

OFFERING MEMORANDUM

11914 BEACH CLUB WAY

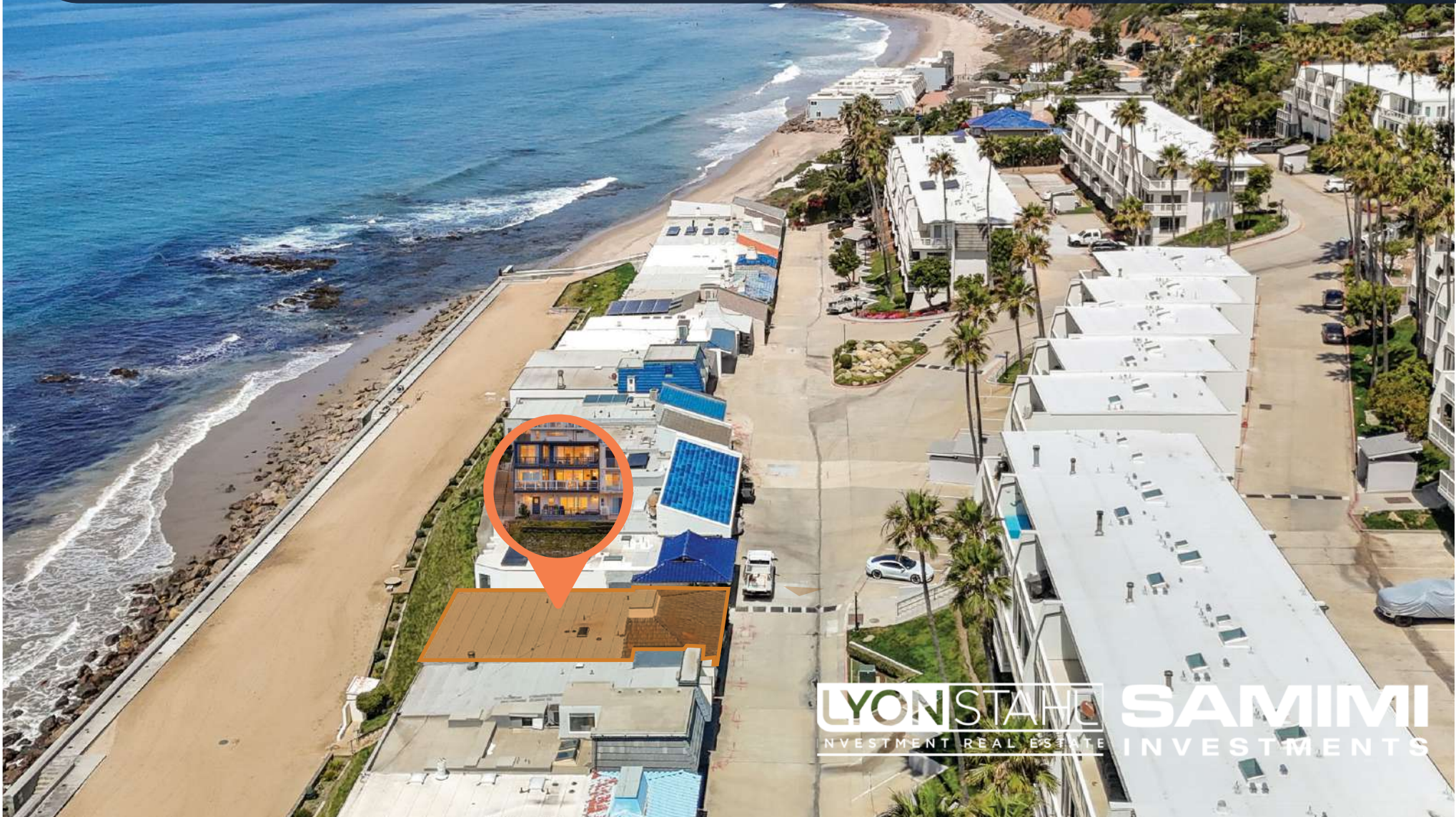
MALIBU, CA 90265 3 UNITS

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LYONSTAHLE **SAMIMI**
INVESTMENT REAL ESTATE INVESTMENTS

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PROPERTY INFORMATION



THE OFFERING



11914 Beach Club Way presents an exceptionally rare opportunity to acquire a true beachfront property in one of Malibu's most exclusive and supply-constrained coastal communities. Located directly on the sand along the highly coveted Malibu Road coastline, the property offers unobstructed panoramic ocean views, immediate beach access, and a level of privacy and exclusivity rarely available on the market.

