

**3922 S. Pacific Ave.  
San Pedro, CA  
90731**

**\$2,995,000  
8 Units  
1953 Built**

**3.25 % CAP Rate  
18.47 GIM**

**Market CAP 4.70%  
Market GIM 14.57**



**Jack Baboudjian**  
License No. 01372116

**Baboudjian Properties, Inc.**  
655 N. Central Ave. 17th Floor  
Glendale, CA 91203  
818.244.5151  
[www.babprop.com](http://www.babprop.com)

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# OVERVIEW

Located in one of Southern California's most charming coastal neighborhoods, the Pacific Apartments is a large 8-unit complex, consisting of two 2 bedroom 1 bath units and six 1 bedroom 1 bath units.

The property features breathtaking ocean views and is walking distance to the coast. It is also conveniently located near local dining, shops and just a short drive from the beautiful Terranea resort in Rancho Palos Verdes. This is a unique opportunity to invest in a premier coastal location with strong rental demand and long-term upside potential.

## OFFERING SUMMARY

- Price: \$2,995,000
- Units: 8
- Gross Income: \$162,142.92
- GIM: 18.47      CAP Rate: 3.25%

## PROPERTY HIGHLIGHTS

- Building SF: 4,404
- Lot SF: 6,101
- Year Built: 1953
- Parking Spaces: 8

## LOCATION HIGHLIGHTS

- Great Centralized Location
- High Demand Neighborhood
- Transportation Access
- Nearby Shopping & Restaurants



# PROPERTY PHOTOS



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# PROPERTY PROFILE



8 units total  
2 units — 2 beds 1 bath  
6 units — 1 bed 1 bath



Various Unit Upgrades  
Well-Maintained Units  
Open Floorplans



Stunning Ocean Views  
8 Parking Spots  
Washer/Dryer On-Site



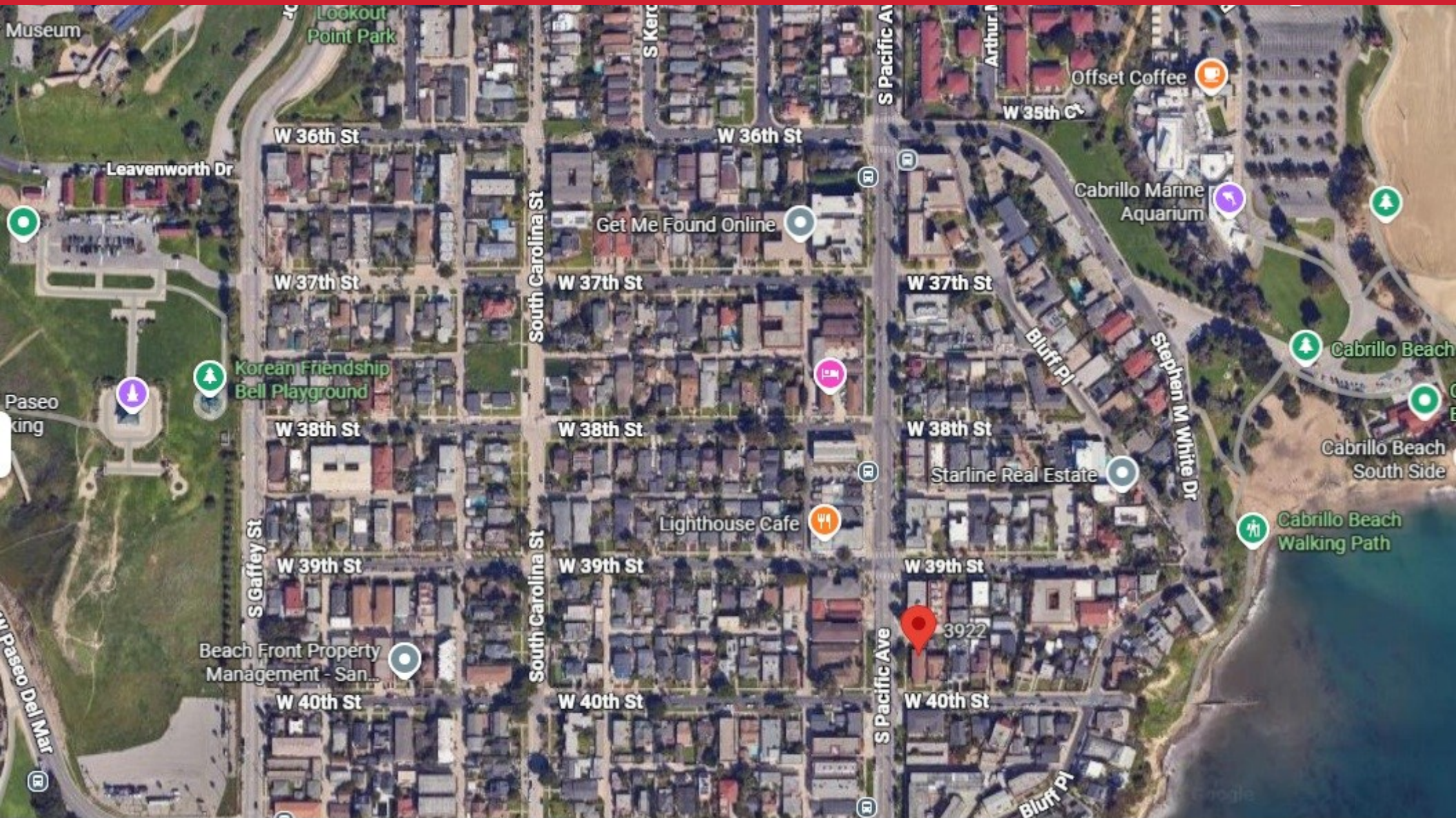
Steady Tenants  
Easy to Manage  
Centralized Location



