

This 2 acre property presents an exceptionally rare investment opportunity along one of California's most iconic stretches of coastline. This blufftop estate features four fully renovated homes across two legal parcels, offering both luxury coastal living and immediate rental revenue.

With 100% occupancy and multiple exit strategies, The Bluff Side Four combines flexible rental operations with future development potential, creating an irreplaceable asset for investors, 1031 exchange buyers, and owner-users alike.



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BLUFF SIDE FOUR

A LEGACY MALIBU BLUFFTOP COLLECTION

27353 AND 27353 1/2 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

FOUR RENOVATED HOMES · TWO LEGAL PARCELS · TWO ACRES · PRIME COASTAL MALIBU



SUNSET HOUSE

27353 PCH - PARCEL 1 (APN: 4460-08-031)

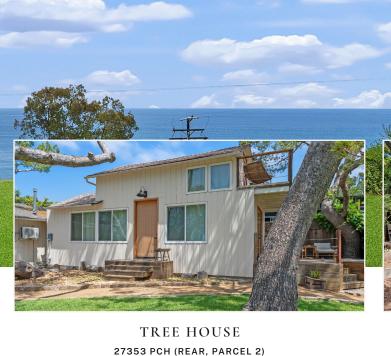
3 BD | 2 BA | 1,585 SQFT | SINGLE-FAMILY RESIDENCE



SEA VIEW HOUSE + ADU

27353 PCH - PARCEL 2 (APN: 4460-08-032)

3 BD (2 BD MAIN + 1 BD ADU) \mid 3.5 BA (2.5 BA MAIN + 1 BA ADU) \mid 1,689 SQFT SINGLE-FAMILY RESIDENCE + ADU



1BD | 1BA | 597 SQFT | LOFT BUNGALOW

GARDEN COTTAGE 27353 PCH (REAR, PARCEL 2)

1 BD | 1 BA | 440 SQFT | STUDIO COTTAGE

Financial Summary

ANNUALIZED OPERATING DATA	CURRENT	PRO FORMA	
SCHEDULED GROSS INCOME	\$289,200	\$320,400	
LESS VACANCY RATE RESERVE	-\$14,460	-\$16,020	
GROSS OPERATING INCOME	\$274,740	\$304,380	
LESS EXPENSES	\$130,064	\$130,064	
NET OPERATING INCOME	\$144,676	\$174,316	

Estimated Annualized Expenses

TAXES	\$95,189	REPAIRS & MAINTENANCE	\$2,400
INSURANCE	\$8,509	MANAGEMENT	\$8,242
UTILITIES	\$10,785	PEST CONTROL	\$420
WASTE REMOVAL	\$3,223	LICENSE & FEES	\$1,296
TOTAL EXPENSES			\$130,064
PER NET SF	\$30.17	PER UNIT	\$32,516,05









Investment Highlights



- Extremely rare flat blufftop land (2 acres) with unobstructed Pacific Ocean views
- Prime Malibu location between Las Virgenes & Kanan Roads
- Directly across from Geoffrey's Malibu restaurant



- 4 fully renovated tenant-occupied residences
- Short-term rental permits available and transferable
- Diverse unit mix ranging from studio to multi-bedroom layouts

STRATEGIC FLEXIBILITY

- Eligible for 1031 Exchange
- Live in one, rent others, or operate fully as income-producing portfolio
- Custom estate development potential while generating interim income

LOCATION PREMIUM

- ${}^{\centerdot}$ $\;$ Minutes to Pepperdine University, Malibu Pier, and Zuma Beach
- Excellent transportation access via PCH and 101 Freeway
- Walking distance to Escondido Beach and Paradise Cove







