhattan Beach, CA 90266	\$2,550,000	4	1955	3,131	4,902	15.83	4.63%	\$637,500	N/A	(2) 1+1, (1) 2+1, (1) 3+2

EXCLUSIVELY MARKETING BY

SAMIMI
INVESTMENTS

LYON**STAHL**
INVESTMENT REAL ESTATE

BOBBY SILLMAN

310.908.5092

bobby@lyonstahl.com

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DRE #02035763