



COASTAL DUPLEX IN SEAL BEACH, CA

247 17th st, Seal Beach CA 90740

FINANCIAL SETUP



Highlights-

- Property is found in the highly desirable coastal market of Seal Beach, CA
- Unit Mix includes one (1) 3BD/2BA unit and one (1) 2BD/1BA unit
- Single-Car Garage Parking and On-Site Laundry Available for tenant use
- Proximity to the Seal Beach Pier and Main St
- Upside in rental income
- Desirable residential financing available for 1-4 unit properties
- Walking Distance to the Beach!



2

NUMBER OF UNITS



1964

YEAR BUILT



±2,295

SQUARE FOOT

247 17TH ST | SEAL BEACH, CA

PROPERTY DESCRIPTION

247 17th st, Seal Beach
Seal Beach, CA 90740

Number of Units:	2
Year Built/Year Renovated:	1964
APN:	199-064-05
Gross SF:	±2,295
Average SF Per Unit:	±1,147
Lot Size (SF):	±2,500



INVESTMENT SUMMARY

ASKING PRICE	PRICE/UNIT	PRICE/SF	CURRENT CAP	CURRENT GRM	MARKET CAP	MARKET GRM
\$1,985,000	\$992,500	\$864.92	1.80%	30.68	2.37%	26.08

TOTAL UNITS	UNIT MIX	UNIT MIX %	CURRENT AVG RENT	CURRENT MONTHLY RENT	MARKET RENT	MONTHLY MARKET RENT
1	3BD/2BA	50%	\$2,900	\$2,900	\$3,500	\$3,500
1	2BD/1BA	50%	\$2,450	\$2,450	\$2,800	\$2,800
Scheduled Monthly Rent		-	-	\$5,350	-	\$6,300
Scheduled Yearly Rent		-	-	\$64,200	-	\$75,600

ANNUAL OPERATING SUMMARY

		CURRENT		MARKET
Scheduled Gross Income	-	\$64,200	-	\$75,600
Less Vacancy Reserve (NO CURRENT VACANCY)	N/A	\$0	N/A	\$0
Laundry Income:	-	\$500	-	\$500
RUBS Income: 2024 Projected	-	\$0	-	\$0
Other Income (Pets, Late Fees, Credit Checks & Parking)	-	\$0	-	\$0
Gross Operating Income:	-	\$64,700	-	\$76,100
Expenses (As A Percentage of Gross Income):	45.1%	\$28,978	38.3%	\$28,978
Net Operating Income:	-	\$35,722	-	\$47,122

PRO FORMA FINANCIAL ANALYSIS

			CURRENT EXPENSES	PRO-FORMA (MARKET)
Taxes & Assessments	1.104%	x Sale Price	\$22,955	\$22,955
Insurance	ACTUAL	2024	\$1,522	\$1,522
Repairs & Maintenance	\$750	x Units	\$1,500	\$1,500
Utilities and Pest Control (Est)	\$3,000	Annual	\$3,000	\$3,000
TOTAL EXPENSES		-	\$28,978	\$28,978