

OFFERING
MEMORANDUM

Multifamily | 9-Units | El Granada | \$3,750,000

510 Ave Alhambra, El Granada California 94018

Beach Surf View Apartments

FEATURES

- Penthouse Units
- SB 721 Inspections Completed
- All Residents Enjoy Ocean Views
- 10 Minute Walk to Beach Promenade

COMPASS
COMMERCIAL

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EXCLUSIVELY LISTED

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**COMPASS
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The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

**DO NOT DISTURB TENANTS.
PLEASE CONTACT LISTING AGENT FOR SHOWING INSTRUCTIONS.**

AERIAL



EXECUTIVE SUMMARY

MULTIFAMILY / 9 UNITS

Property Address:

510 Avenue Alhambra, El Granada, CA 94018

County: San Mateo

Neighborhood: Pillar Point

APN: 047-204-110

Price: \$3,750,000

Units: 9

Unit Mix/Sizes:**

3) 2-Bedroom/1-Bath Penthouse Units= 1,000 sqft

(6) 2-Bedroom/1-Bath Standard Units = 675 sqft

Price/Unit: \$416,667

Price/sqft: \$384

Gross Building sqft:* 9,756

Net Rentable sqft:* 7,479

Lot Size sqft:* 14,490

Year Built: 1973

Rooms: 36

Parking: 9 Carports & 2 Open Spaces On-Site

Current Cap Rate: 5.13%

Current GRM: 13.01

NOTES |

* Per Assessor Records

** Estimated but not guaranteed. Buyer to independently measure.

BUILDING FEATURES

- Ocean View From Every Apartment
- SB721 Inspection Completed
- Washer/Dryer in Penthouse Units (1,000 Sf)
- All Electric Appliances in Units, | Individually Metered
- Kitchen Pantry Offers Ample Storage
- Bike Storage Room On-site
- Resident Storage Lockers
- Owners Storage Room with Sink and Bathroom
- Laundry Room/ 2 Washers and 2 Dryers



PRO FORMA OPERATING SUMMARY

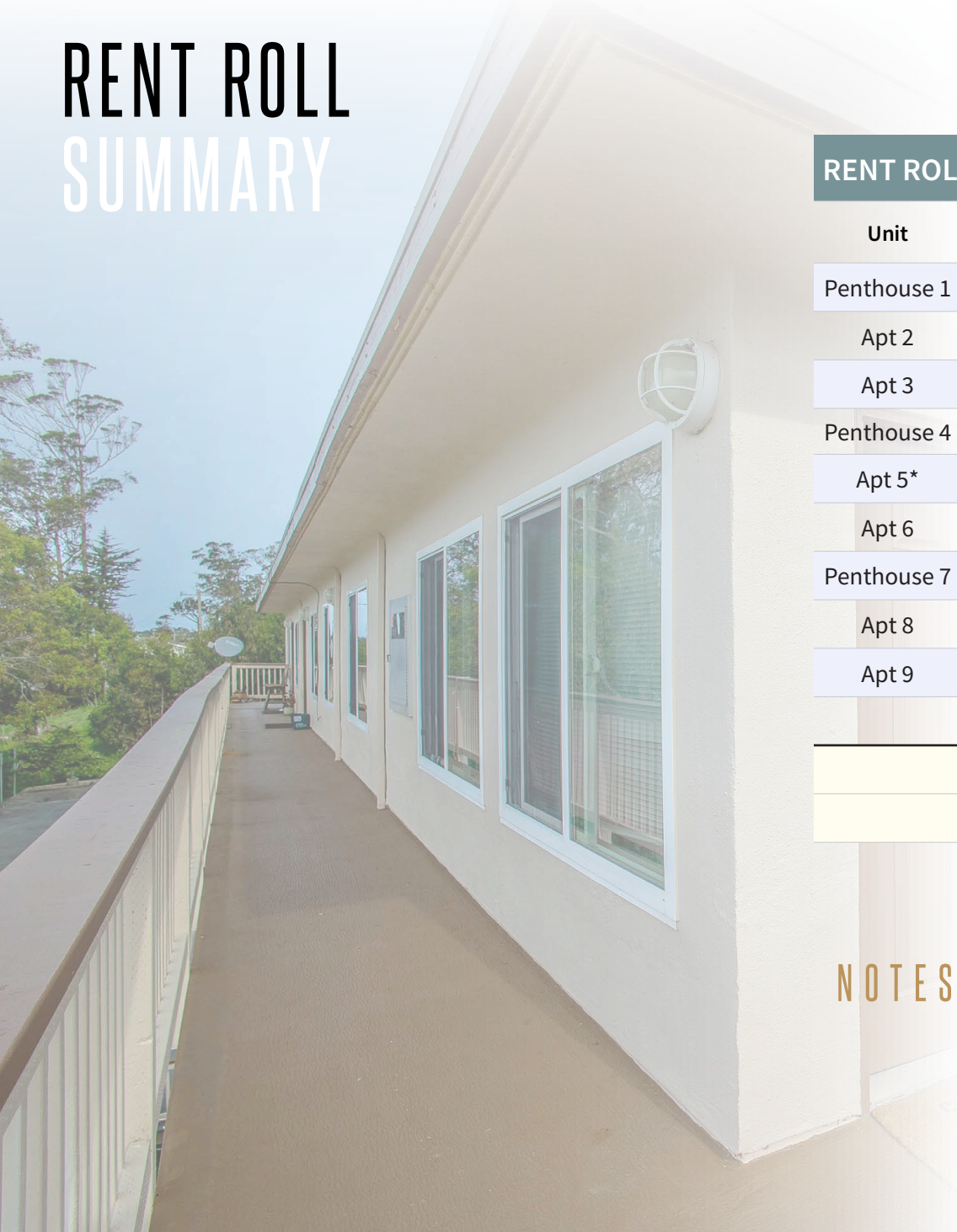
OPERATING EXPENSES	CURRENT	NOTES
New Property Taxes (@1.1055%)	\$41,456	[1]
Special Assessments & Direct Charges	\$420	[1]
Sewer (on tax bill)	\$7,740	[1]
Water	\$6,558	[2]
PG&E (common area)	\$3,144	[2]
Garbage	\$8,160	[2]
Repairs and Maintenance	\$9,000	[3]
Insurance	\$9,500	[4]
Gardening Service	\$1,200	[2]
Miscellaneous Expense	\$190	[2]
Total Annual Expenses:	\$87,368	

