



Shell Beach Four Plex

Ocean Views In All Units

Pismo Beach, CA

2520 Coburn Lane

\$2,390,000

Guy Torelli | 949-862-1000 | Guy@GuyTorelli.com



**Two bedroom unit - vacant
Ocean Views**



Shell Beach, CA Four-plex - Ocean Views

Guy Torelli, Broker

Mobile: 949 / 862-1000

Exclusively Listed
Guy@GuyTorelli.com



No. of Units	Address		City		State & Zip	Lot Size	Approx. Sq. Ft.	Parking
4	2520 Coburn Lane		Shell Beach - Pismo Beach		CA 93449	8750	3,130	4 Garages
Price	Cash Down Pmt	Percent Down	GRM: Current	GRM: Market	CAP Rate	CAP Proforma	Year Built	APN:
\$2,390,000	\$1,500,000	62.8%	17.2	16.0	4.4%	4.8%	1962	010-511-019

Financing Summary

1st T.D.	Rate	Payment	Type of Loan
\$890,000	6.25%	\$5,480	New

Monthly Rental Income

			CURRENT RENTS	MARKET RENTS
Units	Bdrms / Baths	Approx. Sq. Ft.	RENT	RENT
A	2 Bdrm, 1 Bath - downstairs in front - ocean view	950	\$3,050	\$3,195
B	2 Bdrm, 1 Bath - downstairs with sliding front doors; ocean view	968	\$3,195	\$3,195
C	1 Bdrm, 1 Bath - upstairs over garages - ocean view	606	\$2,395	\$2,645
D	1 Bdrm, 1 Bath - upstairs over garage. Large private deck; ocean view	606	\$2,645	\$2,645
1	Garage Rent for A		\$125	\$150
1	Garage Rent for B		\$150	\$150
1	Garages - Landlord uses		\$0	\$150
1	Garage - converted into single apartment - not to code		\$0	\$150
Unit B is currently vacant and taking applications				
			Monthly Rent Income	\$11,560
			Plus Leased Laundry	\$25
			Monthly Total	\$11,585
			Annual Gross Income	\$139,020
				\$12,280
				\$150
				\$12,430
				\$149,160

IMPORTANT NOTICE: The above information has been obtained from sources deemed reliable, but we do not warrant its accuracy. Buyer must verify all information and bears all risk for any inaccuracies.

Shell Beach, CA Four-Plex

Financing Summary			
1st T.D.	Rate	Payment	Type of Loan
\$2,000,000	6.25%	\$5,480	New

Estimated Annual Cash Flow			
	CURRENT RENTS		MARKET RENTS
Scheduled Gross Income:		\$139,020	\$149,160
Less Expenses:	25%	<u>\$34,161</u>	22.9% <u>\$34,161</u>
Net Operating Income:		\$104,859	\$114,999
Less Loan Payments:		<u>\$65,760</u>	<u>\$65,760</u>
Cash Flow:		\$39,099	\$49,239

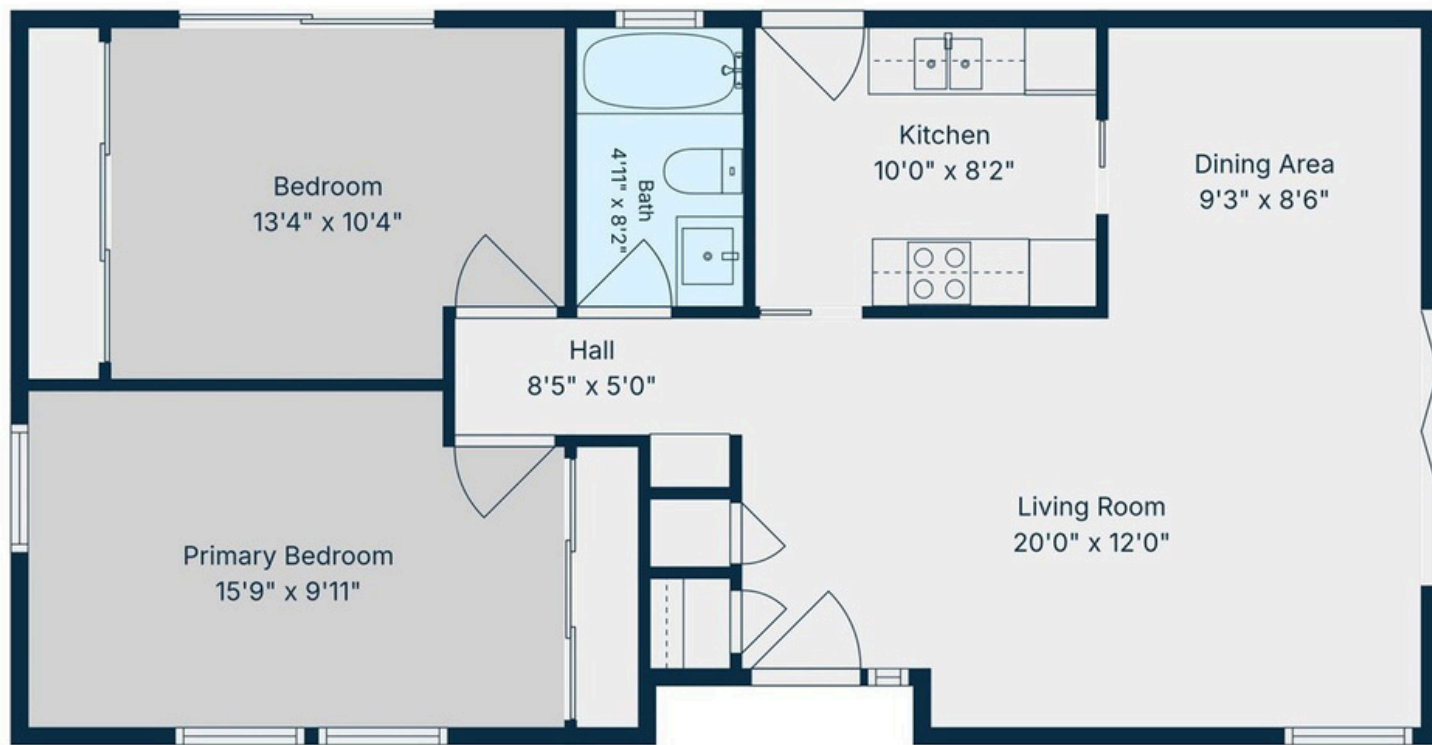
Estimated Expenses	
New Taxes (1.06821%):	\$22,965
Insurance:	\$2,508
On-Site Manager:	\$0
Gas:	\$0
Water:	\$2,708
Electric:	\$960
Garbage:	\$1,020
Gardener:	\$1,500
Maintenance:	\$2,500
TOTAL EXPENSES:	\$34,161

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Two bedroom unit - vacant







**One bedroom with
huge private deck
and ocean views.**

**Unit D
Occupied at \$2,645**

