



**BEACHFRONT INCOME PROPERTY**  
**1836 THE STRAND, HERMOSA BEACH**





A photograph of a balcony with a white railing and a glass door on the left. The balcony overlooks a sandy beach, a boardwalk, and the ocean. In the distance, a long pier extends into the water. The sky is clear and blue. A light blue box in the top right corner contains the 'TABLE OF CONTENTS' and a list of sections with page numbers.

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# PROPERTY OVERVIEW

Welcome to 1836 The Strand, an exceptional beachfront 5-unit property located in highly sought-after North Hermosa Beach. Very rarely does one encounter an opportunity to acquire a "to the studs" fully remodeled property spanning 3,908 sq.ft., 11 bedrooms and 7 bathrooms, under \$10M on this prime stretch of The Strand. Fully renovated from top to bottom, this property showcases meticulous attention to detail, including all visible elements, plumbing, electrical and more. Grandfathered beyond current building restrictions, this property stands taller and wider than what is now permitted for new construction, offering uniquely breathtaking ocean views from four of the five units. Wake up to the soothing rhythm of the waves and panoramic ocean views stretching from Malibu to Catalina Island.

Unmatched in its prime location, 1836 The Strand provides the epitome of the Southern California beachfront lifestyle, ideally located between the Pier with its vibrant restaurants, shops, and cafes, and 22nd Street with iconic Martha's Cafe and the Bottle Inn. This remarkable income property offers excellent investment potential, offered under \$2M per unit--well below Hermosa Strand condo values, and generating a gross scheduled income of \$412,272 with a favorable Gross Rent Multiplier (GRM) of 24. For context, the neighboring 3,750 sq. ft. home on a 2,410 sq. ft. lot sold last year for \$14.25M, highlighting the exceptional value of this offering. Options abound... Retain the penthouse as your private beachfront retreat, offer guest accommodations for family and friends, and maximize rental income from the remaining units.

This beachfront gem ranks with a high score of 84 on WalkScore.com, and offers easy access to renowned schools, freeways, and numerous local destinations like LAX, Santa Monica and downtown LA. 1836 The Strand is a one-of-a-kind property that rarely graces the market. Its versatility, stunning views, and unmatched location make it an irresistible opportunity for discerning buyers, investors, or those seeking a luxurious family beach compound. For investors looking to expand their Strand portfolio, additional off-market properties may be available as part of a larger acquisition. Inquire for details, and don't miss this chance to own a piece of the coveted Strand lifestyle.

## VIEW VIDEO & VR TOUR

[www.1836TheStrand.com](http://www.1836TheStrand.com)



## HIGHLIGHTS

- Beachfront Income Property on the Hermosa Beach Strand
- 5-Units totaling 11 beds, 7 baths, 3,908 sq.ft.
- 2 x 3-bedroom units
- 2 x 2-bedroom units
- 1 X 1-bedroom unit
- 3 car garage parking
- Iconic North Hermosa Strand Location
- Irreplaceable: Built Taller and Wider than today's building restrictions allow
- Complete Rehab Inside / Outside includes: Roof, Plumbing, Sub-Panels, Wiring, Windows
- Monthly Income of \$35,433
- Less than \$2.0M Per Door



## AREA OVERVIEW - HERMOSA BEACH

The South Bay's "Beach Cities" (Hermosa Beach, Manhattan Beach, El Segundo and Redondo Beach) are among the most desirable places to live and work in Southern California. They offer luxurious coastal living and an excellent public school system, making them a favorite with residents seeking an upscale lifestyle.