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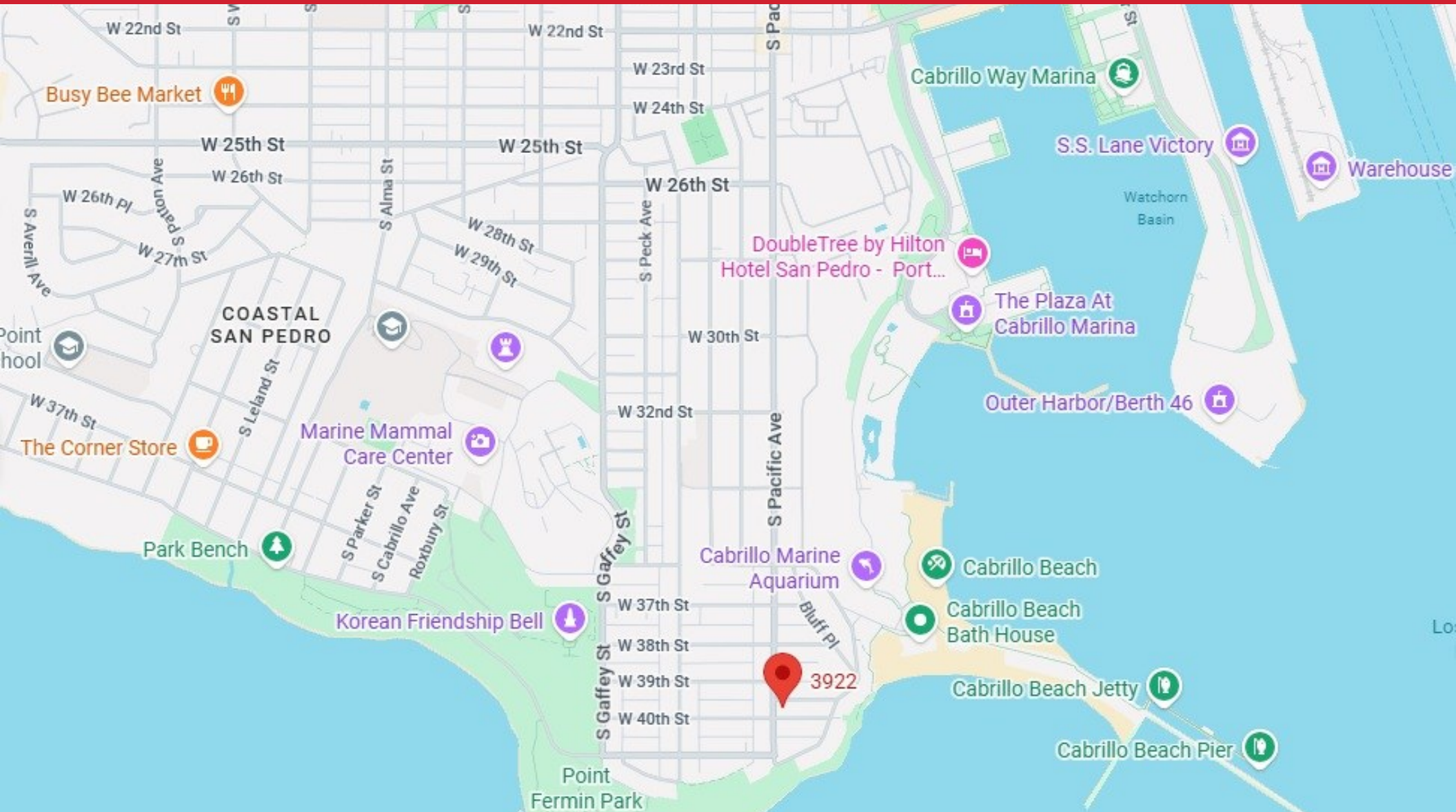
# AERIAL MAP



