



839 Longbranch Ave



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GROVER BEACH, CA 93433

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	4
Property Highlights	5
Additional Photos	6
LOCATION INFORMATION	7
Location Description	8
Regional Map	9
Aerial Map	10
Additional Photos	11
DEMOGRAPHICS	12
Demographics Map & Report	13
PROPERTY ANALYSIS	14
Rent Roll	15
Investment Information	16
Income & Expenses	17
Disclaimer	18





Property Information

PROPERTY SUMMARY

839 LONGBRANCH AVE
GROVER BEACH, CA 93433

OFFERING SUMMARY	
SALE PRICE:	\$2,800,000
BUILDING SIZE:	6,082 SF
GRM:	15.1
LOT SIZE:	11,663 SF
PRICE / SF:	\$460.37
CAP RATE:	4.74%



PROPERTY SUMMARY

Introducing a prime Multifamily investment opportunity in Grover Beach, CA. This well-maintained property encompasses a 6,082 SF building with 7 units, ideal for potential income generation. Built in 1978, the property offers a solid foundation and a desirable layout. With its strategic position in the Grover Beach area, this property is poised to attract investors seeking a lucrative opportunity in the vibrant real estate market. Don't miss the chance to capitalize on this promising investment with strong multifamily potential.

PROPERTY HIGHLIGHTS

- Well Maintained Complex, Low Vacancy, Rental Upside
- Oceanview Top Units
- Close to Public Transit and Major Business Outlets
- Garages and Laundry Room



