



OFFERING MEMORANDUM

Aster Street 7 Units

379 Aster Street
Laguna Beach, CA 92651

Melinda Zoller

Real estate Broker

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\$6.5M
PRICE

2.85%
CAP RATE

\$185.1K
NOI

Zoller Group, Inc, Melinda Zoller Broker

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Executive Summary

379 Aster Street
Laguna Beach, CA 92651

We are pleased to present Aster Street 7 Units, a 7-unit apartment community strategically located at 379 Aster Street in Laguna Beach, California. This exceptional multifamily asset offers investors a rare opportunity to acquire a well-maintained residential property in one of the region's strongest rental markets.

 \$6,500,000 ASKING PRICE	 \$185,140 NOI
 2.85% CAP RATE	 \$318,000 PRO FORMA NOI
 4.89% PRO FORMA CAP RATE	 \$318,000 PRO FORMA EGI
 \$318,000 PRO FORMA BASE RENT	 100% OCCUPANCY

Investment Highlights

Discover a truly exceptional trophy property, a rare investment opportunity in the heart of North Laguna Beach. Offered for the first time in years, this unique multi-family estate is set on an expansive, park-like lot featuring lush lawns, mature trees, and beautifully landscaped grounds that create a peaceful retreat just moments from the ocean. The property consists of three well-maintained residential buildings: two charming single-level duplexes and a triplex situated above five private garages with convenient rear alley access. The two duplexes each offer spacious one-bedroom bungalow-style residences, while the triplex includes a studio, a generous one-bedroom apartment, and a large two-bedroom, one-bath residence. Each unit has been thoughtfully designed with abundant natural light, large windows, attractive hardwood floors, private outdoor patio space, and either a dedicated garage or reserved off-street parking. Residents also enjoy a shared laundry facility, while the duplex units include their own laundry hookups. With long-term tenants and historically low vacancy, the property has enjoyed consistent demand thanks to its tranquil setting and unbeatable location. Current rental rates are below market, presenting a compelling opportunity for future income growth while maintaining a highly desirable tenant base. Ideally located just two blocks from the iconic Heisler Park, the property is within easy walking distance of Main Beach, renowned art galleries, acclaimed restaurants, boutique shopping, and public transportation. Combining an irreplaceable location, stable income, and significant upside potential, this is a legacy asset rarely available in one of Laguna Beach's most sought-after neighborhoods.

KEY METRICS

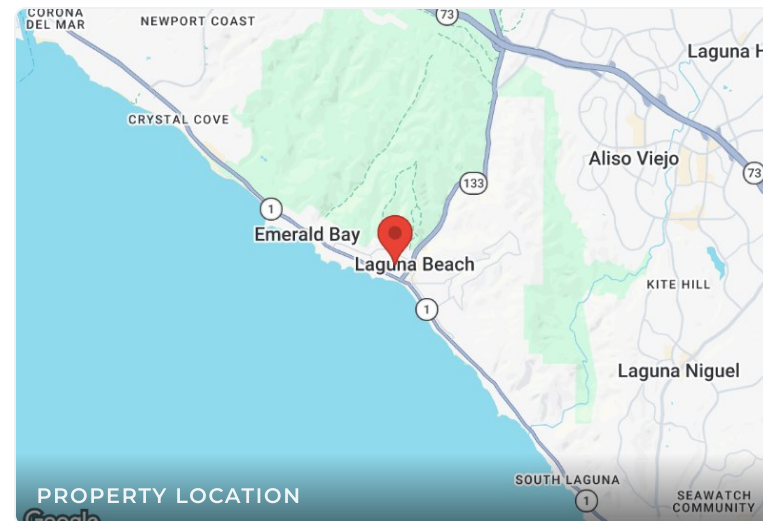
 Asking Price	\$6,500,000
 NOI	\$185,140
 Cap Rate	2.85%
 Pro Forma NOI	\$318,000
 Pro Forma Cap Rate	4.89%
 Pro Forma EGI	\$318,000
 Pro Forma Base Rent	\$318,000
 Occupancy	100%
 Base Rent	\$236,700
 EGI	\$239,041
 GRM	27.19

Location Highlights

Aster Street 7 Units is ideally positioned in one of Laguna Beach's most desirable residential neighborhoods, offering residents an outstanding live-work-play environment.

Superior location on a flat landscaped lot, 2 blocks from Laguna's world class beaches and coves. Restaurants, museums and galleries, and shopping is all within a short walk.

Laguna Beach boasts many hiking trails, and mountain biking opportunities in the surrounding greenbelt.