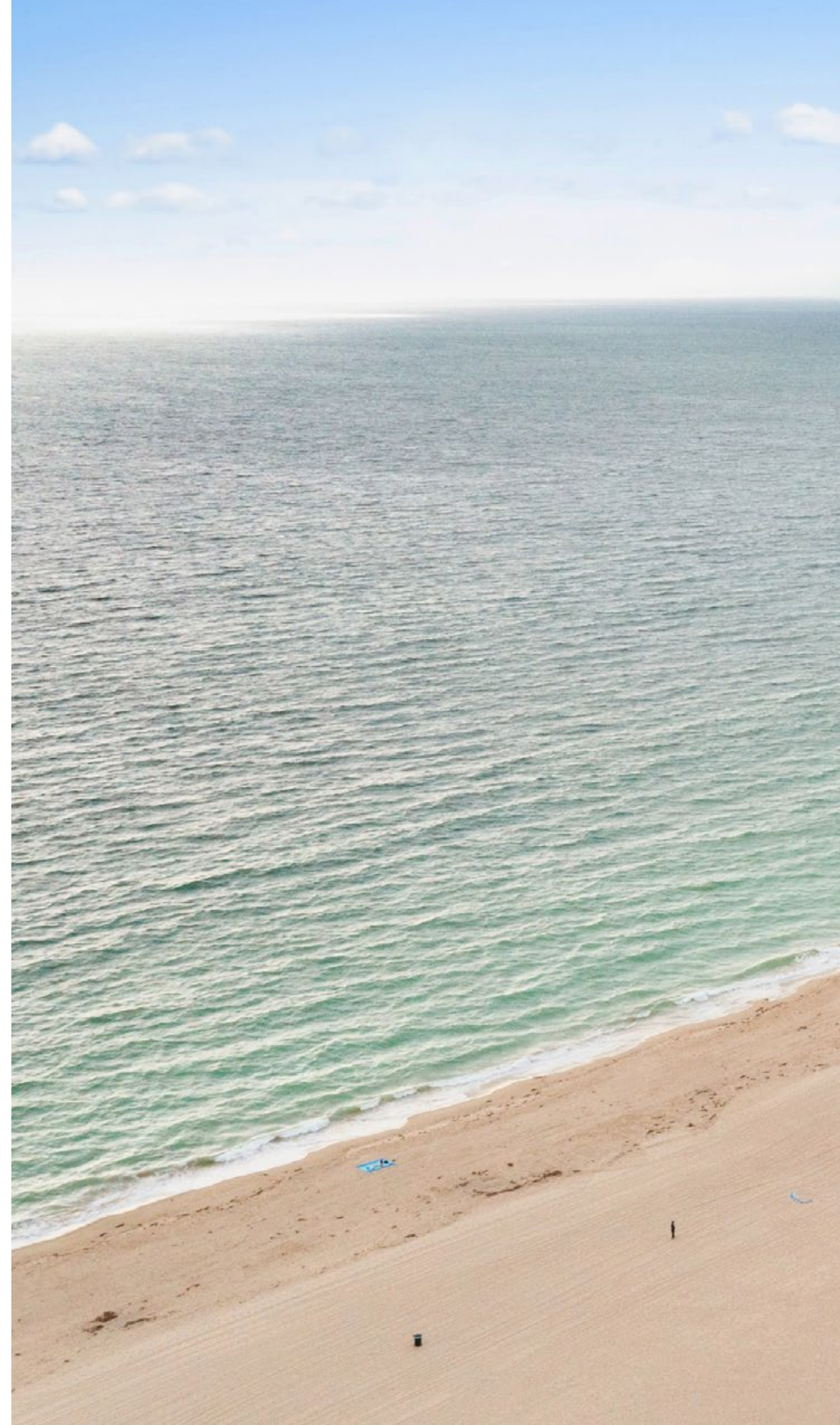
Businesses in the Beach Cities benefit from a varied and dynamic marketplace and proximity to Los Angeles International Airport (LAX) and nearby Silicon Beach. With its near-perfect climate and quintessential beach setting, along with convenient access to Los Angeles-this region is one of the jewels of Southern California.

Hermosa Beach celebrates its rich history with the Mural Projects which began in 2009. Today there are 10 murals throughout Hermosa depicting Hermosa's eclectic historical events. The subject property is home to the Hermosa's Great Wave mural by John Van Hamersveld. Hamersveld is an American graphic artist known for creating album covers for the Beatles, the Rolling Stones and the surf film The Endless Summer.

With just over 1.2 miles of ocean frontage, Hermosa Beach is a city of beautiful home on tree-lined street, year-round sunshine and white sand beaches. Situated along the coastline, the city is flanked by oceanfront neighborhoods that face the sea. Hermosa Beach offers an array of shops, boutiques and restaurants throughout the downtown district.

Downtown Hermosa Beach is a vibrant area with more than numerous dining experiences including taverns, cafes and fine dining. Shops include home stores, clothing and accessories and the famous Comedy & Magic Club.

