



# Prime Location. Endless Options.

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.



REALTOR® | Listing Agent  
**Bryan Martin**  
Lic# 02226186  
**714.473.7071**  
Bryanmartin@FirstTeam.com  
Bryanmartin.FirstTeam.com

REALTOR® | Co-Listing Agent  
**Angelina Perfetto**  
Lic# 02229781  
**714.473.2723**  
AngelinaPerfetto@FirstTeam.com  
AngelinaPerfetto.FirstTeam.com



This representation is based on information from California Regional Multiple Listing Service/Association of REALTORS®, as of 0/00/2024. Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent. © First Team® Real Estate. All rights reserved. This is not intended to solicit a listed property. If your property is currently listed for sale with a broker, please disregard. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracy. 84218



FirstTeam.  
REAL ESTATE

## THE 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) | 3.5 BA (2.5 BA MAIN + 1 BA ADU) | 1,689 SQFT SINGLE-FAMILY RESIDENCE + ADU

TREE HOUSE

27353 PCH (REAR, PARCEL 2)  
1 BD | 1 BA | 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

UNIQUE ASSET POSITIONING

- 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

INCOME-GENERATING PORTFOLIO

- 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

- 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