NOTES |

- [1] From Secured Tax Bill '25-'26
- [2] Owners 2025 P&L
- [3] Averaged \$1,000 Per Unit Per Year
- [4] Updated Insurance Estimate

ANNUALIZED OPERATING DATA	CURRENT
Scheduled Gross Income:	\$288,300
(Less) Vacancy Rate: 3.0%	\$8,649
Gross Operating Income:	\$279,651
(Less) Expenses: 30.3%	\$87,368
Net Operating Income:	\$192,283
Cap Rate	5.13%
GRM	13.01

RENT ROLL SUMMARY



RENT ROLL SUMMARY

Unit	Type	Current Rent	Sizes ± Sq.Ft**
Penthouse 1	Lg. 2-Bedroom/1-Bathroom	\$2,750.00	1,000
Apt 2	2-Bedroom/1-Bathroom	\$2,530.00	675
Apt 3	2-Bedroom/1-Bathroom	\$2,600.00	675
Penthouse 4	Lg. 2-Bedroom/1-Bathroom	\$2,800.00	1,000
Apt 5*	2-Bedroom/1-Bathroom	\$2,600.00	675
Apt 6	2-Bedroom/1-Bathroom	\$2,570.00	675
Penthouse 7	Lg. 2-Bedroom/1-Bathroom	\$3,100.00	1,000
Apt 8	2-Bedroom/1-Bathroom	\$2,550.00	675
Apt 9	2-Bedroom/1-Bathroom	\$2,450.00	675
	Laundry Income	\$75.00	
		Monthly Income	\$24,025.00
		Annual Income	\$288,300.00