Garages



Oceanview Units



**Close to Major
Business Outlets**

ADDITIONAL PHOTOS



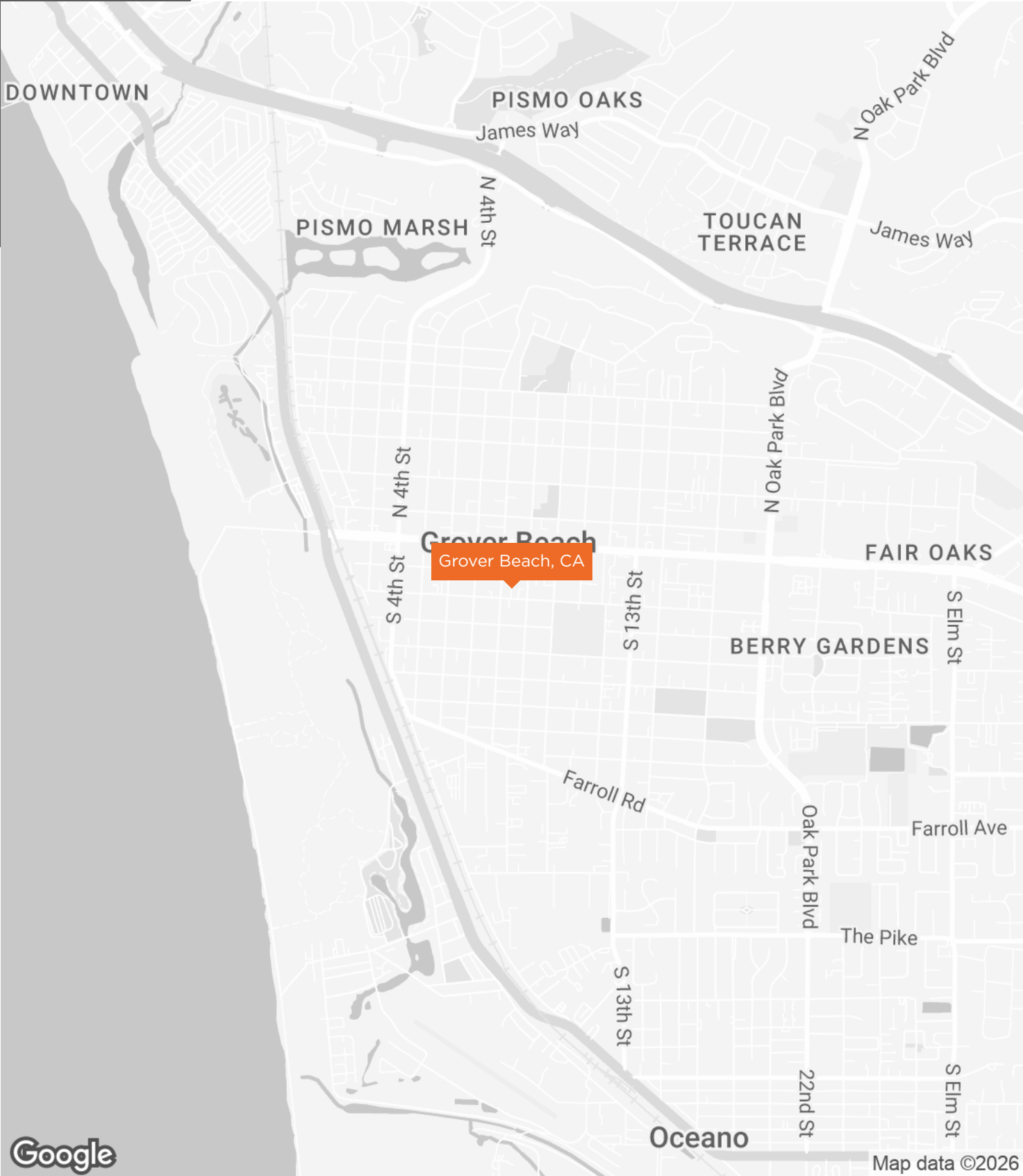


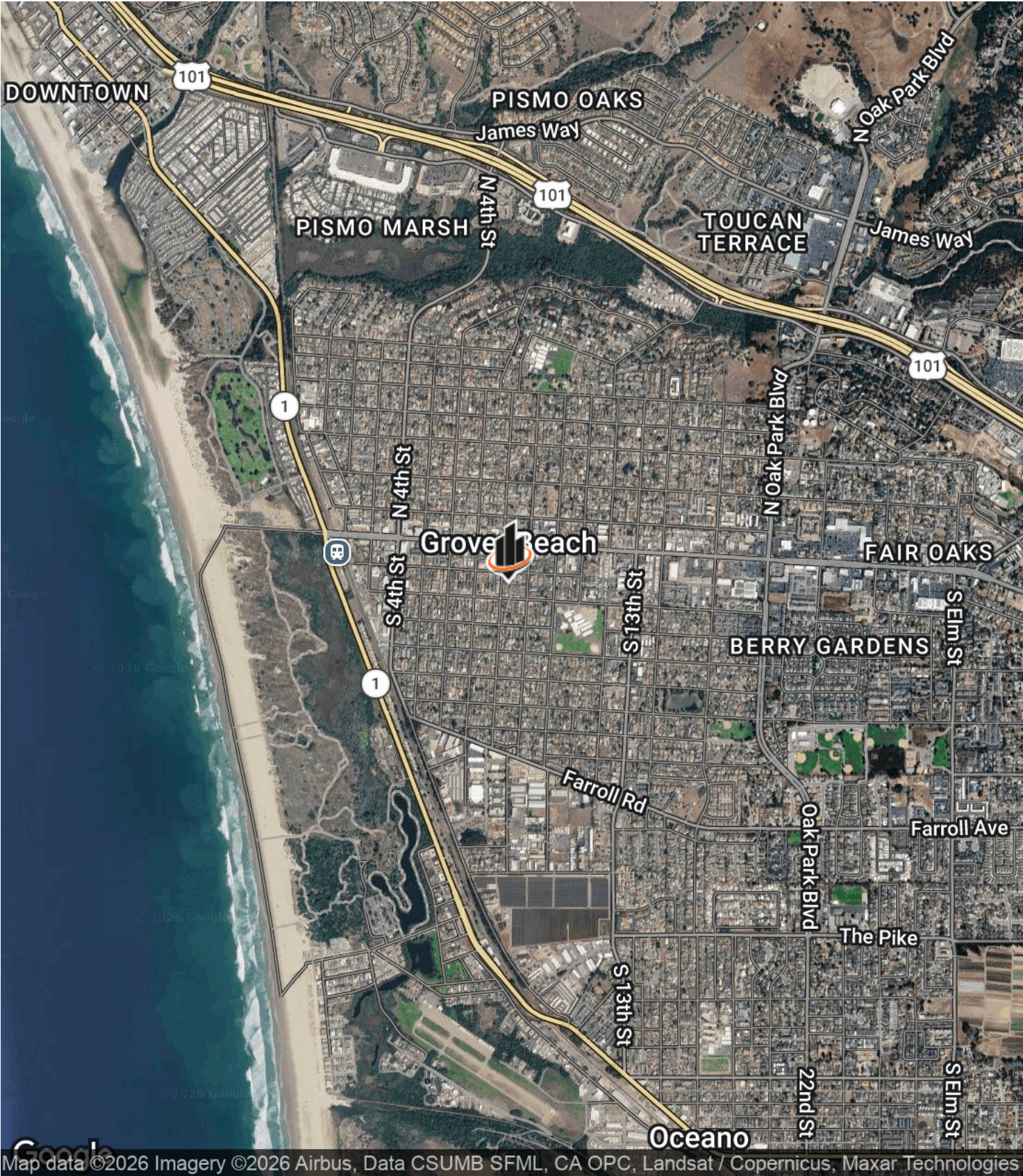
Location Information



LOCATION DESCRIPTION

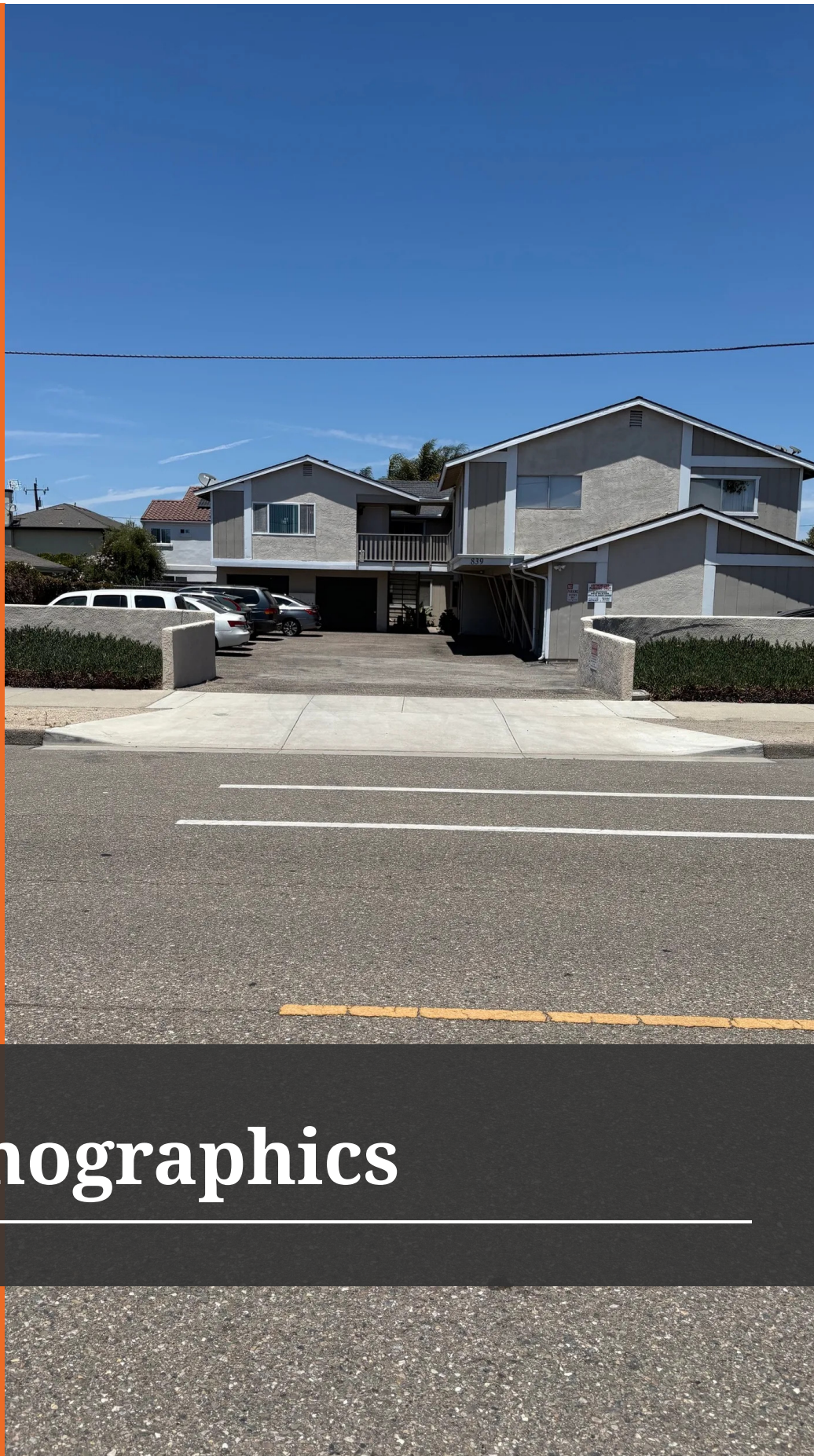
Discover the vibrant community surrounding this prime Multifamily investment opportunity in Grover Beach, CA. With its stunning coastal location, this area offers a desirable lifestyle and attractive amenities for residents. Enjoy the beautiful Pismo State Beach, minutes away from the property, for a relaxing day by the ocean. Explore local dining options and boutique shops along the Grand Avenue corridor. For outdoor enthusiasts, nearby attractions like the Oceano Dunes Natural Preserve and Monarch Butterfly Grove provide endless recreational possibilities. With a perfect blend of coastal charm and modern convenience, the location presents an exceptional investment opportunity for Multifamily investors.