This is the only triplex within the community and one of the largest and widest units in the complex, totaling approximately 2,680 square feet. Originally constructed as a single-family residence and grandfathered by the HOA as a legal 3-unit property, the asset will be delivered with two of the three units vacant at the close of escrow, creating a rare opportunity for an owner-user, multigenerational family compound, luxury rental investment, or private coastal retreat.

Ideally positioned adjacent to the beach access stairs for unmatched convenience, the property offers an exceptional combination of flexibility, lifestyle appeal, and income potential. Additionally, the units can easily be reconfigured back into a single expansive beachfront residence, creating a level of optionality rarely found in Malibu oceanfront real estate.

Unlike many beachfront properties in Malibu, 11914 Beach Club Way includes four dedicated parking spaces, an exceptionally valuable amenity in an area where parking is extremely limited and highly sought after. Two spaces are located in the covered carports, while the additional two spaces were separately acquired by ownership, further enhancing the long-term value and functionality of the property.

The community itself has recently undergone extensive improvements, including a newly rebuilt retaining wall, refreshed landscaping throughout the complex, a community pool, and two paddleball courts, adding to the overall appeal and quality of the setting.

Surrounded by some of the most prestigious oceanfront homes in Southern California, the property benefits from Malibu's enduring global appeal, low-density coastal character, and strong long-term demand fundamentals. The location offers convenient access to Pacific Coast Highway while remaining moments from Malibu's premier dining, shopping, and recreational destinations, as well as easy connectivity to Santa Monica and the greater Westside.



PROPERTY INFORMATION

PROPERTY DETAILS

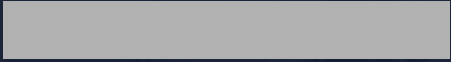
Address	11914 Beach Club Way Malibu, CA 90265
Total Units	3
Total Building Sqft.	2,680 SF
Total Lot Size	1,742 SF
Year Built	1971
APN	700-0-220-335



INVESTMENT HIGHLIGHTS

- Rare Malibu beachfront property with unobstructed panoramic ocean and coastline views
- Direct beach access in one of Malibu's most exclusive and tightly held communities
- Only triplex in the community and one of the largest and widest units in the complex
- Originally built as a single-family residence and grandfathered by the HOA as a legal 3 unit property
- TWO units delivered vacant at the close of escrow
- Ability to easily convert the property back into a single-family beachfront residence
- Includes four dedicated parking spaces
- Ideally located adjacent to the beach access stairs for added convenience
- Community amenities include a pool, newly rebuilt retaining wall, refreshed landscaping, and two paddleball courts

PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS

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11914 Beach Club Way - Malibu, CA 90265

PROPERTY PHOTOS
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FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
B - Top Unit	2	1	\$4,260	\$6,500	-
A - Middle Unit	1	1	\$4,150	\$4,150	VACANT
C - Botton Unit	-	1	\$3,800	\$3,800	VACANT
TOTALS			\$12,210	\$14,450	

FINANCIAL ANALYSIS ANALYSIS

Property Address 11914 Beach Club Way

List Price:		\$3,500,000
Down Payment:	75.0%	\$2,625,000
Number of units:		3
Cost per Unit:		\$1,166,667
Current GRM:		23.89
Market GRM:		20.18
Current CAP:		2.19%
Market CAP:		2.89%
Year Built / Age:		1971
Approx. Lot Size:		1,742
Approx. Gross RSF:		2,680
Cost per Net RSF:		\$1,305.97

Annualized Operating Data

Scheduled Gross Income:	\$146,520
Vacancy Rate Reserve:	\$4,396
Gross Operating Income:	\$142,124
Expenses:	\$65,616
Net Operating Income:	\$76,508
Loan Payments:	\$64,650
Pre Tax Cash Flows:	\$11,858
Principal Reduction:	\$10,253
Total Return Before Taxes:	\$22,111

