

Rare New Construction Fourplex in Marina Del Rey

13461 BEACH AVE



OFFERING MEMORANDUM



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Prepared by
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OFFERING SUMMARY

THE OFFERING

The 2-4 Unit Specialists are pleased to present 13461 Beach Ave, a rare new-construction luxury fourplex in the heart of Marina del Rey. Surrounded by Venice, Playa Vista, and Santa Monica, this premier coastal location offers exceptional renter appeal and long-term stability in one of Los Angeles' most coveted Westside submarkets. With an impressive projected 6.32% cap rate, no rent control, and modern architectural curb appeal, this asset is a turnkey, high-income opportunity ideal for both seasoned investors, 1031 exchange buyers and owner occupiers!

Completed with premium finishes and contemporary design, the property is comprised of four ultra-spacious tri-level townhomes ranging from 1,510 to 2,168 square feet. Residence features include open-concept living, sleek wood kitchens, designer tilework, central HVAC, expansive walk-in closets, private balconies, and en-suite bathrooms for every bedroom. All units are separately metered for electric and water, and the building includes 8 private off-street parking spaces, an extremely desirable amenity in Marina del Rey. Select units even offer two sets of GE in-unit washers and dryers, further elevating tenant demand.

Perfectly positioned just minutes from the beach, the Marina, bike paths, parks, Abbot Kinney, and some of the Westside's top dining and entertainment, 13461 Beach Ave blends luxury living with unbeatable convenience. Strong rental upside, exceptionally low operating expenses, and a prime Westside coastal location make this an outstanding long-term hold in one of L.A.'s most competitive and supply-constrained rental markets.



Property Highlights

- ✦ NO RENT CONTROL!
- ✦ Prime Westside Location! Ideally situated in the heart of Marina del Rey, just moments from Venice Beach, Playa Vista, and Santa Monica, offering unbeatable renter appeal.
- ✦ High-income property in one of L.A.'s most desirable and stable coastal markets.
- ✦ Offers 8 private parking spots, a highly sought-after feature in this area.
- ✦ Premium modern finishes and open layouts designed for today's urban renter.
- ✦ Ideal unit mix appealing to both families, roommates, and young professionals.
- ✦ All units separately metered for electric and water – low operating expenses!
- ✦ Outstanding projected cap rate of 6.32%! Cash cow.
- ✦ Dream 1031 exchange opportunity. Low maintenance and high return.
- ✦ Architecturally impressive exterior with a multi-dimensional design that enhances curb appeal and tenant desirability.





The Property

13461 Beach Ave, Marina Del Rey, 90292

APN: 4230-003-041

Units: 4

Buildings: 2

Building Size: 7,149 sqft

Rent Control: No

Opportunity Zone: No

Utilities: All units are separately metered (Tenant Pays)



The Offering

The Pricing & Metrics

List Price: \$4,500,000

Cap Rate: 6.32%

GRM: 12.50

Price per Sqft: \$629.46



The Amenities

The Bells & Whistles

Parking: 8 parking spaces

Laundry: GE washer/dryers in each unit plus some units have two sets!

HVAC: Central air and heat

Finishes: Sleek wood kitchens and bathrooms, trendy designer tile used in bathrooms

Upgrades: Spacious walk-in closets, private balconies off bedrooms, and en-suite bathrooms in every room

THE BREAK DOWN

13461 Beach Ave is comprised of 4 ultra-high-end townhomes. Check out the below rent roll:

UNIT	BED/BATH	SQFT	PRO FORMA RENT
#13461	3B/3.5B	1,510	\$6,000
#13461 1/2	4B/4.5B	1,672	\$7,500
#13463	4B/4.5B	1,799	\$7,500
#13463 1/2	5B/5.5B	2,168	\$9,000