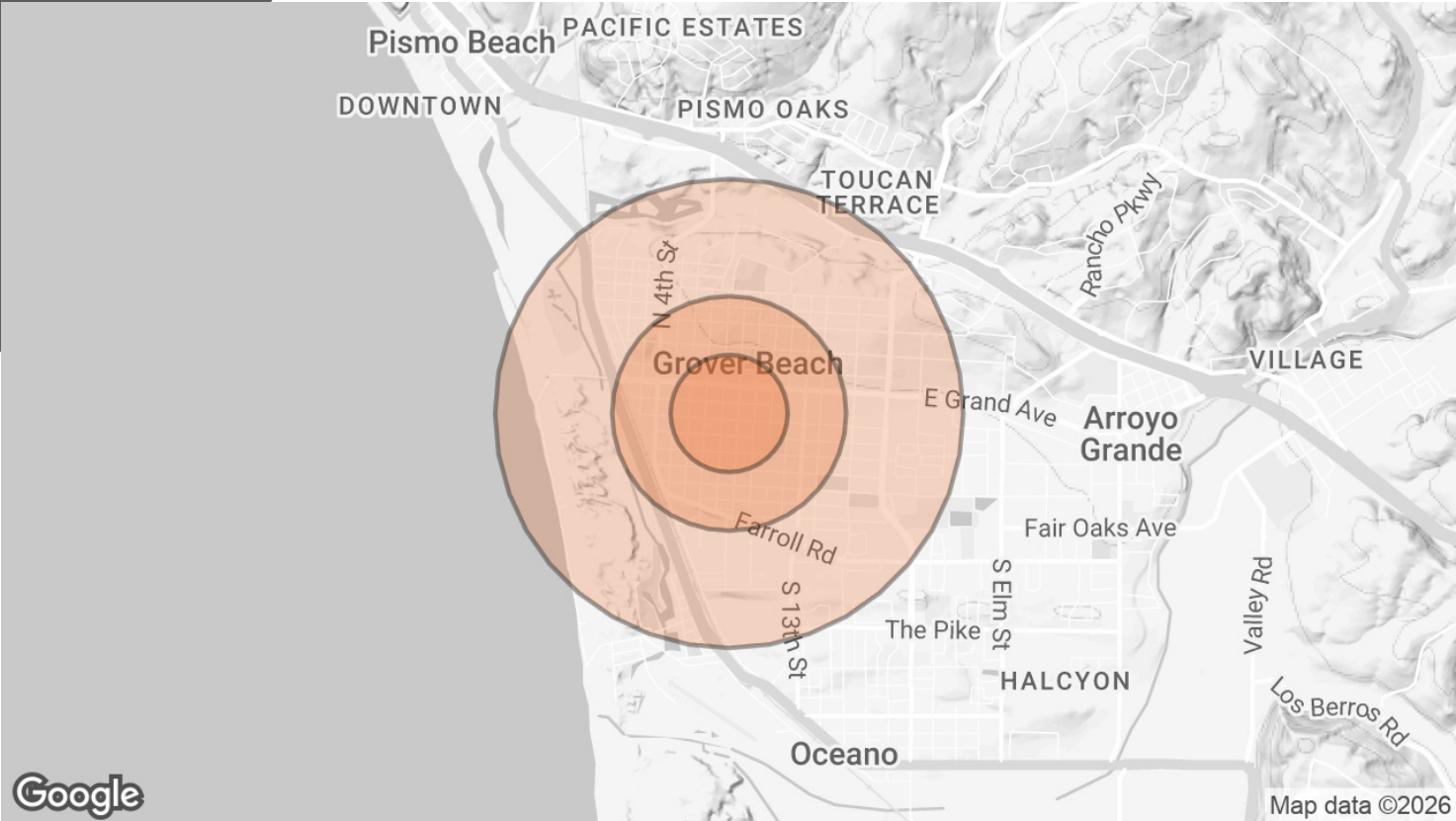
ADDITIONAL PHOTOS





Demographics

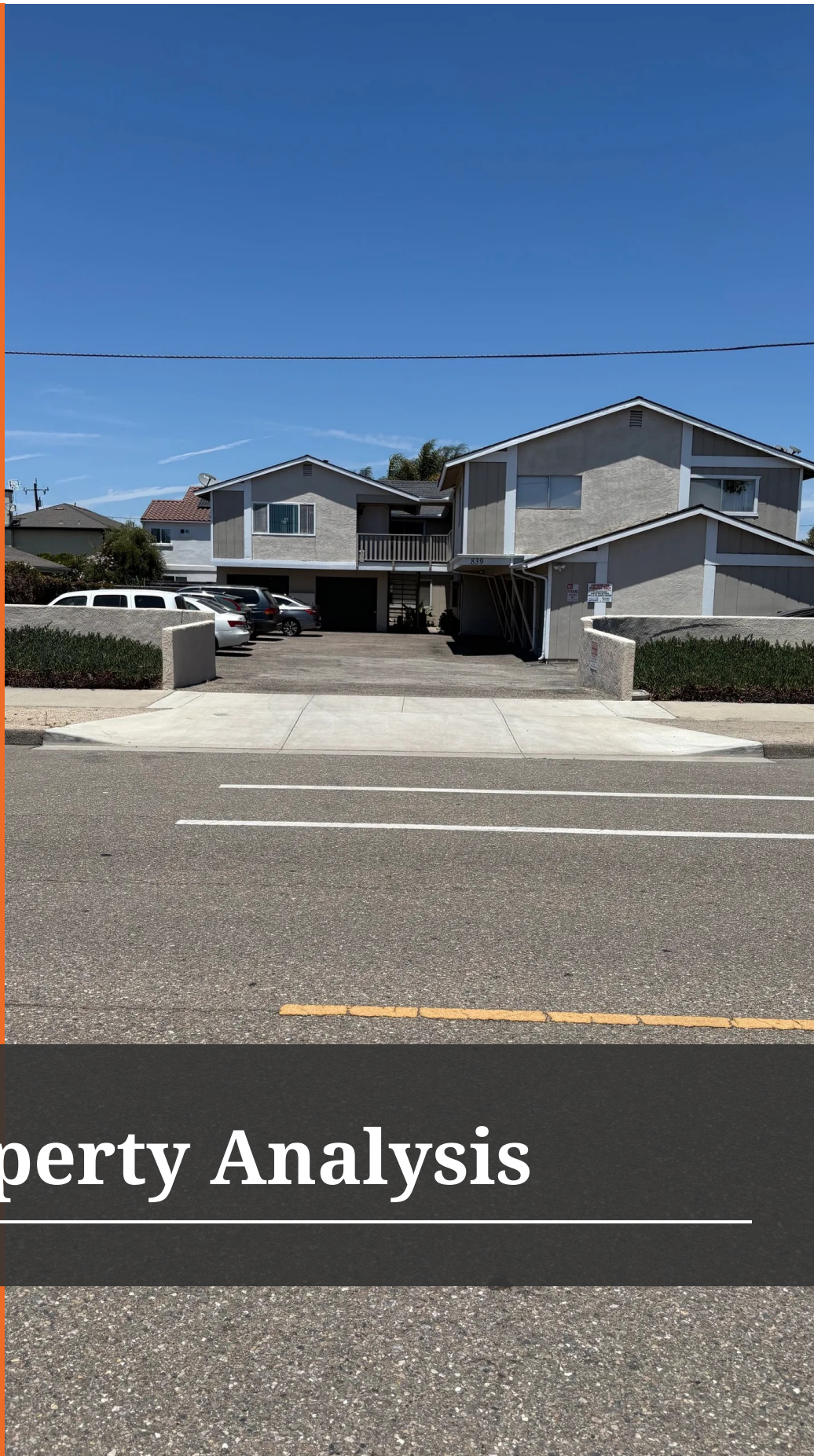
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,327	4,863	15,284
AVERAGE AGE	38.2	39.1	39.8
AVERAGE AGE (MALE)	35.2	37.9	38
AVERAGE AGE (FEMALE)	38.2	38.4	40.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	503	1,814	6,158
# OF PERSONS PER HH	2.6	2.7	2.5
AVERAGE HH INCOME	\$97,896	\$98,015	\$101,879
AVERAGE HOUSE VALUE	\$698,999	\$685,192	\$695,932

2023 American Community Survey (ACS)



Property Analysis

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT
A	2	1.5	\$2,450
B	2	1.5	\$2,400
C	2	1.5	\$2,200
D	2	1.5	\$2,024
E	2	1.5	\$2,024
F	2	1.5	\$2,395
G	1	1	\$1,945
TOTALS			\$15,438
AVERAGES			\$2,205

INVESTMENT INFORMATION

Property Information

SALE PRICE	\$2,800,000
NUMBER OF UNITS	7
PRICE/SF	\$460.37
LOT SIZE	.27 Acres
BUILDING SIZE	6,082 SF
PRICE/UNIT	\$400,000
CAP RATE	4.74%
GRM	15.1

Proposed Financing On Sale

Proposed Returns

NET OPERATING INCOME	\$142,188
BEFORE TAX CASH FLOW	\$142,188
CASH-ON-CASH RETURN	\$5.08
TOTAL YEAR 1 RETURN	\$142,188.00

Cap Rates

4.74%	-%
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INCOME & EXPENSES



INCOME SUMMARY

ANNUAL INCOME	\$185,256
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GROSS INCOME	\$185,256
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EXPENSES SUMMARY

CLEANING AND MAINTENANCE	\$780
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GENERAL MAINTENANCE AND LABOR	\$1,752
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LANDSCAPING	\$588
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REPAIRS	\$1,853
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SUPPLIES	\$232
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ELECTRIC	\$81
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GAS	\$145
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WATER/SEWER	\$2,060
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TRASH	\$833
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MANAGEMENT	\$3,944
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TAXES (NEW)	\$30,800
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OPERATING EXPENSES	\$43,068
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NET OPERATING INCOME	\$142,188
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Disclaimer

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