Mid-Century Modern Beach Triplex

$2,350,000

228 AVENIDA PELAYO, SAN CLEMENTE, CA 92672

NORTH BEACH AREA

3 UNITS

3	3	1,928	2	2
BEDS	BATHS	SF	GARAGE	DRIVEWAY

RENT ROLL

UNIT	TENANT	LEASE START	LEASE END	MONTHLY RENT	DEPOSIT	M-T-M
A — Studio	Jacoby	9/26/24	Active (M2M)	$2,000	$2,000	Yes
B — 1 Bed	Victoria	8/1/26	7/31/27	$3,400	$3,400	No
C — 2 Bed	Gabrielle	10/1/26	9/30/27	$4,400	$4,400	No

OPERATING EXPENSES (T12)

PROPERTY TAX $22,060	INSURANCE $5,335
WATER $1,250	TRASH $937
GARDENING $2,040	PEST CONTROL Self-Administered
PROPERTY MANAGEMENT None — Self-Managed	ANNUAL RENT INCREASES 0–5% Historically

GROSS SCHEDULED RENT	ANNUAL EXPENSES	NOI
$117,600	$31,622	$85,978

PARKING ASSIGNMENTS

Unit A	1 assigned driveway spot
Unit B	1 assigned driveway spot
Unit C	1 assigned driveway spot + exclusive use of 2-car garage

UTILITIES

Unit A	All electric — tenant pays electric
Unit B	Separate gas meter — tenant pays gas & electric
Unit C	Separate gas meter — tenant pays gas & electric

CAPITAL IMPROVEMENTS (PAST 3–5 YEARS)

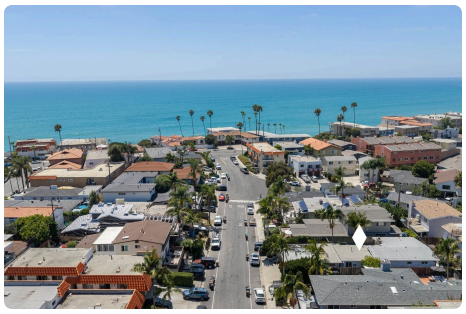
- Upgraded electrical panels for all units, circuits added to Unit C
  October 2024 | $12,000
- Unit B water heater replaced
  January 2024 | $2,175
- R/O water filtration system installed in Unit C
  October 2023 | $1,165

VACANCY HISTORY (PAST 3 YEARS)

Unit A
Vacant 7/19/2024 – 9/19/2024. Per the seller, vacancies were driven by limited bandwidth to re-list while traveling; Zillow listing history shows the unit was typically re-listed within 2–3 weeks.

Unit B
Prior tenant moved out June 1, 2026; unit was not listed until July 1, 2026 due to owner travel. Re-leased July 15, 2026 — 15 days vacant once listed.

Unit C
Owner-occupied for the duration of ownership.



INCLUDED ITEMS & APPLIANCES

ITEM	UNITS	STATUS	NOTES
Refrigerator	A, B, C	Included	Owned
Range / Oven	A, B, C	Included	Owned
Dishwasher	B, C	Included	Owned
Washer	B, C	Included	Owned
Dryer	B, C	Included	Owned
Microwave	A, B, C	Included	Built-in
Water Softener / Filtration	C	Included	R/O system
Security / Camera System	Perimeter	Included	Ring, with subscription
Window Coverings — Curtains	B	Excluded	Tenant-owned; does not convey

Any items not addressed above (window coverings other than noted, light fixtures, ceiling fans, outdoor furniture, storage sheds, solar) have not yet been specified by the seller and will be confirmed in a follow-up.

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