LOCATION

Address	379 Aster Street
City	Laguna Beach
State	California
Zip Code	92651
Country	US
Coordinates	33.5458027,-117.7869022

TRANSIT

Laguna Beach Transit	0.2 mi
Coast-Jasmine	0.2 mi
Coast-Myrtle	0.3 mi

AIRPORTS

John Wayne Airport	10.1 mi
Long Beach Airport	28.1 mi
Fullerton Municipal Airport	25.0 mi

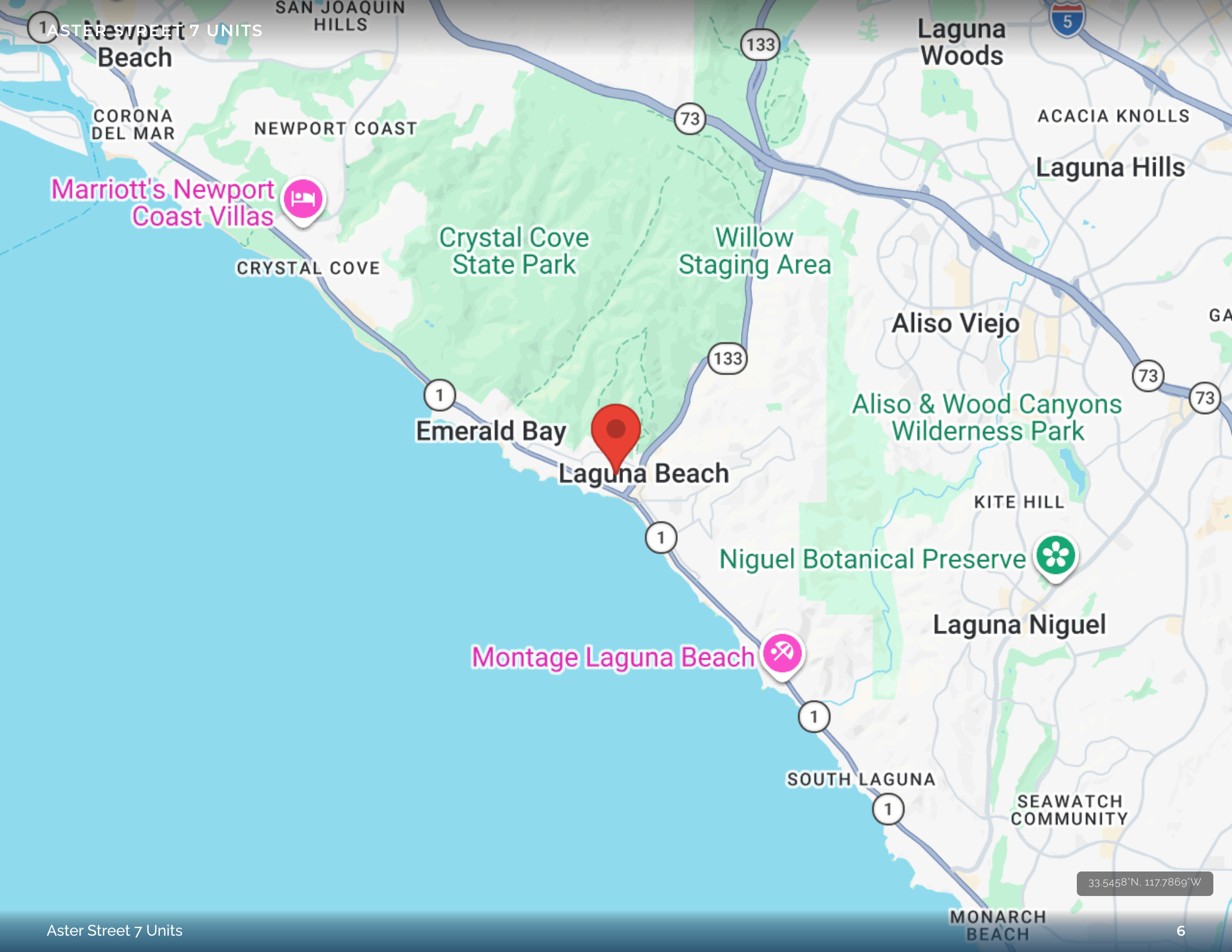










































Photo Gallery

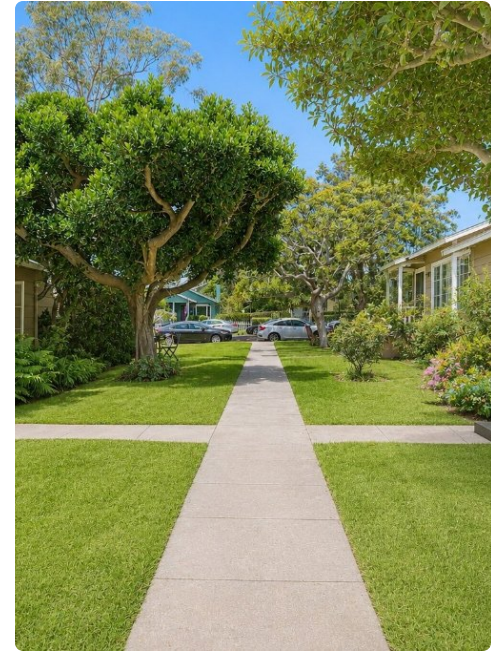


Photo Gallery



Photo Gallery



Rent Roll

Unit	Unit Type	SF	Monthly	Annual Rent	Pro-Forma / Mo	Pro-Forma / Yr
375 Aster	1 bedroom	650	\$3,000.00	\$36,000.00	\$3,800.00	\$45,600.00
377 Aster	1 b edroom	650	\$2,875.00	\$34,500.00	\$3,800.00	\$45,600.00
379 Aster	2 bedroom	800	\$3,475.00	\$41,700.00	\$5,000.00	\$60,000.00
381 Aster	1 bedroom	650	\$2,400.00	\$28,800.00	\$3,800.00	\$45,600.00
383 Aster	studio	400	\$1,500.00	\$18,000.00	\$2,500.00	\$30,000.00
385 Aster	1 bedroom	650	\$3,175.00	\$38,100.00	\$3,800.00	\$45,600.00
387 Aster	1 bedroom	650	\$3,300.00	\$39,600.00	\$3,800.00	\$45,600.00
Total		4,450	\$19,725.00	\$236,700.00	\$26,500.00	\$318,000.00

UNIT SF **4,450**

OCCUPANCY **100.0%**

AVG RENT/UNIT (MO) **\$2,817.86**

UNITS **7**

Valuation Summary

KEY METRICS

ASKING PRICE	\$6,500,000	
	IN-PLACE	PRO FORMA
NOI	\$185,140	\$283,606
Cap Rate	2.85%	4.36%
Occupancy	100.0%	100.0%
GRM	27.19	20.44

INCOME

	IN-PLACE	PRO FORMA
Base Rental Income	\$236,700	\$318,000
Laundry	\$2,341	\$0
Effective Gross Income	\$239,041	\$318,000

EXPENSES

	IN-PLACE	PRO FORMA
Property Tax	\$9,715	\$9,715
Insurance	\$5,978	\$5,978
Management Fee	\$18,701	\$18,701
GENERAL EXPENSES		