NOTES |

* Closets have been added to some second bedroom

** Estimated but not guaranteed. Buyer to independently measure.

TAX MAP

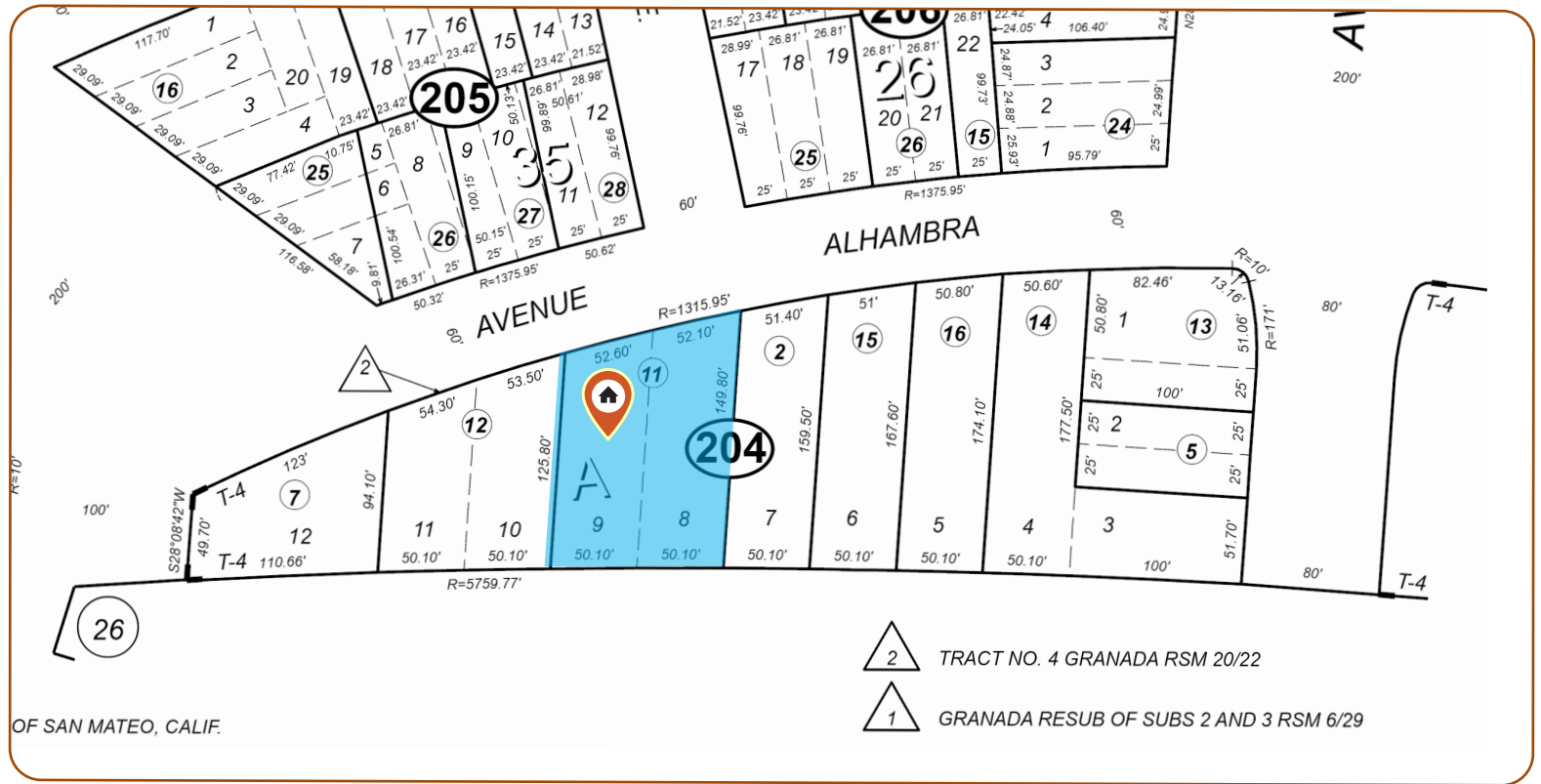
APN: 047-204-110

9
UNITS

UNIT MIX