*1 As a percent of Scheduled Gross Income
*2 As a percent of Down Payment

Current Rents

	\$173,400		
	\$5,202	3%	*1
	\$168,198		
	\$66,960	45%	*1
	\$101,238		
	\$64,650		
	\$36,588	0.45%	*2
	\$10,253		
	\$46,841	0.84%	*2

Market Rents

Proposed Financing

First Loan Amount:	\$875,000	Amort:	30
Terms:	6.25%	Fixed:	5
Payment:	\$5,388	DCR:	1.18

Scheduled Income

# of Units	Bdrms/ Baths	Notes
1	2+1	Top Unit
1	1+1	Middle Unit - Vacant
1	0+1	Studio - Vacant

Current Income	
Monthly Rent/Average	Total Monthly Income
\$4,260	\$4,260
\$4,150	\$4,150
\$3,800	\$3,800

Market Income	
Monthly Rent/Unit	Total Income
\$6,500	\$6,500
\$4,150	\$4,150
\$3,800	\$3,800

Annualized Expenses

*Estimated	
New Taxes (New Estimated):	\$43,750
Maintenance (\$650/unit):	\$1,950
Insurance (\$1.25/SF):	\$3,350
Utilities (\$1200/unit/year):	\$3,600
HOA Fee(\$470/Month):	\$5,640
Management (5%):	\$7,326

Total Expenses:	\$65,616
Expenses as %/SGI	44.78%
Per Net Sq. Ft:	\$24.48
Per Unit	\$21,872

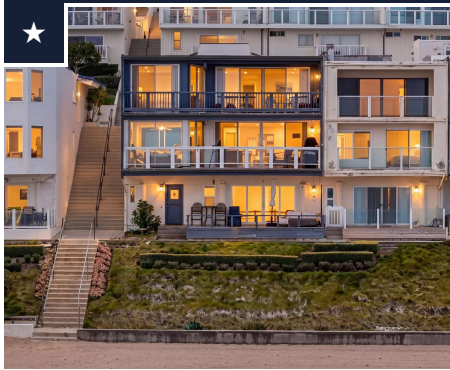
Total Scheduled Rent:	\$12,210	\$14,450
Laundry	\$0	\$0
Garages	\$0	\$0
Monthly Scheduled Gross Income:	\$12,210	\$14,450
Annualized Scheduled Gross Income:	\$146,520	\$173,400
Utilities Paid by Tenant:	Gas & Electric	

SALE COMPARABLES



SALE COMPARABLES

SALE COMPS

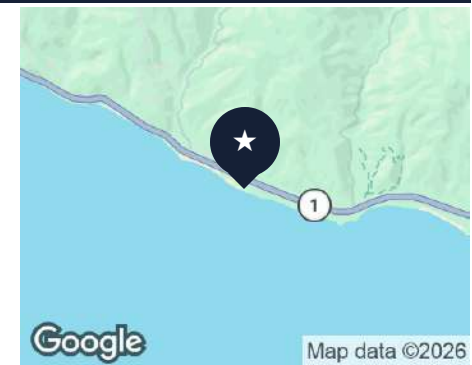


11914 BEACH CLUB WAY

Malibu, CA 90265

Subject Property

Price:	\$3,750,000	Bldg Size:	2,680 SF
No. Units:	3	Cap Rate:	2.19%
Year Built:	1971	Price/SF:	\$1,399.25



11770 PACIFIC COAST HWY #H

Malibu, CA 90265

Sold 12/12/2020

Price:	\$2,300,000	Bldg Size:	1,400 SF
Year Built:	1970	Price/SF:	\$1,642.86



11770 PACIFIC COAST HWY #J

Malibu, CA 90625

Sold 5/21/2024

Price:	\$2,269,500	Bldg Size:	1,700 SF
Year Built:	1970	Price/SF:	\$1,335.00



SALE COMPARABLES

SALE COMPS



3

11770 PACIFIC COAST HWY #I
Malibu, CA 90265

Sold 10/8/2020

Price:	\$2,300,000	Bldg Size:	1,436 SF
Year Built:	1970	Price/SF:	\$1,601.67



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11770 PACIFIC COAST HWY # EE
Malibu, CA 90265

Sold 3/7/2025

Price:	\$2,226,000	Bldg Size:	1,855 SF
Year Built:	1969	Price/SF:	\$1,200.00



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11770 PACIFIC COAST HWY #P
Malibu, CA 90265