Utilities	\$8,114	\$0
Maintenance and Repairs	\$11,393	\$0
Total General Expenses	\$19,507	\$0

Total Expenses	\$53,901	\$34,394
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Pro Forma Analysis

Line Item	In-Place	Pro Forma	Change
Base Rental Income	\$236,700	\$318,000	+34.3%
Laundry	\$2,341	\$0	-100.0%
Effective Gross Income	\$239,041	\$318,000	+33.0%
Property Tax	\$9,715	\$9,715	—
Management Fee	\$18,701	\$18,701	—
Insurance	\$5,978	\$5,978	—
General Expenses	\$19,507	\$0	-100.0%
Total Operating Expenses	\$53,901	\$34,394	-36.2%
Net Operating Income (NOI)	\$185,140	\$283,606	+53.2%
Cap Rate	2.85%	4.36%	+1.51 pts

Market Overview

Market Overview: Laguna Beach, CA

Laguna Beach (lə-GOO-nə; laguna, Spanish for "lagoon") is a city in Orange County, California, United States. Located in Southern California along the Pacific Ocean, this seaside resort city has a mild year-round climate, scenic coves, and environmental preservation efforts. The population in the 2020 census was 23,032. Historically settled by Paleoindians, the Tongva people, and then Mexico, the location became part of the United States following the Mexican–American War. Laguna Beach was settled in the 1870s, officially founded in 1887, and in 1927 its current government was incorporated as a city. The city adopted the council–manager form of government in 1944. The city has remained relatively isolated from urban encroachment by its surrounding hills, limited highway access, and dedicated greenbelt. The Laguna Beach coastline is protected by 5.88 miles (9.46 km) of state marine reserve and an additional 1.21 miles (1.95 km) of state conservation area.