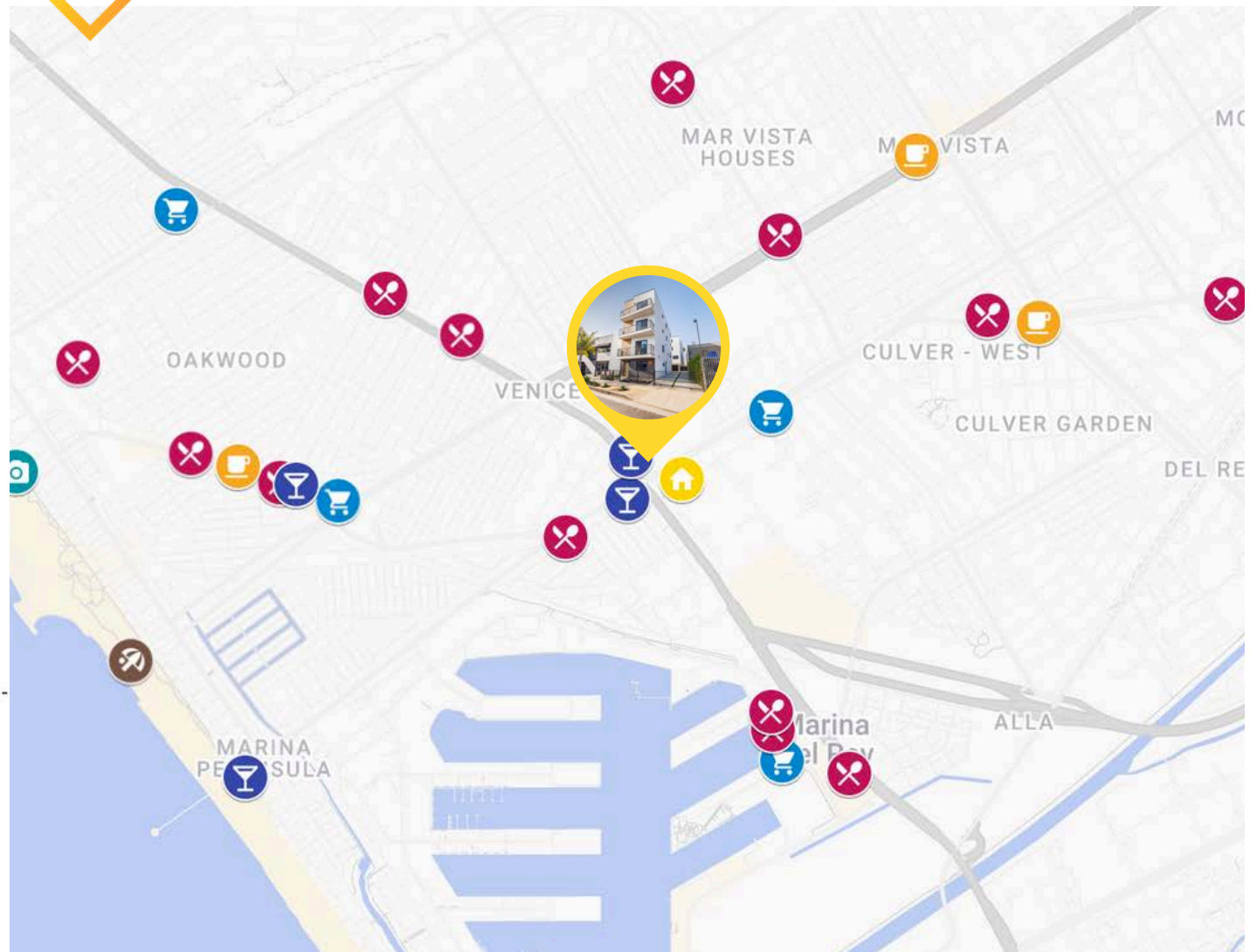
Location Highlights

- ✦ Prime Westside Location: Ideally situated in the heart of Marina del Rey, just moments from Venice Beach, Playa Vista, and Santa Monica, offering the ultimate coastal-meets-urban lifestyle.
- ✦ Outdoor Paradise: Enjoy close proximity to the Marina, bike paths, and scenic parks, perfect for waterfront walks, paddleboarding, and sunset runs along the beach.
- ✦ Dining & Entertainment: Surrounded by top-rated spots like Scopa Italian Roots, The Butcher's Daughter, Gjelina, and RVR, plus trendy coffee shops, boutiques, and live music nearby on Abbot Kinney.
- ✦ Commuter Friendly: Convenient access to Lincoln Blvd, the 90 & 405 Freeways, and LAX, ensuring easy connectivity across the Westside and Greater Los Angeles.
- ✦ Strong Investment: Marina del Rey continues to be one of L.A.'s most desirable and stable coastal markets, combining luxury living, rental demand, and long-term property value growth.

- 🏠 13461 Beach Ave
- 🛒 Erewhon Venice
- 🛒 Rainbow Acres Natural Foods
- 🛒 Trader Joe's
- 🛒 Whole Foods Market
- 🍷 Hatchet Hall
- 🍷 Blueys Mar Vista
- 🍷 Scopa Italian Roots
- 🍷 Superba Food + Bread Venice
- 🍷 The Butcher's Daughter
- 🍷 SUGARFISH by sushi nozawa
- 🍷 Gjolina
- 🍷 Lodge Bread Company
- 🍷 Gjusta
- 🍷 Beethoven Market
- 🍷 Zinqué
- 🍷 Firestone Walker Brewing Company -
- 🍷 The Lincoln
- ☕ Alana's Coffee Roasters
- ☕ Menotti's Coffee Stop
- 🏖️ Venice beach
- 📸 Venice Boardwalk



You'll find the coolest spots nearby.





