



PRIME INVESTMENT OPPORTUNITY
LAND DEVELOPMENT

SUNSET BEACH WATERFRONT PROPERTY



SUNSET BEACH WATERFRONT PROPERTY

CITY OF LOS ANGELES, CA

- PRIME DEVELOPMENT OPPORTUNITY IN SUNSET BEACH, ONE OF THE LAST FRONT ROW LAND FOR SALE.
- CAN BE SUBDIVIDED INTO THREE PRIME WATER FRONT LOTS WITH BOAT DOCKS. RARE AND UNIQUE WATERFRONT OPPORTUNITY
- BUILD 3 LARGE HOMES OR UP TO 6 CONDOS RESIDENCE WITH BOAT DOCKS FRONT ROW
- APN/ PARCEL 178-564-03 & 178-564-04
- LOT SIZE: 4950 SQ FT.



SUNSET BEACH

RALPH Y. LIU
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DESCRIPTION

- 90 feet of total frontage on busy stretch of Pacific Coast Highway in Sunset Beach (possible three 30 foot lots)
- Excellent visibility
- Two private docks (30 ft & 60 ft)
- 3 waterfront lots (mixed use)
- Traffic count: 38,500+ cars per day .
- Excellent development opportunity
- Exceptional return on investment.
- 2 boat docks included with property ownership



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PROFORMA 6 NEW CONDO RESIDENCES

DEVELOPMENT COST \$1,188,000

SIX NEW CONDO RESIDENCES , 1,650 SQ. FT. EACH
TOTAL 9900 SQ FT. @ 120 PER SQ. FT.
(X120 \$1,188,000)

ADDITIONAL DEVELOPMENT COST \$200,000
ENTITLEMENTS, FEES AND PERMITS

INTEREST AND OTHER FEES \$ 190,000

TOTAL COST FOR DEVELOPMENT \$ 3,478,000



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PROFIT

GROSS SALES PRICE	\$ 7,200,000
(SALES PRICE OF \$1,200,000 CONDO RESIDENCE \$1,200,000 X 6= \$7,200,000)	
SALES COMMISSION 5 %	- \$ 360,000
CLOSING COST	- \$ 90,000
TOTAL DEVELOPMENT COST	- \$ 3,478,000

ESTIMATED NET PROFIT	\$ 3,372,000
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