6 Regular
2-Bed/1-Bath

3 Penthouse
2-Bed/1-Bath



AERIAL PARCEL



AERIAL VIEW

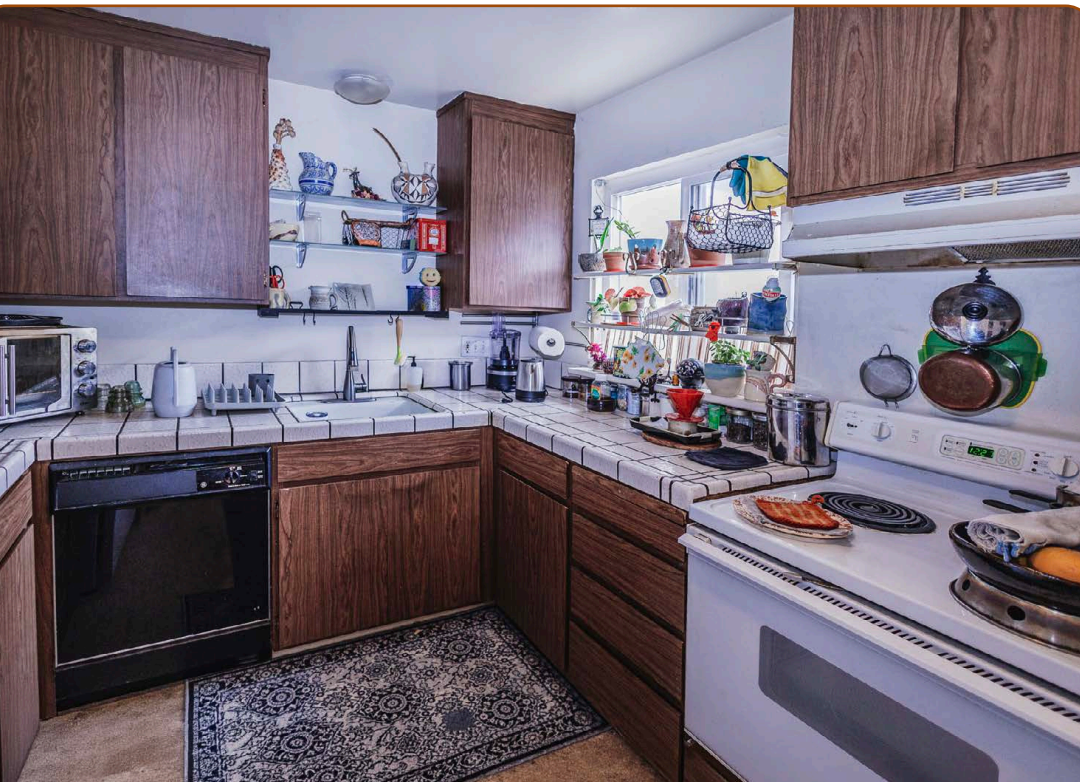


PHOTOS



PHOTOS

APARTMENT 1 Penthouse 2-Bedroom/1-Bath



PHOTOS

APARTMENT 2
