

# Casa Del Mar

136-138 MARINA AVENUE, RIO DEL MAR



For more information contact: Aimee Thayer-Garcia  
(831) 435-9146 [aimee@aimeeandangel.com](mailto:aimee@aimeeandangel.com) CA RE# 01846533



**MONTALVO**  
Investments & Commercial™

# Casa Del Mar

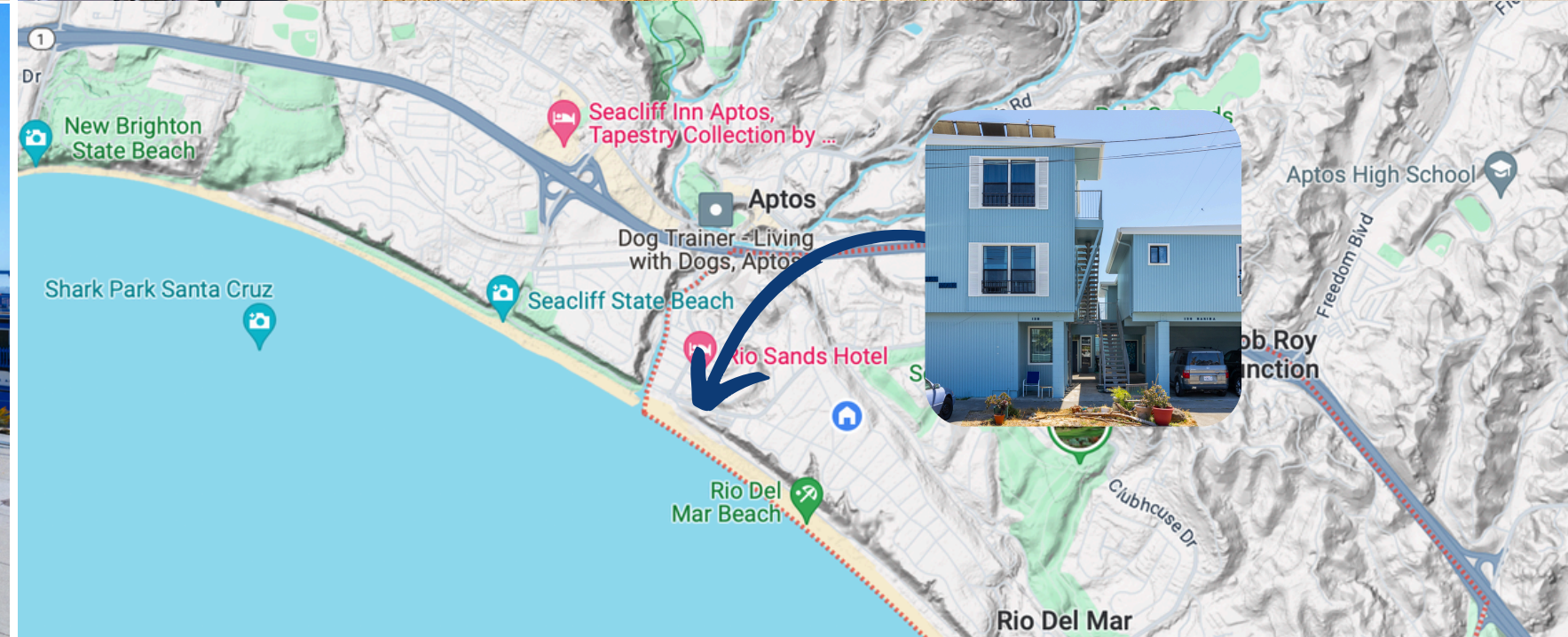
An aerial photograph of a coastal town, Rio Del Mar, showing a dense residential area with many houses and buildings. In the foreground, there is a sandy beach with people and umbrellas, and a small inlet or lagoon. A large white location pin is placed over the town, indicating the location of the property. The background shows a forested hillside under a clear blue sky.

One of a kind investment opportunity in the heart of Rio Del Mar. 136 and 138 Marina are two fourplexes, each with their own separate APN and a shared courtyard. First time on the market in 50+ years.

