729 Gaviota Drive Or 729 Ocean Front
Laguna Beach, California 92561

Property Features

- 100 Feet Away From the Sand
- Sunset and White Water Views
- Enclosed Garages with Common Area Courtyard
- Walking Distance to Laguna Beach
- Close to Markets and Quick Service Restaurants
- Most Units have Ocean Views
- Includes Business License for Short Term Rentals

Offering Summary

*Receivership Sale- All Offers Subject to Court Confirmation and Possible Overbid

Please contact listing agents for further information.
Property Details

- **Sale Price**: $7,995,000
- **Cap Rate**: 4.91%
- **NOI**: $392,180
- **Lot Size**: 0.23 Acres
- **Building Size**: 7,500 SF
- **Year Built**: 1960
- **Renovated**: 2010
- **Zoning**: Multi-Family Dwelling
- **Cross Streets**: Cleo Street / South Coast Highway

Property Overview

NAI Capital is proud to present a "Once in a Lifetime" legacy real estate opportunity to purchase The Retreat at Laguna, a Oceanfront Luxury Vacation Rental Apartment located in prime Laguna Beach, CA. This asset is situated on a irreplaceable lot, just steps to the sand, and is located on one of California’s most beautiful coastlines. Featuring unobstructed views of the Pacific Ocean with direct beach access, each Villa offers stylish interiors with a 'Mediterranean' feel. Guest will appreciate a large spacious courtyard with panoramic views of the Pacific Ocean as well as a seamless blend of indoor and outdoor activities. Boutique retail shopping and restaurants are all conveniently located walking distance to downtown Laguna.

Property Highlights

- 100 Feet Away From the Sand
- Sunset and White Water Views
- Enclosed Garages with Common Area Courtyard
- Walking Distance to Downtown Laguna Beach
- Close to Markets and Quick Service Restaurants
- Most Units have Ocean Views
- Includes Business License for Short Term Rentals
**PROPERTY NAME:**  
The Retreat at Laguna

**PROPERTY ADDRESS:**  
729 Gaviota Drive or 729 Ocean Front  
Laguna Beach, CA 92561

**APN:**  
644-023-12

**BUILDING CLASS:**  
B

**ZONING:**  
Multi-Family Dwelling

**YEAR BUILT / RENOVATED:**  
1960 / 2010

**NUMBER OF LEVELS:**  
3

**PARKING**  
Enclosed Garages and Open Parking

**OWNERSHIP:**  
Fee Simple

**AMENITIES:**  
Direct Beach Access, Ocean View Balconies,  
Walking Distance to Retail Shopping and Restaurants
<table>
<thead>
<tr>
<th>Villa Name</th>
<th>Unit Number</th>
<th>Unit Size (SF)</th>
<th>High Season Daily Rent</th>
<th>Low Season Daily Rent</th>
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</thead>
<tbody>
<tr>
<td>Rustico</td>
<td>729-A</td>
<td>900</td>
<td>$359</td>
<td>$259</td>
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<tr>
<td>Teatro</td>
<td>729-B</td>
<td>900</td>
<td>$429</td>
<td>$279</td>
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<tr>
<td>D’Arte</td>
<td>729-C</td>
<td>800</td>
<td>$359</td>
<td>$259</td>
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<tr>
<td>Palazzo</td>
<td>729-D</td>
<td>800</td>
<td>$429</td>
<td>$279</td>
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<td>Da Vinchi</td>
<td>729-E</td>
<td>900</td>
<td>$559</td>
<td>$379</td>
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<td>Leon</td>
<td>729-F</td>
<td>900</td>
<td>$559</td>
<td>$399</td>
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<td>Bella</td>
<td>729-G</td>
<td>900</td>
<td>$579</td>
<td>$389</td>
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<tr>
<td>Roma</td>
<td>729-H</td>
<td>950</td>
<td>$589</td>
<td>$399</td>
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</table>

Total Daily Average: $3,862, $2,642

To Access to full financials, please visit http://properties.naicapital.com/theretreatlaguna
FINANCIAL OPERATING HISTORY

To access the financial due diligence vault, please visit:

http://properties.naicapital.com/theretreatlaguna
For Sale

The Retreat At Laguna

Location
Maps
For Sale

The Retreat At Laguna
For Sale

The Retreat At Laguna

NAI Capital
1920 Main Street #100
Irvine, CA 92614
949.854.6600
www.naicapital.com
### Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
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<tbody>
<tr>
<td><strong>Population</strong></td>
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<tr>
<td>TOTAL POPULATION</td>
<td>5,315</td>
<td>21,209</td>
<td>86,109</td>
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<tr>
<td>MEDIAN AGE</td>
<td>46.8</td>
<td>45.4</td>
<td>42.0</td>
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<tr>
<td>MEDIAN AGE (MALE)</td>
<td>45.8</td>
<td>44.6</td>
<td>41.3</td>
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<tr>
<td>MEDIAN AGE (FEMALE)</td>
<td>47.8</td>
<td>46.2</td>
<td>42.7</td>
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<tr>
<td><strong>Households &amp; Income</strong></td>
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<tr>
<td>TOTAL HOUSEHOLDS</td>
<td>2,661</td>
<td>9,469</td>
<td>36,108</td>
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<tr>
<td># OF PERSONS PER HH</td>
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<td>2.4</td>
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<tr>
<td>AVERAGE HH INCOME</td>
<td>$151,016</td>
<td>$178,737</td>
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<td>AVERAGE HOUSE VALUE</td>
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<td><strong>Race</strong></td>
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<tr>
<td>% WHITE</td>
<td>91.4%</td>
<td>83.9%</td>
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<td>% BLACK</td>
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<td>0.6%</td>
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<td>% ASIAN</td>
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<td>0.1%</td>
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<td>% INDIAN</td>
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<td>0.1%</td>
<td>0.2%</td>
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<tr>
<td>% OTHER</td>
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<tr>
<td><strong>Ethnicity</strong></td>
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<tr>
<td>% HISPANIC</td>
<td>8.2%</td>
<td>7.2%</td>
<td>9.8%</td>
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