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225 ROSECRANS AVENUE

MANHATTAN BEACH, CALIFORNIA

COASTAL TRIPLEX INVESTMENT OPPORTUNITY

UNITS	CURRENT RENT	BUILDING	SETTING
3	\$17,500/MO	3,064 SF	WEST OF HIGHLAND

Presented by Brett Zebrowski | Zebrowski Group | eXp Realty Luxury

EXECUTIVE SUMMARY

Rare coastal income property in the heart of North Manhattan Beach

225 Rosecrans Avenue is a three-unit residential income property positioned in one of Manhattan Beach's most compelling walkable beach neighborhoods. The property is located west of Highland Avenue on Rosecrans - placing residents and guests on the beach side of the North Manhattan Beach commercial district and only moments from the sand, The Strand, neighborhood restaurants, coffee shops, bars, fitness, retail and everyday services.



The asset combines an attractive unit mix, current in-place income, ocean-oriented lifestyle appeal and reported short-term rental licenses for all three residences. That combination creates multiple potential ownership strategies: traditional long-term leasing, a furnished/short-term rental platform subject to verification of all applicable rules and licenses, or owner occupancy with supplemental rental income.

LOCATION ADVANTAGE

Unlike properties located east of Highland Avenue, 225 Rosecrans sits on the ocean side of the neighborhood. The beach, Strand and surf are immediately downhill, while Highland Avenue's North Manhattan Beach business district is just steps inland. This creates the kind of park-once, walk-everywhere lifestyle that is especially attractive to coastal tenants, vacation renters and owner-users.

PROPERTY OVERVIEW

Core asset information and unit configuration

PROPERTY TYPE	Residential Income / Triplex
ADDRESS	225 Rosecrans Avenue, Manhattan Beach, CA 90266
BUILDING AREA	3,064 SF
LOT AREA	2,698 SF
YEAR BUILT	1964
STORIES	2
GARAGE SPACES	3
CURRENT MONTHLY RENT	\$17,500

UNIT MIX

UNIT	LAYOUT	APPROX. SIZE	MONTHLY RENT	LEASE TERM
1	3 BD / 2 BA	1,127 SF	\$6,700	07/01/26 - 06/30/27
2	2 BD / 2 BA	922 SF	\$5,400	03/01/25 - 02/28/27
3	2 BD / 2 BA	922 SF	\$5,400	09/21/26 - 09/20/27

Rent roll information is based on the seller-provided report dated September 11, 2026. Resident names are intentionally omitted from this marketing memorandum.



PROPERTY GALLERY

Bright, updated interiors with a relaxed coastal presentation



Representative property photography. Furnishings shown may include virtual staging and are intended to illustrate scale and potential use.

PROPERTY EXTERIOR

225 Rosecrans Avenue - sunset views and coastal street presence



West of Highland and only 160 steps to the Strand



CURRENT RENT ROLL

Seller-provided lease information as of September 11, 2026

MONTHLY RENT	ANNUALIZED RENT	VACANCY	OVERDUE
\$17,500	\$210,000	0	\$0

UNIT	BEDS/BATHS	SIZE	MONTHLY	ANNUAL	EXPIRATION
1	3 / 2	1,127 SF	\$6,700	\$80,400	06/30/2027
2	2 / 2	922 SF	\$5,400	\$64,800	02/28/2027
3	2 / 2	922 SF	\$5,400	\$64,800	09/20/2027

2025 PROFIT & LOSS - AS PROVIDED

Rental Income	\$151,840.80
Security Deposit Income	\$54,800.00
Total Income	\$206,640.80
Insurance	\$5,257.28
Repair & Maintenance	\$13,227.00
Taxes & Licenses	\$38,538.21
Utilities	\$3,748.64
Reported Net Operating Income	\$145,869.67

Important: the seller-provided P&L categorizes \$54,800 as "Security Deposit Income." Buyers should independently verify the accounting and economic treatment of that amount.

NORTH MANHATTAN BEACH

West of Highland - steps to the beach and the neighborhood village



THE BEACH SIDE OF NORTH MANHATTAN BEACH

225 Rosecrans occupies an especially desirable position west of Highland Avenue. From the property, the Pacific Ocean and The Strand are immediately downhill, while the shops and restaurants clustered along Highland and Rosecrans sit just inland. The result is a rare combination of beach access, ocean views, walkability and neighborhood convenience - without needing to get in the car for the essentials of a South Bay beach day.

North Manhattan Beach is known for its laid-back surf character and its compact commercial district centered around Rosecrans and Highland. The neighborhood offers coffee, casual dining, seafood, local bars, fitness and service businesses within a few blocks. Nearby favorites include El Tarasco on Rosecrans and FISHBAR on Highland, with additional cafes, restaurants and local shops extending north and south along Highland Avenue.

For residents or guests, the lifestyle is straightforward: walk to the sand, surf or beach volleyball; bike or run The Strand; grab coffee or breakfast nearby; return from the beach for lunch or dinner; and enjoy sunsets over the Pacific without leaving the neighborhood. That walkability and beach proximity are meaningful differentiators for both long-term rental demand and short-term guest appeal.

POSITION	BEACH	DINING	LIFESTYLE
West of Highland	Moments Away	Walkable	Surf / Strand / Shops

INVESTMENT STRATEGY

Multiple paths to tailor the asset to the buyer's objectives

LONG-TERM HOLD	Maintain conventional leases and benefit from a diversified three-unit rent stream in a premier coastal location.
SHORT-TERM RENTAL PLATFORM	Evaluate the existing licensed short-term rental framework as a potential furnished-rental strategy, subject to verification of all rules, permits and transferability.
OWNER-USER	Occupy one residence while retaining rental income from the remaining two units.
1031 EXCHANGE	A three-unit coastal income asset may fit investors seeking to redeploy exchange proceeds into a tangible Manhattan Beach property.



The information in this memorandum is intended as a marketing summary only. Buyers should independently review title, leases, permits, licenses, condition, zoning, rent-control applicability, short-term rental regulations, taxes, insurance, operating costs and financing.

OFFERING INFORMATION

Confidential marketing material - buyer to independently verify all information



This Offering Memorandum has been prepared solely for informational purposes to assist prospective purchasers in evaluating 225 Rosecrans Avenue. Information has been assembled from seller-provided reports, lease data, MLS information and other sources believed reliable; however, no representation or warranty, express or implied, is made as to accuracy or completeness.

Prospective purchasers and their advisors should conduct their own independent investigations and confirm all material facts, including income and expenses, lease terms, square footage, building and lot size, physical condition, taxes, insurance, zoning, permits, short-term rental licenses and their transferability, local regulations, and any future operating assumptions.



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