2-Bedroom/1-Bath

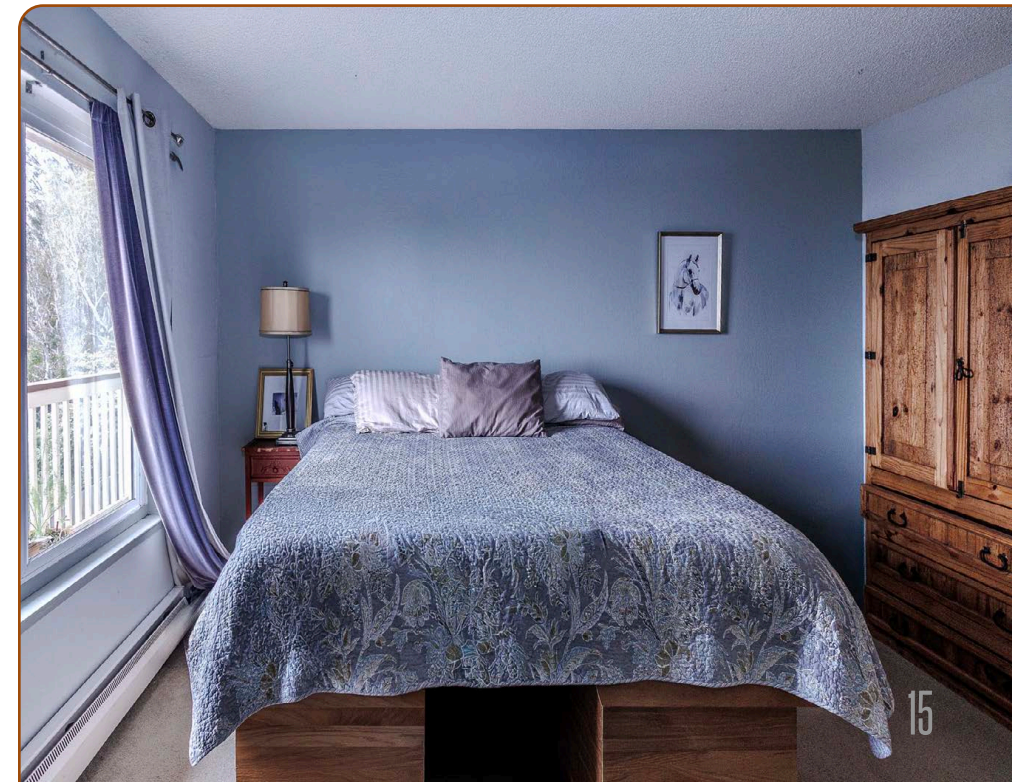


APARTMENT 3
2-Bedroom/1-Bath



PHOTOS

APARTMENT 4 Penthouse 2-Bedroom/1-Bath



PHOTOS

APARTMENT 5
2-Bedroom/1-Bath

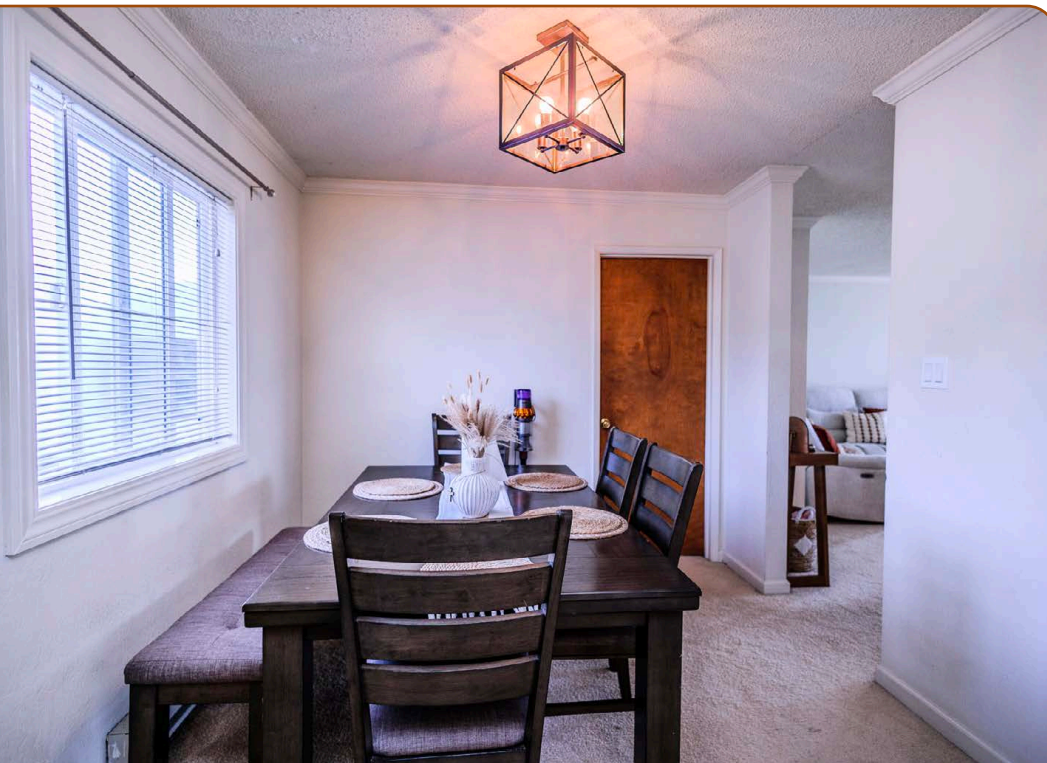