136 Marina consists of two ground floor studio units, and two one-bedroom units on the second floor. The rear 1-bedroom unit has full ocean views from the balcony. 138 Marina consists of a large one-bedroom ground floor unit with private laundry. On the second floor is another spacious one-bedroom unit plus a studio apartment. The fourth unit, the Penthouse, is a large one-bedroom flat with full ocean views, private laundry, and a view deck. Quite literally located mere steps away from the Esplanade at Rio Del Mar Beach, this unique property offers the best access to coastal amenities. Sandy beaches and good eats at Pixie Deli and Venus Spirits are right around the corner. Ample parking is available on Marina Ave, no permits required.

This amazing property is ready for new ownership with tremendous upside potential. Very little turnover and always easy to rent. Kitchens, bathrooms, appliances, and systems have been updated as units turnover. Continue leasing all units or leave one apartment vacant for an owner's suite.

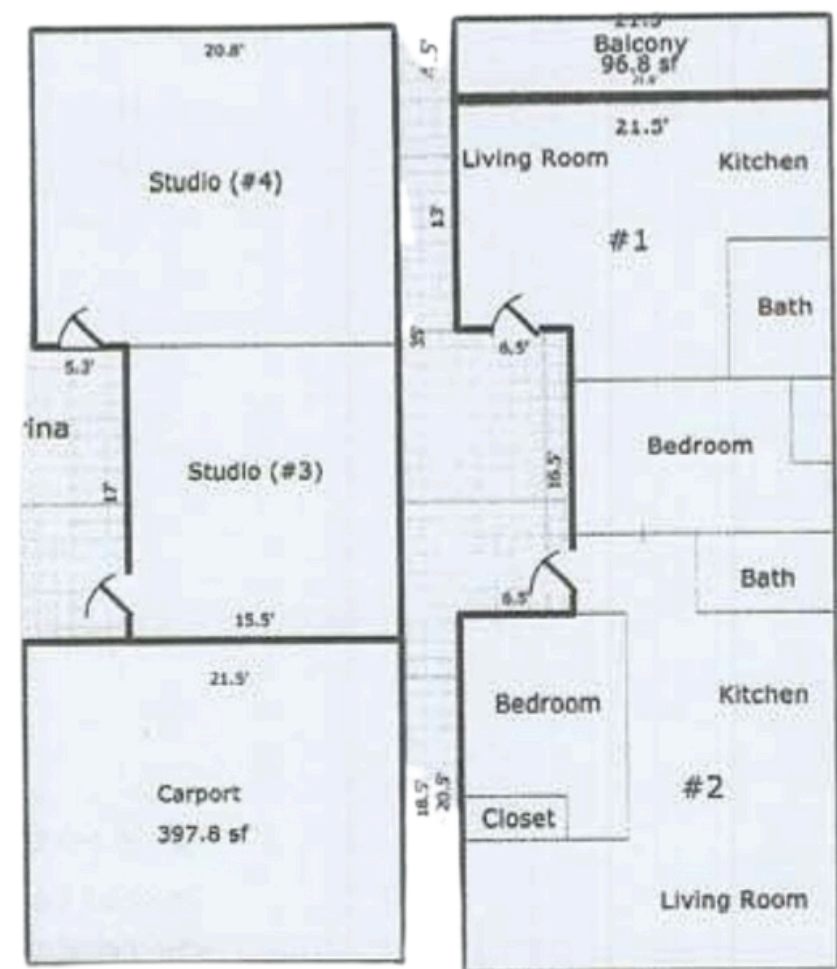
**136-138 MARINA AVENUE, RIO DEL MAR**



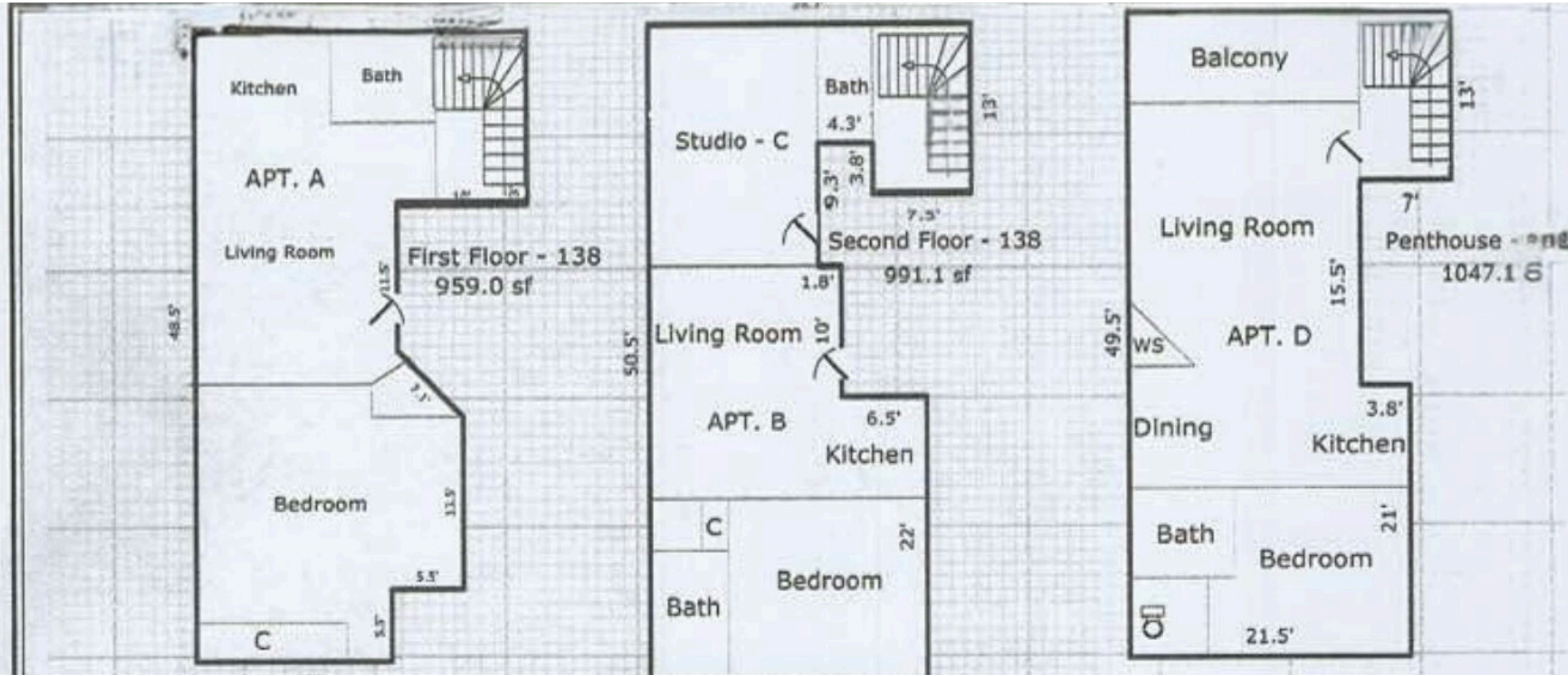
136-138 MARINA AVENUE, RIO DEL MAR



