

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

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
NET OPERATING INCOME	\$178,605	\$206,535

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
TOTAL EXPENSES			\$113,805
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	







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