APARTMENT 6
2-Bedroom/1-Bath



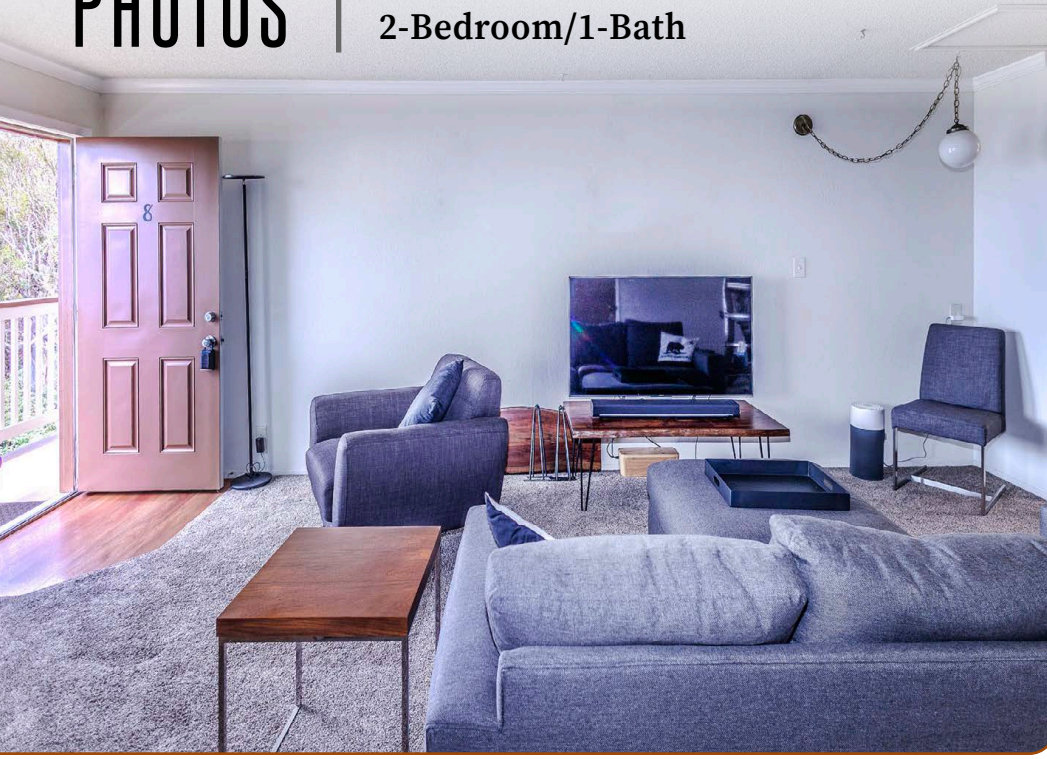
PHOTOS

APARTMENT 7 Penthouse 2-Bedroom/1-Bath

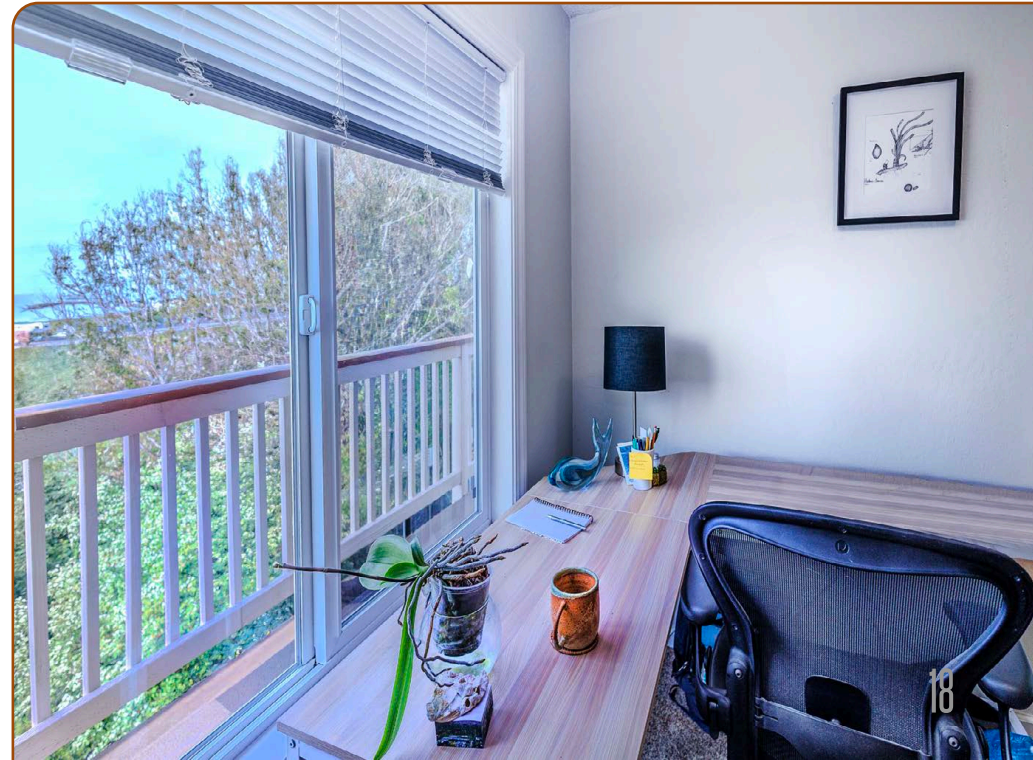
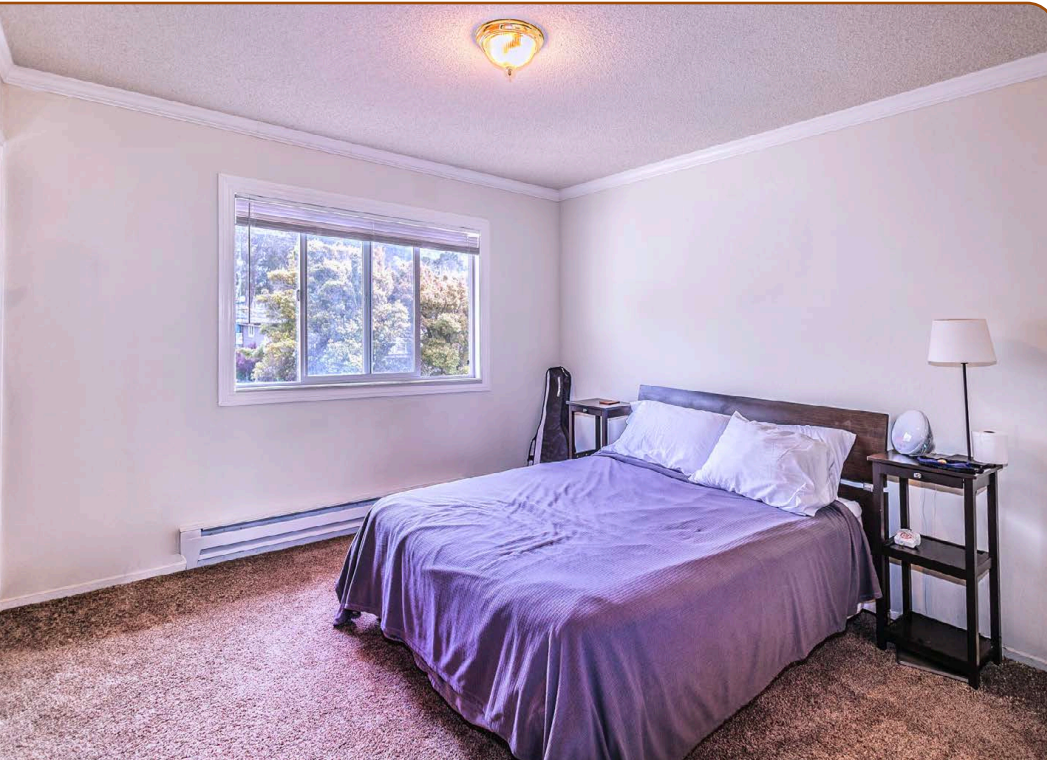