The Hermosa Beach Unified School district serves the area and is well known for its high performance, ranking 27th in the state. The city's many communities provide a multitude of activities for residents and visitors, including surfing and beach volleyball. Bicycle enthusiasts have use of a beachside bikeway that extends north to Santa Monica and south to Palos Verdes. The Hermosa Beach Pier is the perfect place for strolling, fishing, dolphin sightings and star gazing. City events include Fiesta Hermosa, the AVP Tournament, and a concert series on the beach.

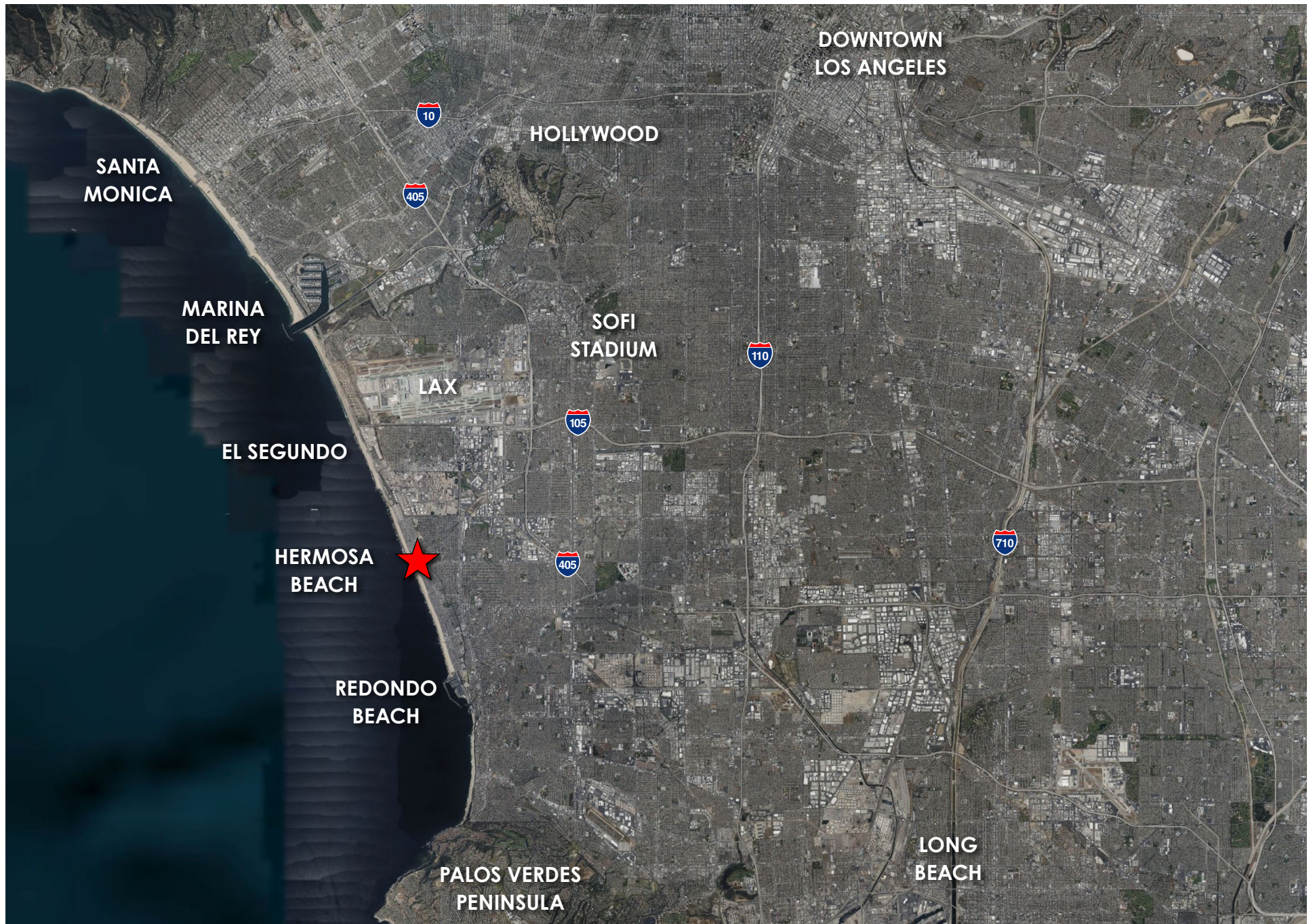






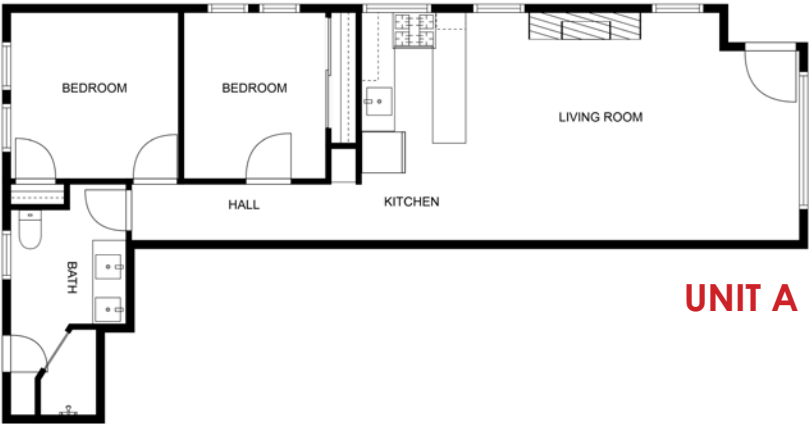


# GREATER LOS ANGELES

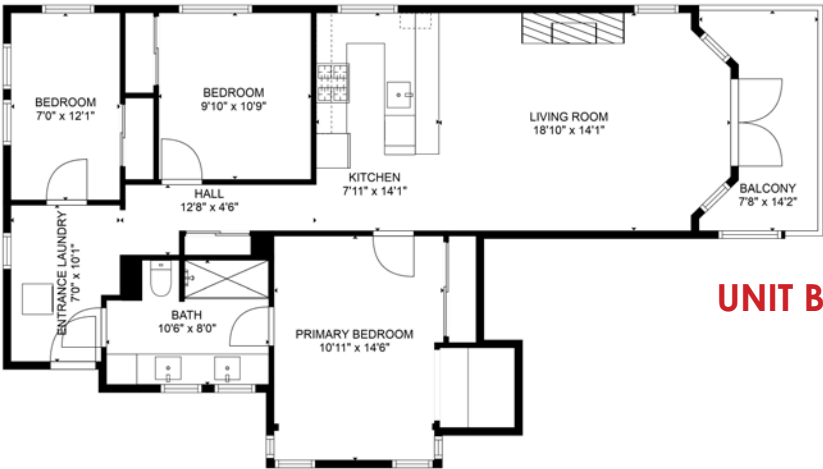




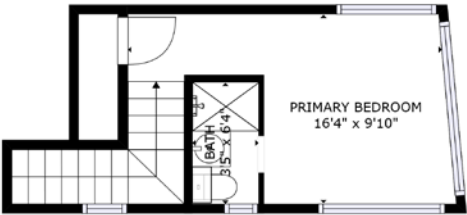
# FLOOR PLANS



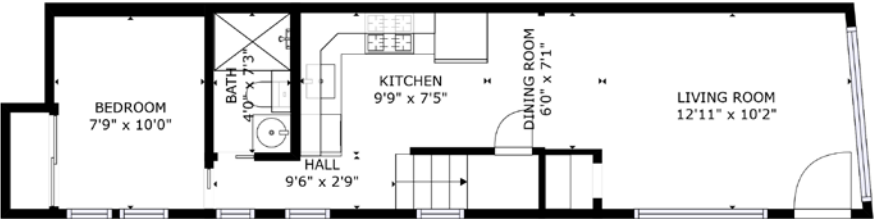
**UNIT A**



**UNIT B**



FLOOR 2



FLOOR 1

**UNIT D**



UNIT C

UNIT D

UNIT B

UNIT A









UNIT A









UNIT B









UNIT C









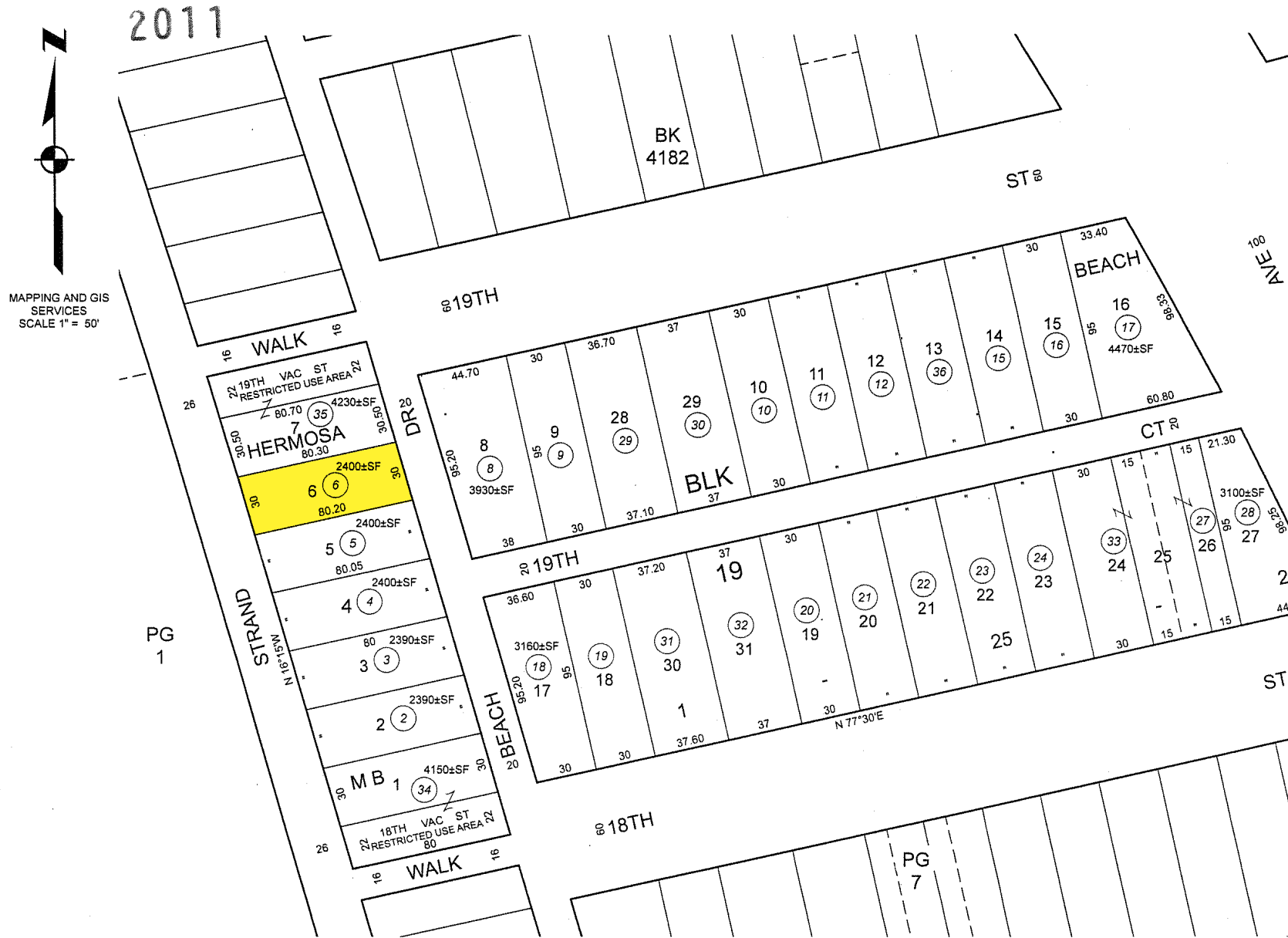
UNIT D







# PARCEL MAP





# INVESTMENT SUMMARY

## PROPERTY HIGHLIGHTS

Address	1836 The Strand
City, State, Zip	Hermosa Beach, CA 90254
County	Los Angeles
APN	4183008006
Zoning	HBR2B
Ownership	Fee Simple
Number of Buildings	1
Number Of Units	5
Number of Stories	3
Parking	3 car garage
Year Built	1928
Occupancy	60%
Building Size	3,908 sq ft
Lot Size	2,403 sq ft
Lot Dimensions	30 x 80

## FINANCIAL HIGHLIGHTS

Purchase Price	\$9,990,000
Cap Rate	2.81%
Pro Forma Cap Rate	2.91%
GRM	23
Pro Forma GRM	22
Price / Unit	\$1,998,000
Price / Bldg Sq.ft.	\$2,556 per sq ft

\*Buyer to verify sq ft. Sq ft is approximate.

