

INVESTMENT OPPORTUNITY:

839 Longbranch Ave, Grover Beach, CA 93433



PRIME GROVER BEACH LOCATION

Key Investment Highlights

- Well-maintained 7-unit apartment building.
- Prime location near the popular Grand Avenue corridor.
- Ongoing new development in the immediate area.
- Excellent access to the beach, community parks, and the Amtrak station.
- Convenient proximity to public transportation, Highway 1, and Highway 101.
- Five of the seven units have been updated with new flooring, countertops, fixtures, and appliances.
- MeterNet water sub-metering system for tenant water cost recovery.
- Improved operating efficiency and financial upside.
- Seven private garages and additional off-street parking.
- Community coin-operated laundry facility.
- Potential for future rental increase and overall upside.

Financial Performance

Rent Roll (Summary)		
Unit	Configuration (Bed/Bath)	Current Monthly Rent
Unit A	2/1.5	\$2,450
Unit B	2/1.5	\$2,400
Unit C	2/1.5	\$2,200
Unit D	2/1.5	\$2,024
Unit E	2/1.5	\$2,024
Unit F	2/1.5	\$2,395
Unit G	1/1	\$1,945
Total Annual Income		\$185,256

Income & Expenses (Annualized)	
Gross Scheduled Income (Rent) (Laundry income excluded)	\$185,256
Total Estimated Operating Expenses	(\$52,554)
• Cleaning & Maintenance	\$780
• General Maintenance	\$1,752
• Landscaping	\$588
• Repairs	\$1,853
• Supplies	\$232
• Electric & Gas (Annualized): \$2,712 (combined \$972 and \$1740)	\$2,712
• Water/Sewer	\$2,000
• Trash	\$833
• Management	\$3,944
• Insurance	\$7,000
• Taxes (New)	\$30,800
Net Operating Income (NOI)	\$132,702

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All figures and information are deemed reliable but not guaranteed.