PHOTOS

APARTMENT 8
2-Bedroom/1-Bath



APARTMENT 9
2-Bedroom/1-Bath



Apartment View



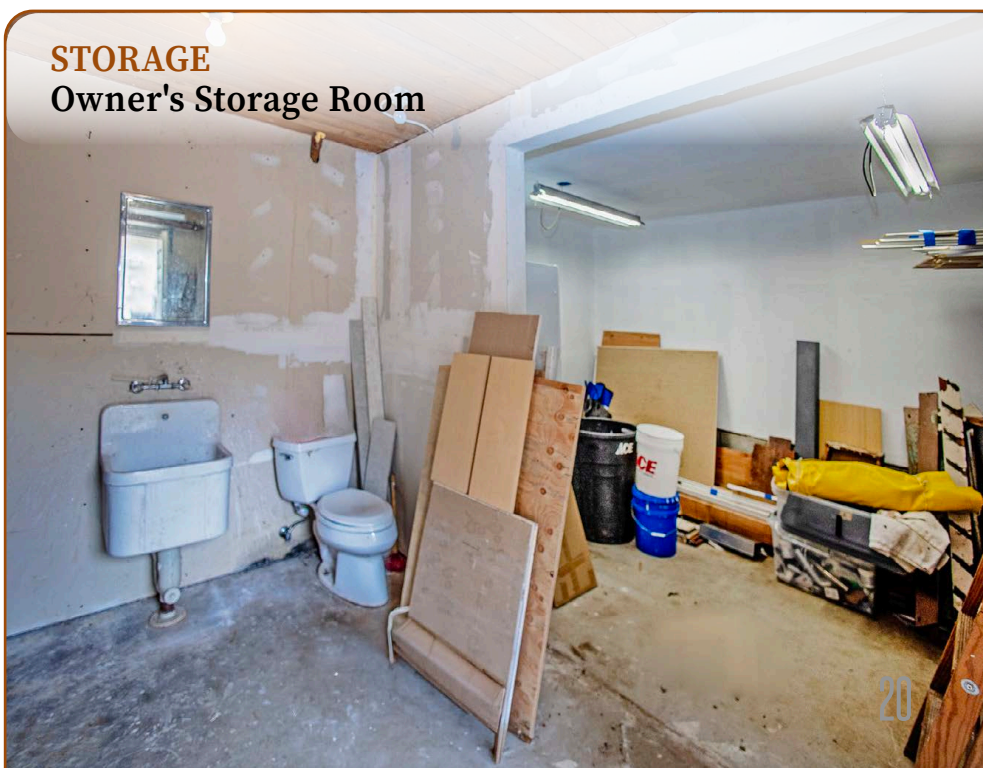
Boat Launch/Pillar Point



Half Moon Bay

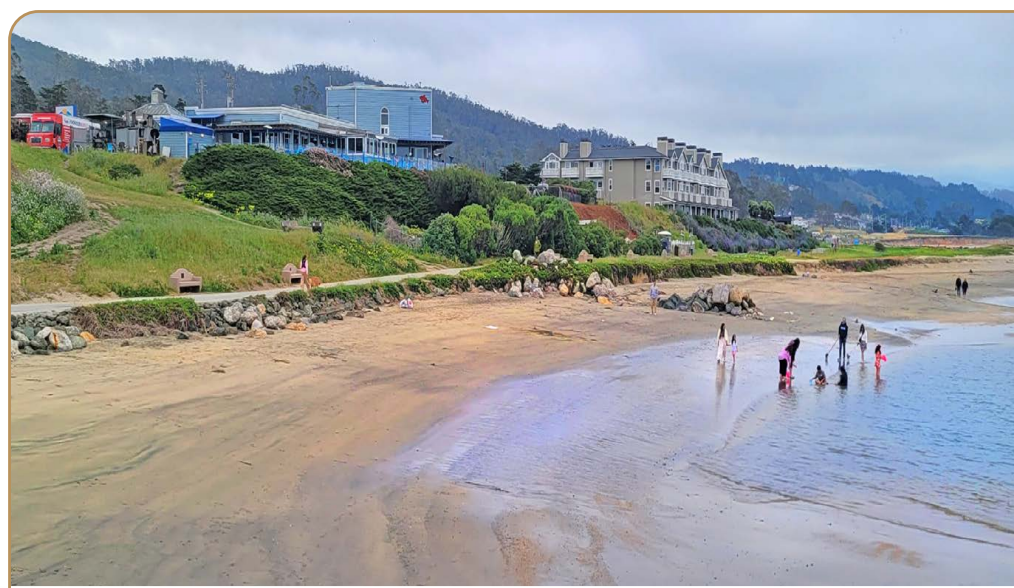
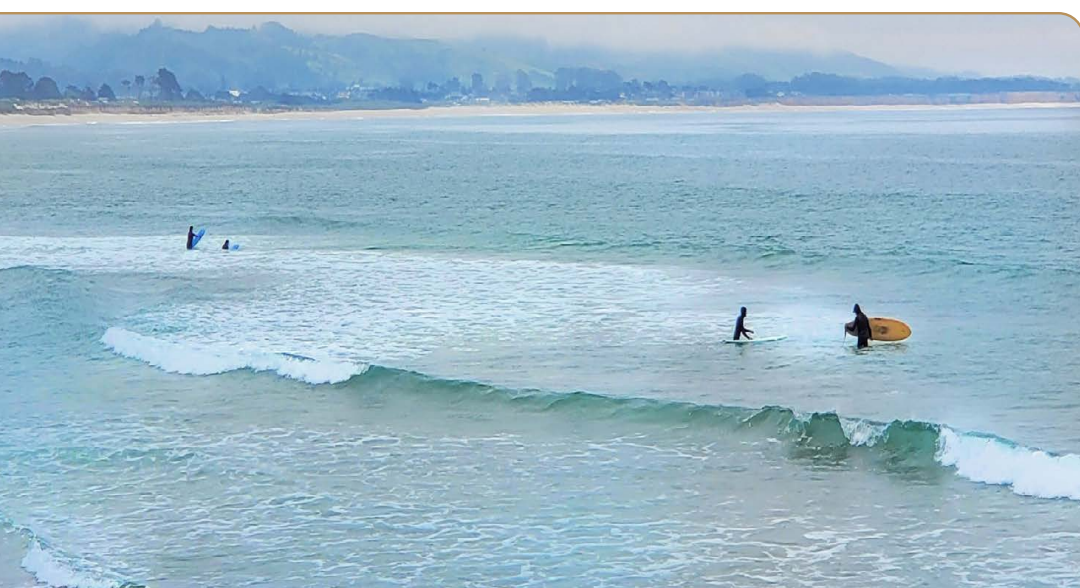


