

SAMIMI

INVESTMENTS

* Announcement *

Call for Offers Friday, 31st, 2025

Potential Tour Wednesday, 29th at noon

Playa Del Rey | 5.06% CAP & 12 GRM | \$268/SF

Trophy Asset Offered Below Replacement Cost

\$4,500,000

Download OM!



Haywood Apartments
7449-55 Saint Bernard St.
Playa Del Rey, CA 90293

Financials

Price: \$4,500,000

Unit Mix: (9) 2+2 | (4) 1+1 | (1) 3+3

of Units: 14 Units

Year Built: 1962

Price/SqFt: \$268/SqFt

CAP: 5.06%

Lot Size: 17,106 SF

GRM: 11.99

RSF: 16,768 SF

Market CAP: 9.08%

Zone: LAR3

Market GRM: 7.73

Highlights

- Oversized units with balconies and a pool on-site.
- 14 Parking spaces on site
- Across from the Brand New LuLu's complex, offering country club amenities for free
- Well Below Market Price per foot and below replacement cost. Offers \$268 a foot in Playa Del Rey is unheard of
- 5% in place Cap Rate and sub 12 GRM with over 55% rental upside
- New Roof and Soft Story Retrofit Completed
- Prime Silicon Beach Location of Playa Del Rey

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LISTING AGENT

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