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$4,500,000
Down: 30%	\$1,350,000
Current GRM:	12.50
Pro Forma GRM:	12.50
Current Cap Rate:	6.32%
Pro Forma Cap Rate:	6.32%
\$/Unit:	\$1,125,000
\$/SF:	\$629.46

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2025
Bldg SF:	7,149
Lot Size (SF):	4,591
Lot Size (acres):	0.11
Zoning:	LACM(GM)
Opportunity Zone:	No
Rent Control:	No

FINANCING:

Loan Amount:	\$3,150,000
Interest Rate:	5.75%
Monthly Payment:	(\$15,093.75)
LTV:	70%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	Interest Only

RENT ROLL:

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	CURRENT RENT	SCHEDULED GROSS INCOME	CURRENT RENT PER SF	PRO FORMA RENT	PRO FORMA RENT PER SF	LOSS-TO-LEASE
13461	Vacant	3b/3.5b	1,510	\$0	\$6,000	\$3.97	\$6,000	\$3.97	\$0
13461 1/2	Vacant	4b/4.5b	1,672	\$0	\$7,500	\$4.49	\$7,500	\$4.49	\$0
13463	Vacant	4b/4.5b	1,799	\$0	\$7,500	\$4.17	\$7,500	\$4.17	\$0
13463 1/2	Vacant	5b/5.5b	2,168	\$0	\$9,000	\$4.15	\$9,000	\$4.15	\$0
4	Totals/Averages:		7,149	\$0	\$30,000	\$4.20	\$30,000	\$4.20	\$0

THE NITTY GRITTY

# UNITS	UNIT MIX	% OF TOTAL	SIZE	AVG RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVG PRO FORMA RENT	AVERAGE PRO FORMA RENT/SF	PRO FORMA MONTHLY INCOME
2	4b/4.5b	50%	1,799	\$7,500	\$4.17	\$15,000	\$7,500	\$4.17	\$15,000
1	5b/5.5b	25%	2,168	\$9,000	\$4.15	\$9,000	\$9,000	\$4.15	\$9,000
1	3b/3.5b	25%	1,510	\$6,000	\$3.97	\$6,000	\$6,000	\$3.97	\$6,000
Totals/Averages:			1,787	\$7,500	\$4.20	\$30,000	\$7,500	\$4.20	\$30,000
Gross Potential Income:						\$360,000			\$360,000