PHOTOS EXTERNAL

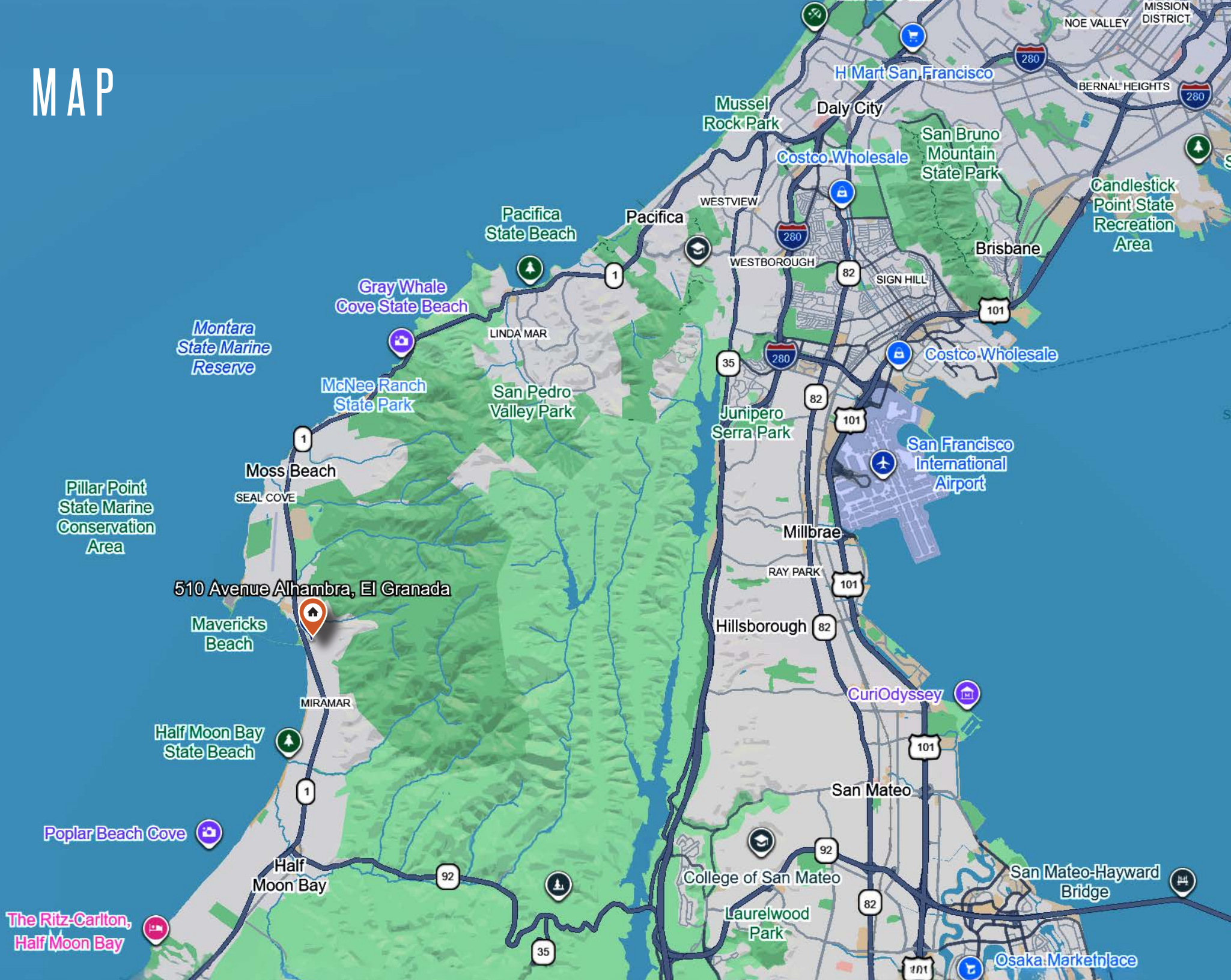


STORAGE Owner's Storage Room

PILLAR POINT COSTAL ACCESS



MAP



Montara State Marine Reserve

Pillar Point State Marine Conservation Area

510 Avenue Alhambra, El Granada

Half Moon Bay State Beach

Poplar Beach Cove

The Ritz-Carton, Half Moon Bay

Pacifica State Beach

Gray Whale Cove State Beach

McNee Ranch State Park

San Pedro Valley Park

Mussel Rock Park

Costco Wholesale

San Bruno Mountain State Park

WESTVIEW

Pacifica

WESTBOROUGH

SIGN HILL

Brisbane

Candlestick Point State Recreation Area

Junipero Serra Park

San Francisco International Airport

Millbrae

RAY PARK

Hillsborough

CuriOdyssey

San Mateo

College of San Mateo

Laurelwood Park

San Mateo-Hayward Bridge

Osaka Marketplace

Hi Mart San Francisco

MISSION DISTRICT

BERNAL HEIGHTS

NOE VALLEY

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Client Testimonial

English Version

We are very fortunate to have two professional realtors, Cameron and Nathan, representing us. Cameron and Nathan specialize in commercial real estate in the Bay Area, understand the market and analyze it. After listening to our ideas and fully understanding our needs, he helped us buy a suitable rental property in the location we wanted.

Their understanding of market conditions and their sensitivity to numbers left a deep impression on me from the first meeting. We have the peace of mind of knowing the reasonable value of each property, both during the property search and after closing.

Give two examples to illustrate their excellent negotiating ability: (1) In the case of competing bids from multiple buyers, they helped us grab the property at a price lower than the seller's asking price. (2) After that, we carefully checked the property building and the information provided by the seller, and helped us win great benefits from the seller.

Cameron and Nathan's professional knowledge and service spirit to maximize the interests of customers allowed us to successfully complete the property replacement under the condition of limited time in the Bay Area. I also learned a lot from it. They are not only my partners, but also my good teachers and helpful friends. I wholeheartedly recommend them.

– K.T., Burlingame

Mandarin Version

給說中文的朋友:

我們很慶幸可以找到Cameron跟Nathan這兩位專業地產經紀人代表我們。Cameron跟Nathan專精灣區商業地產, 懂市場、會分析。在聽取我們的想法、充份了解我們的需要之後, 在我們想要的地段幫我們買到了適合的出租物業。

他們對市場行情的了解、對數字的敏銳度, 在第一次見面就讓我留下了深刻的印象。在尋找物業期間以及成交後, 都讓我們因為能充份了解每個物業合理的價值而感到安心。

舉兩個例子說明他們出色的談判能力:(1)在多個買家出價競爭的情況下, 還是以低於賣家開價的價格, 幫我們搶到了物業。(2)之後, 仔細了檢查物業建築以及賣家提供的資料, 並幫我們向賣家爭取到了極大的利益。

Cameron跟Nathan的專業知識和為顧客爭取利益最大化的服務精神, 讓我們得以在待在灣區的時間有限的情況下順利完成了物業置換。我也從中學到了很多。他們不只是我的合作夥伴, 更是我的良師益友。我衷心的推薦他們。

– K.T., Burlingame