

2901 Manhattan Avenue

HERMOSA BEACH, CA 90254

 Douglas Elliman



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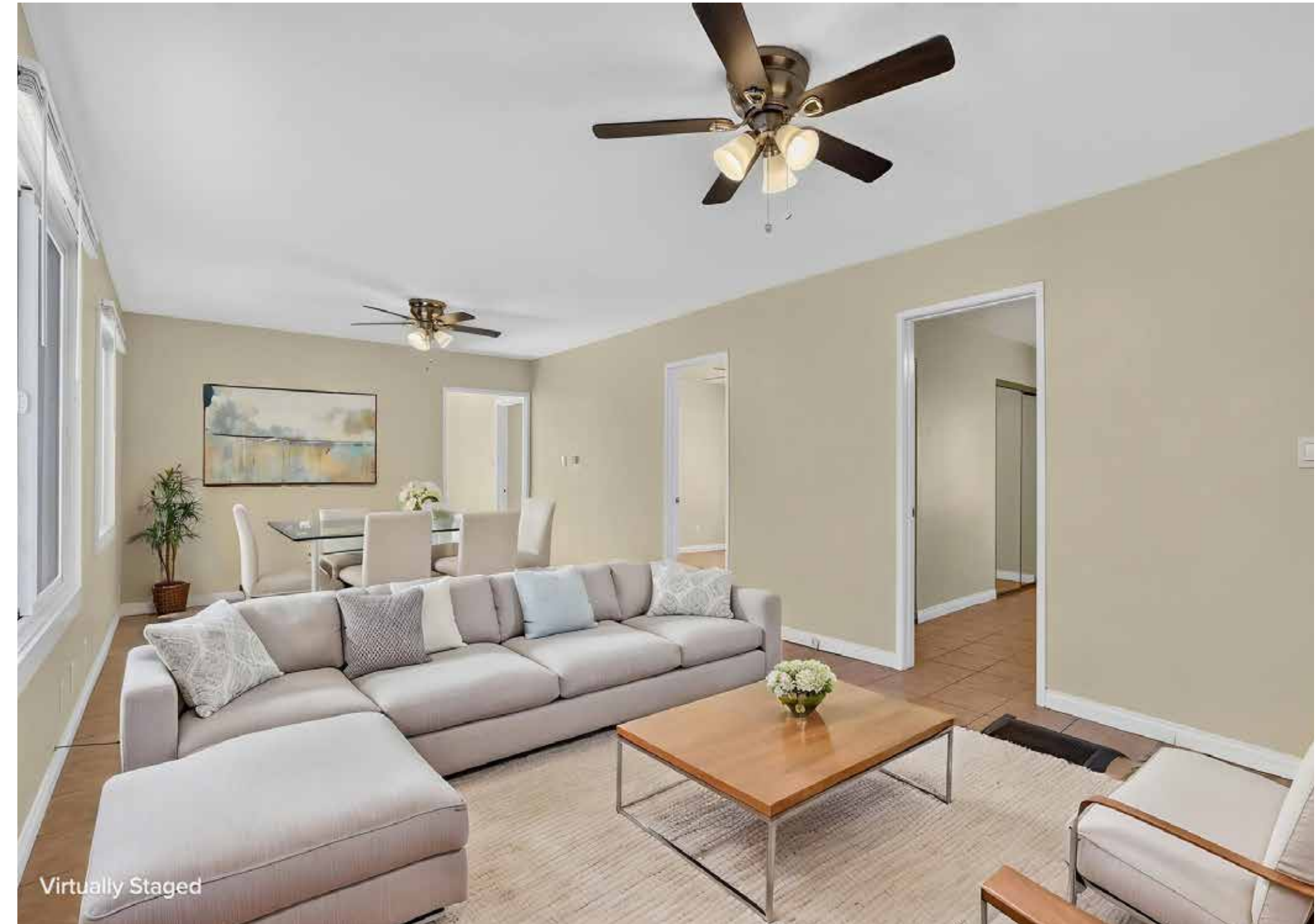
The Offering

Ideally positioned just two blocks from the sand in North Hermosa Beach, 2901 Manhattan Avenue presents a compelling value-add opportunity in one of the South Bay's most desirable coastal communities. The five-unit multifamily property offers investors the opportunity to acquire a well-located asset with below-market rents, attractive unit diversity, and meaningful potential to enhance income and long-term value.

The quality unit mix includes a desirable three-bedroom, two-bathroom residence that will be delivered vacant at close of escrow, providing immediate flexibility for an owner-user, strategic repositioning, or a market-rate lease-up. Combined with the property's existing rental units, this mix offers appeal to a broad range of tenants seeking coastal living, from those looking for additional space to residents drawn to the convenience of a beachside location.

The Property's ideal location offers a quintessential Southern California lifestyle, with sandy beaches, a vibrant downtown, acclaimed dining, local cafés, and the Strand's renowned walking, running, and cycling paths. Just minutes away, downtown Manhattan Beach adds another dimension to coastal living, with its fine dining, boutique shopping, charming village atmosphere, and iconic pier. Together, these neighboring beach communities offer an exceptional blend of coastal recreation, nearby amenities, and enduring lifestyle appeal.

A rare opportunity to acquire a five-unit coastal investment with a desirable unit mix, below-market rents, a vacant three-bedroom residence, and significant value-add potential just moments from the beach.





Property Information

Price	\$2,999,000
Interior	3,342sf
Lot	2,417sf
Units	5
Bedrooms	9
Baths	6
Parking	2 Garages
Zoning	HBR3
Year Built	1937
APN	4181-028-015
Price Per Unit	\$599,800
Price Per SF	\$897.37/sf
Unit Mix	(1) 3+1.5 - (2) 2+1 - (2) 1+1



Rent Roll

Unit	Bed	Bath	Tenant	Rent
Unit 1	1 Bed	1 Bath	Occupied	\$2,975/Mo
Unit 2	2 Beds	1 Bath	Occupied	\$3,000/Mo
Unit 3	3 Beds	1.5 Baths	Vacant	\$5,250/Mo
Unit 2907	2 Beds	1 Bath	Occupied	\$3,500/Mo
Unit 144	1 Bed	1 Bath	Occupied	\$2,700/Mo
Gross Operating Income				\$209,100





Expenses

Property Taxes Approx. 1.2% of Purchase Price	\$35,988 @ \$2,999,000
Repairs & Maintenance	\$11,647
Insurance	\$10,900
Utilities	\$14,493.55
Trash	Included with Utilities
Landscaping	\$0
Pest Control	\$598
Property Management	\$0



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