## FINANCIAL OVERVIEW

	Current	Proforma
Purchase Price	\$9,990,000	\$9,990,000
<b>Monthly Operating Expenses</b>		
New Taxes	\$9,366	\$9,366
Insurance	\$284	\$284
Maintenance & Repairs	\$721	\$721
Business License	\$20	\$20
Commissions	\$223	\$223
Vacancy	\$1,062	\$1,144
Management	\$62	\$1,907
Utilities		
Electricity	\$9	\$9
Water & Sewer	\$109	\$109
Trash Collection	\$50	\$50
Natural Gas	\$110	\$110
Cable & Internet	\$21	\$21
Total Operating Expense (Monthly)	\$12,035	\$13,963
<b>Cashflow</b>		
Gross Income (Annual)	\$425,196	\$457,740
Gross Income (Monthly)	\$35,433	\$38,145
NOI (Annual)	\$280,773	\$290,179
NOI (Monthly)	\$23,398	\$24,182
Cap Rate	2.81%	2.90%
GRM	23	22
\$/Door	\$1,998,000	\$1,998,000

## RENT ROLL

UNIT	BD/BA	STATUS	ACTUAL RENT	PRO FORMA RENT
#A	2 Bed / 1 Bath	Vacant	0.00	8,400.00
#B	3 Bed / 1 Bath	Vacant	0.00	9,200.00
#C	3 Bed / 2 Bath	Occupied	7,643.00	9,500.00
#D	2 Bed / 2 Bath	Occupied	6,395.00	6,750.00
#E	1 Bed / 1 Bath	Occupied	2,995.00	3,495.00
<b>5 UNITS</b>	<b>11 BED / 7 BATH</b>	<b>60.0% OCCUPIED</b>	<b>17,033.00</b>	<b>37,345.00</b>
			<b>204,396</b>	<b>448,140.00</b>



## STRAND HILL

Strand Hill is the Leading Independent Real Estate Brokerage in the South Bay and Westside LA, with over \$1 Billion in total sales volume and home to some of the most highly-respected and dedicated real estate professionals in the world. There's a reason we're known for client service, and for providing unique insights into the competitive luxury market – it's what we do best. We have an unwavering commitment to providing personalized service, and standing behind our brand. From Palos Verdes and the Manhattan Beach Strand to Santa Monica and Beverly Hills, we specialize in South Bay and Westside Los Angeles real estate.

## FORBES GLOBAL PROPERTIES

Forbes Global Properties is the exclusive worldwide real estate partner of Forbes, one of the world's most trusted media brands for the last 100 years. Established in 2020, we're an exclusive consortium of top-tier real estate firms representing many of the world's finest homes for sale. Membership in our network is reserved for the most distinguished brokerages in select cities and second home destinations. Forbes Global Properties leverages the audience and worldwide reach of Forbes to engage, inform, and delight buyers and sellers of luxury properties.

## SHAWN DUGAN

Known for his warm personality, tireless work ethic and strong negotiation skills, Shawn Dugan is an award-winning agent in the South Bay of Los Angeles. A lifelong Beach Cities resident, Shawn specializes in listing and selling property across Manhattan Beach, Hermosa Beach, Redondo Beach, Palos Verdes and the surrounding areas, with a strong presence in the ocean front market of "The Strand". Home to some of the highest value properties in the area, Shawn appreciates the challenge of marketing properties to their fullest potential - resulting in many of the area's record sales. Off-Strand clients appreciate the high end approach and experience Shawn brings to the table for every property he sells, regardless of location. When working with buyers, he is able to help his clients understand which micro-neighborhoods best suit their needs and uses outside-the-box strategies to find that dream home.

Raised in a family of real estate investors and international art dealers, Shawn takes the same pride in serving all clients as he does helping his own family. His dual citizenship (USA / EU) contributes to his local and international approach to marketing properties, and degrees in Economics and International Studies from UCSD have informed Shawn's unique analytical approach to pricing and marketing properties. A philosophy focused on customer service and results has yielded a business largely fueled by referral and repeat clients. When not selling real estate, Shawn enjoys spending time with his family and surfing along the California coast.







## DISCLAIMER

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

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, PCBs or asbestos; the compliance with State or Federal regulations, the physical condition of the improvements thereon; or the financial condition of business 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.











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