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# STREET MAP



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# FINANCIAL SUMMARY

PROFORMA		
	Current	Proforma
<b>GROSS INCOME</b>	<b>\$162,142.92</b>	<b>\$205,500.00</b>
<b>EXPENSES</b>		
Real Estate Taxes	\$35,562.03	\$35,562.03
Insurance	\$8,683.93	\$8,683.93
Utilities	\$10,371.12	\$10,371.12
Repairs & Maintenance	\$3,728.00	\$3,728.00
Landscaping	\$1,200.00	\$1,200.00
Trash	\$5,112.12	\$5,112.12
<b>Total Expenses</b>	<b>\$64,657.20</b>	<b>\$64,657.20</b>
<b>NET OPERATING INCOME</b>	<b>\$97,485.72</b>	<b>\$140,842.80</b>
CAP Rate	3.25 %	4.70 %
Gross Income Multiple	18.47	14.57



# RENT ROLL

Unit #	Unit Type	Current Rent	Proforma Rent
3922	2 Bed 1 Bath	\$1,437.83	\$2,500.00
3924	2 Bed 1 Bath	\$2,004.17	\$2,500.00
3926	1 Bed 1 Bath	\$1,795.00	\$2,000.00
3928	1 Bed 1 Bath	\$1,695.00	\$2,000.00
3930	1 Bed 1 Bath	\$1,214.68	\$2,000.00
3932	1 Bed 1 Bath	\$1,895.00	\$2,000.00
3934	1 Bed 1 Bath	\$1,650.23	\$2,000.00
3936	1 Bed 1 Bath	\$1,695.00	\$2,000.00
Laundry Income		\$125.00	\$125.00
TOTAL Monthly Income		\$13,511.91	\$17,125.00
GROSS ANNUAL INCOME		\$162,142.92	\$205,500.00

# COMPANY PROFILE

Baboudjian Properties is a full-service brokerage firm, providing clients with a range of real estate and property management services. Our array of knowledge extends beyond the typical real estate and management advisory company. We are comprised of experienced, knowledgeable, and talented individuals who work closely together to reach our clients' objective. With over 100 transactions completed, we combine our expertise in various amounts of ways to ensure that the specific needs of each one of our clients are met in a very focused way.

## Jack Baboudjian BROKER

contact@babprop.com  
818.244.5151

Jack Baboudjian is an innovator, with uncompromising real estate instincts, servicing clients for well over a decade. Jack's extensive real estate experience, coupled with deal evaluation and analysis, property management, marketing and leasing, attributes to his clients' overall growth.

Jack received two Bachelor Degrees, in Business Administration and Accounting, from the University of Southern California. Jack holds a Real Estate Broker License from the State of California, and an Entrepreneurial Certificate from the Lloyd Greif Center of Entrepreneurial Studies.



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**BP** BABOUDJIAN  
PROPERTIES

**REAL ESTATE SALES & ADVISORY SERVICES**

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