ANNUALIZED OPERATING DATA:

	CURRENT		PRO FORMA	
Gross Potential Rental Income		\$360,000		\$360,000
Gain (Loss)-to-Lease		\$0		\$0
Gross Scheduled Rental Income		\$360,000		\$360,000
Less: Vacancy	4.0%	(\$14,400)	4.0%	(\$14,400)
Effective Gross Income		\$345,600		\$345,600
Less: Expenses		(\$61,031)		(\$61,031)
Miscellaneous Other Income		\$0		\$0
Net Operating Income		\$284,569		\$284,569
Debt Service		(\$181,125)		(\$181,125)
Pre-Tax Cash Flow	7.66%	\$103,444	7.66%	\$103,444
Principal Reduction		\$0		\$0
Total Return	7.66%	\$103,444	7.66%	\$103,444

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1873%	\$53,429	\$53,429
Insurance	.42/ s.f.	\$3,003	\$3,003
Utilities	\$250/unit	\$1,000	\$1,000
Controllable Expenses			
Contract Services	\$300/unit	\$1,200	\$1,200
Repairs & Maintenance	\$600/unit	\$2,400	\$2,400
TOTAL EXPENSES		\$61,031	\$61,031
EXPENSES/UNIT		\$15,258	\$15,258
EXPENSES/SF		\$8.54	\$8.54
% of EGI		17.7%	17.7%



SALES COMPS

SOLD COMPS

Address	# Units	Sale Price	\$/SF	\$/Unit	Cap Rate	GRM	Bldg SF	Lot SF	Close Date	Year Built
627 Sunset	2	\$4,678,000	\$852.72	\$2,339,000	5.13%	14.86	5,486	5,798	5/20/21	2020
627 Indiana	2	\$3,075,000	\$777.50	\$1,537,500	5.88%	13.07	3,955	4,803	7/20/21	2016
1176 Nelrose	3	\$3,695,000	\$661.83	\$1,231,667	5.36%	14.48	5,583	4,399	10/16/23	2023
2432 Penmar	4	\$5,450,000	\$543.70	\$1,362,500	4.88%	11.20	10,024	5,534	1/13/23	2018
945 Marco Pl	5	\$4,770,000	\$1,577.38	\$954,000	N/A	N/A	3,024	9,720	11/6/23	1923
315 Vernon	6	\$5,050,000	\$1,046.42	\$841,667	4.73%	14.44	4,826	12,008	5/2/25	1922
Averages:	3.67	\$4,453,000	\$909.92	\$1,214,455	5.20%	13.61	5,483	7,044		
13461 Beach Ave:	4.00	\$4,500,000	\$629.46	\$1,125,000	6.32%	12.50	7,149	4,591		2025

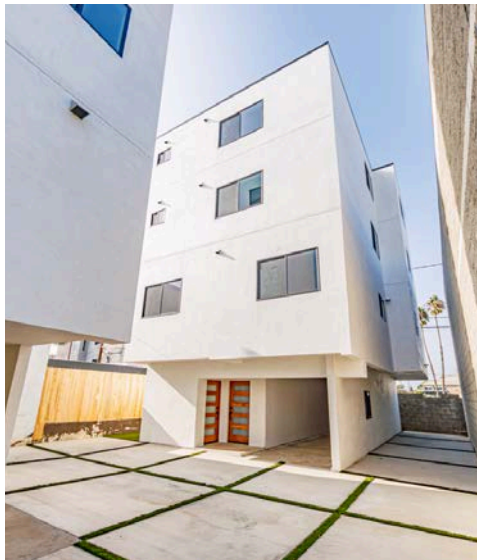
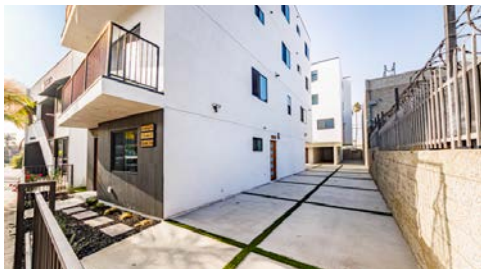