136-138 MARINA AVENUE, RIO DEL MAR



# 136 MARINA AVENUE - UNITS 1, 2, 3 & 4



138 MARINA AVENUE - UNITS A, B, C & D

136-138 MARINA AVENUE OPERATIONS STATEMENT

Address	Details	Square Feet	Current Rent	Market Rent	Potential Gross Annual
136 Marina Unit 1	1 bed1bath	556	2150	2800	33600
136 Marina Unit 2	1 bed1bath	509	1900	2650	31800
136 Marina Unit 3	Studio	263	1500	1800	21600
136 Marina Unit 4	Studio	373	1900	1900	22800
138 Marina Unit A	1 bed1bath	855	2293	2900	34800
138 Marina Unit B	1 bed1bath	617	2450	2450	29400
138 Marina Unit C	Studio	277	880	1600	19200
138 Marina Unit D	1 bed1bath	956	2800	3800	45600
<b>Total Income</b>			<b>15873</b>	<b>19900</b>	<b>238800</b>

Expenses		Annual Expense
PGE*	*Actual	5675
Water*	*Actual	2962
Trash*	*Actual	2530
Insurance*	*Actual	5047
Annual Taxes*	*estimated at new purchase price	37125
Repairs & Maintenance*	*estimated	5000
<b>Total Expenses</b>		<b>58339</b>

**Potential Net Operating Income \$180,461**

# Casa Del Mar

136-138 MARINA AVENUE

RIO DEL MAR



For more information contact:

**Aimee Thayer-Garcia**

(831) 435-9146

[aimee@aimeeandangel.com](mailto:aimee@aimeeandangel.com)

CA RE# 01846533



**MONTALVO**

Investments & Commercial™