

FirstTeam.  
REAL ESTATE

THE  
BLUFF SIDE FOUR

A LEGACY MALIBU BLUFFTOP COLLECTION

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



# Prime Location. Endless Options.

The **Bluff Side Four** presents an exceptionally rare investment opportunity along one of California's most iconic stretches of coastline. This 2 acre 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.



# Property Summary

## Property Information

|                  |   |
|------------------|---|
| ADDRESS          | 27353 AND 27353 1/2 PACIFIC COAST HIGHWAY, MALIBU, CA 90265 |
| NUMBER OF UNITS  | 4   |
| BEDS             | 8   |
| APPROX. GROSS SF | 4,311 SF  |
| APPROX. LOT SIZE | 2 ACRES   |
| YEAR BUILT       | 1953/1946 (RENOVATED 2022-2023)                             |
| PARCEL NUMBERS   | 4460-08-031 / 4460-08-032                                   |
| PROPERTY TYPE    | MULTI-FAMILY/STUDENT HOUSING/ LAND                          |
| UNIT MIX         | 3+2, 2+2.5   ADU 1+1.5, 1+1, 1+1                            |

## Pricing Information

|                |             |
|----------------|-------------|
| SALE PRICE     | \$6,999,999 |
| PRICE PER UNIT | \$1,750,000 |
| PRICE PER SF   | \$1,628.75  |



## 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



# Investment Highlights

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## 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





# Financial Summary

| ANNUALIZED OPERATING DATA   | CURRENT          | PRO FORMA        |
|-----------------------------|------------------|------------------|
| SCHEDULED GROSS INCOME      | \$307,800        | \$337,200        |
| LESS VACANCY RATE RESERVE   | \$15,390         | \$16,860         |
| GROSS OPERATING INCOME      | \$292,410        | \$320,340        |
| LESS EXPENSES               | \$113,805        | \$113,805        |
| <b>NET OPERATING INCOME</b> | <b>\$178,605</b> | <b>\$206,535</b> |

## Estimated Annualized Expenses

|                       |          |                       |                  |
|-----------------------|----------|-----------------------|------------------|
| TAXES                 | \$78,400 | REPAIRS & MAINTENANCE | \$2,400          |
| INSURANCE             | \$8,509  | MANAGEMENT            | \$8,772          |
| UTILITIES             | \$10,785 | PEST CONTROL          | \$420            |
| WASTE REMOVAL         | \$3,223  | LICENSE & FEES        | \$1,296          |
| <b>TOTAL EXPENSES</b> |          |                       | <b>\$113,805</b> |
| PER NET SF            | \$26.40  | PER UNIT              | \$28,451.37      |





# Rent Roll

| UNIT           | UNIT TYPE       | SQFT     | CURRENT RENT | PRO FORMA RENT | MOVE IN DATE |
|----------------|-----------------|----------|--------------|----------------|--------------|
| SUNSET HOUSE   | 3+2             | 1,585 SF | \$9,000      | \$9,400        | 5/1/25       |
| SEA VIEW HOUSE | 2+2.5 + ADU 1+1 | 1,689 SF | \$9,550      | \$11,200       | 5/1/25       |
| TREE HOUSE     | 1+1             | 597 SF   | \$3,150      | \$3,300        | 11/1/24      |
| GARDEN COTTAGE | STUDIO          | 440 SF   | \$4,000      | \$4,200        | 8/10/25      |
| TOTAL          |                 |          | \$25,650     | \$28,100       |              |







THE  
BLUFF SIDE FOUR



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