PROPERTY PHOTOS

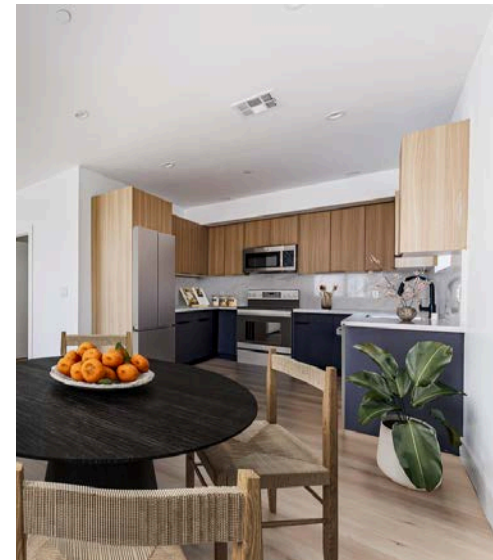
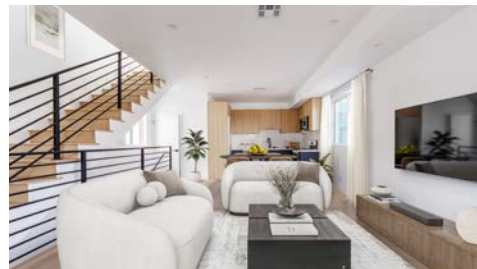


Modern Luxury Exterior





Chic Kitchens & Living Rooms





Bright & Open
Bedrooms



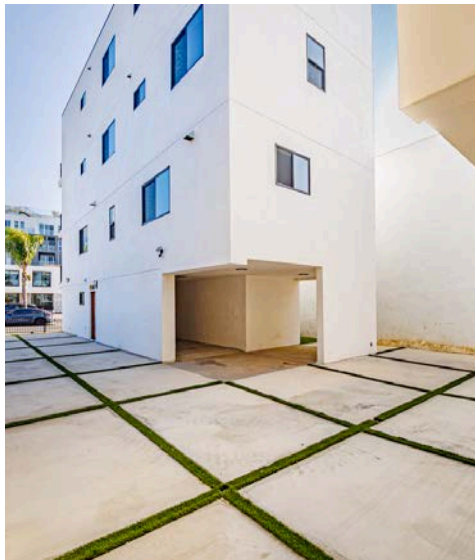


Sleek Bathrooms &
In-Unit Laundry



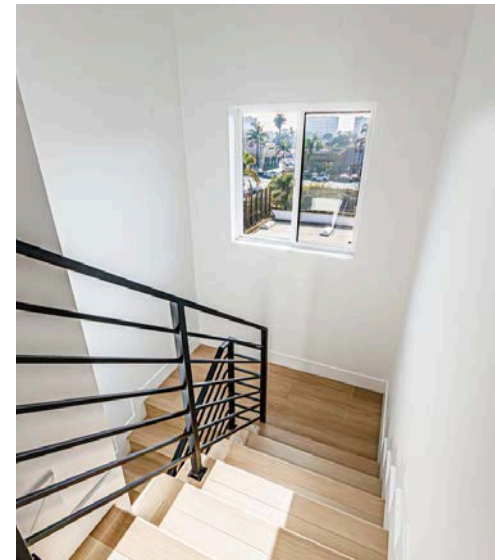
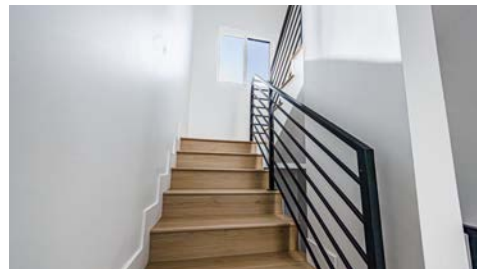


Parking, Views & More





Other Wow Factors





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