KEY FACTS

Population	23000
Area	9.9 sq mi
Elevation	20 ft
Time Zone	Pacific Time Zone
County	Orange County
Incorporated	1870
State	California

DEMOGRAPHIC SNAPSHOT

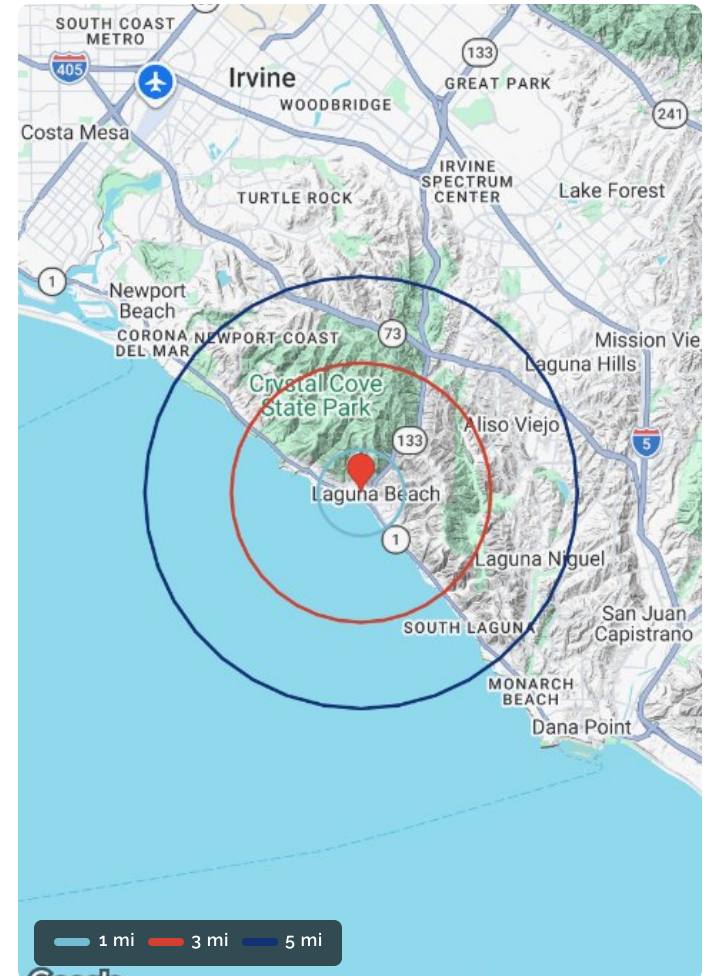
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	6,738	Population	18,956	Population	98,164
Median HH Income	\$132,687	Median HH Income	\$167,180	Median HH Income	\$151,357
Households	3,653	Households	9,171	Households	41,691

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,553	20,573	87,667
2010 Population	6,932	19,587	96,744
2026 Population	6,738	18,956	98,164
2031 Population	6,704	18,763	96,932
2026-2031 Growth Rate	-0.10 %	-0.20 %	-0.25 %
2026 Daytime Population	11,925	26,831	103,888
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,960	9,928	37,779
2010 Total Households	3,688	9,302	40,367
2026 Total Households	3,653	9,171	41,691
2031 Total Households	3,667	9,180	41,728
2026 Avg. Household Size	1.83	2.05	2.33
2026 Owner Occupied Housing	1,538	5,562	25,797
2031 Owner Occupied Housing	1,561	5,597	25,977
2026 Renter Occupied Housing	2,115	3,609	15,894
2031 Renter Occupied Housing	2,106	3,583	15,752
2026 Vacant Housing	771	1,872	3,883
2026 Total Housing	4,424	11,043	45,574
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	207	343	2,048
\$15,000-\$24,999	106	236	1,078
\$25,000-\$34,999	108	263	1,155
\$35,000-\$49,999	177	400	1,750
\$50,000-\$74,999	441	825	3,081
\$75,000-\$99,999	361	898	3,868
\$100,000-\$149,999	578	1,213	7,645
\$150,000-\$199,999	401	1,006	6,015
\$200,000 or greater	1,276	3,986	15,050
Median HH Income	\$132,687	\$167,180	\$151,357
Average HH Income	\$221,407	\$253,808	\$220,367

Source: ESRI / ArcGIS Business Analyst



\$132,687
MEDIAN HH INCOME (1-MI)

\$221,407
AVG HH INCOME (1-MI)

42.1%
OWNER OCCUPIED (1-MI)

57.9%
RENTER OCCUPIED (1-MI)

17.4%
VACANCY RATE (1-MI)

-0.10 %
2026-2031 GROWTH (1-MI)

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE Zoller Group, Inc, Melinda Zoller Broker ADVISOR FOR MORE DETAILS.