Sold

Price:	\$2,237,500	Bldg Size:	1,894 SF
Year Built:	1970	Price/SF:	\$1,181.36



SALE COMPARABLES

SALE COMPS

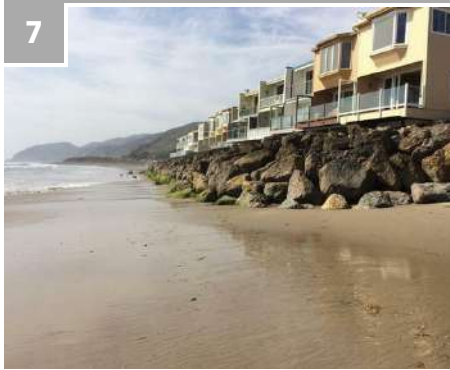


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11770 PACIFIC COAST HWY #K
Malibu, CA 90265

Sold 6/5/2018

Price: \$3,300,000 Bldg Size: 1,914 SF
Year Built: 1970 Price/SF: \$1,724.14



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11770 PACIFIC COAST HWY #L
Malibu, CA 90265

Sold 4/1/2016

Price: \$2,250,000 Bldg Size: 1,296 SF
Year Built: 1970 Price/SF: \$1,736.11



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11770 PACIFIC COAST HWY #O
Malibu, CA 90265

Sold 1/2/2020

Price: \$3,105,000 Bldg Size: 1,728 SF
Year Built: 1970 Price/SF: \$1,796.88



SALE COMPARABLES ANALYSIS

Address	Price	Units	Yr. Built	RSF	Price/SF	Price/Unit	COE	Unit Mix
11770 Pacific Coast Hwy #H	\$2,300,000	1	1970	1,400	\$1,642.86	\$2,300,000	12/22/2020	2 Bed + 2.5 Bath, 1 Bed + 1 Bath
11770 Pacific Coast Hwy #J	\$2,269,500	1	1970	1,700	\$1,335.00	\$2,269,500	5/21/2024	3 Bed + 4 Bath
11770 Pacific Coast Hwy #I	\$2,300,000	1	1970	1,436	\$1,601.67	\$2,300,000	10/8/2020	2 Bed + 3 Bath, 1 Bed + 1 Bath
11770 Pacific Coast Hwy #EE	\$2,226,000	1	1969	1,855	\$1,200.00	\$2,226,000	3/7/2025	3 Bed + 3 Bath
11770 Pacific Coast Hwy #P	\$2,237,500	1	1970	1,894	\$1,181.36	\$2,237,500	7/13/2015	2 Bed + 3 Bath, 1 Bed + 1 Bath
11770 Pacific Coast Hwy #K	\$3,300,000	1	1970	1,914	\$1,724.14	\$3,300,000	6/5/2018	3 Bed + 4 Bath
11770 Pacific Coast Hwy #L	\$2,250,000	1	1970	1,296	\$1,736.11	\$2,250,000	4/1/2916	2 Bed + 3 Bath, 1 Bed + 1 Bath
11770 Pacific Coast Hwy #O	\$3,105,000	1	1970	1,728	\$1,796.88	\$3,105,000	1/2/2020	3 Bed + 2 Bath, 1 Bed + 1 Bath
Averages					\$1,527.25	\$2,498,500		
11914 Beach Club Way, Malibu CA 90265	\$3,500,000	3	1971	2,680	\$1,305.97	\$1,166,667	Subject	(1) 2+1, (1) 1+1, (1) 0+1

LOCATION OVERVIEW



LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



LOCATION OVERVIEW LOS ANGELES



Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world



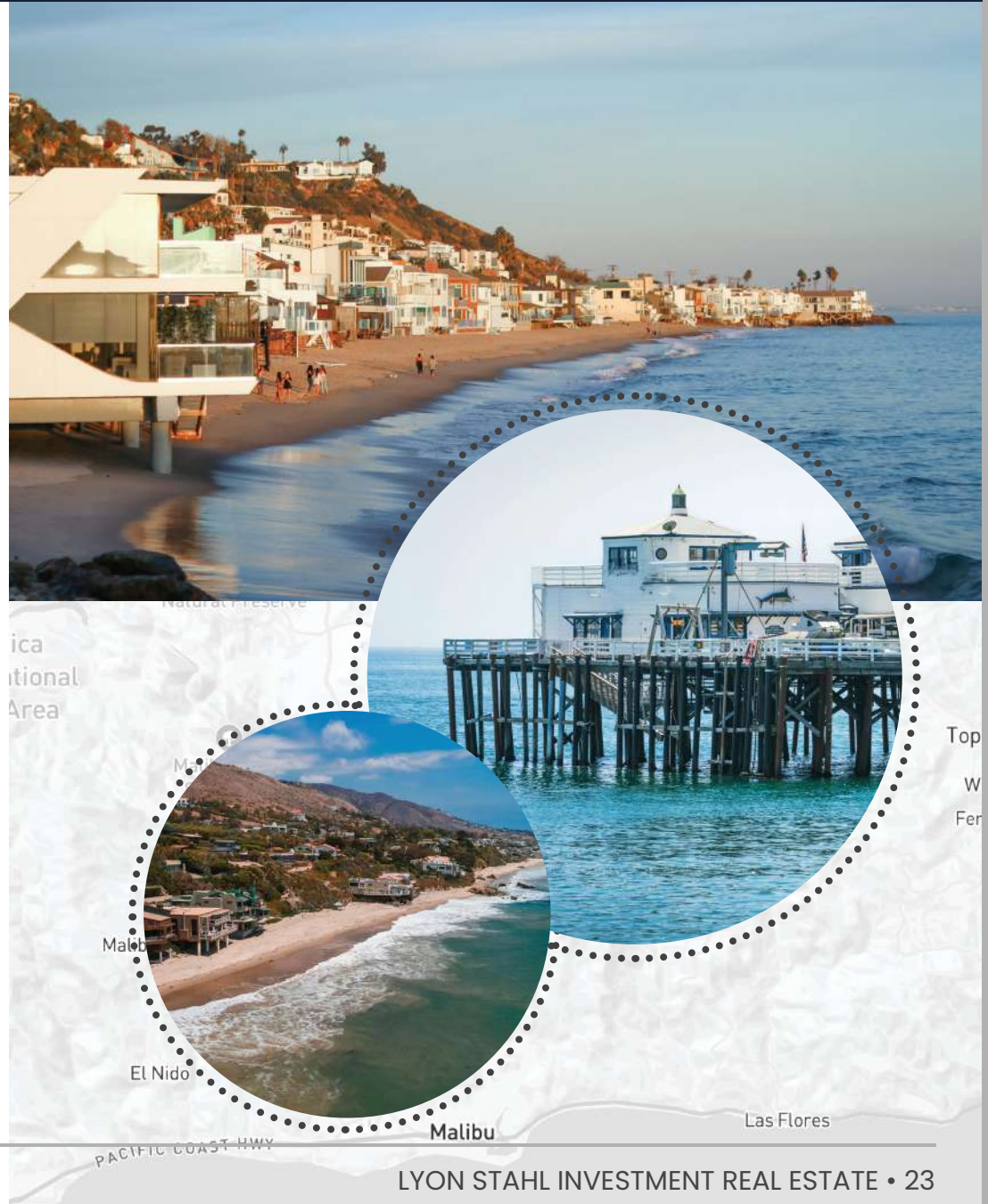
MALIBU

Malibu is one of Southern California's most sought-after coastal markets, known for its oceanfront setting, low-density residential character, and enduring appeal. The area combines scenic coastline, natural beauty, and a strong lifestyle identity that continues to support long-term residential demand.

Its location along Pacific Coast Highway provides access to Santa Monica, the Westside, and other key coastal destinations while preserving the privacy and character associated with a premier beachfront community. Malibu's connectivity to regional employment centers, retail offerings, and recreational amenities further enhances its overall desirability within the broader Los Angeles market.

Malibu also benefits from its reputation as a destination market with strong lifestyle appeal and long-term desirability. The combination of natural beauty, exclusivity, and coastal character continues to distinguish the area from other submarkets in the region.

For investors, Malibu stands out as a highly differentiated coastal market with strong identity, broad buyer appeal, and enduring demand fundamentals. These characteristics reinforce its position as one of the premier residential submarkets in Los Angeles County.



CENTRAL TO EMPLOYMENT CENTERS



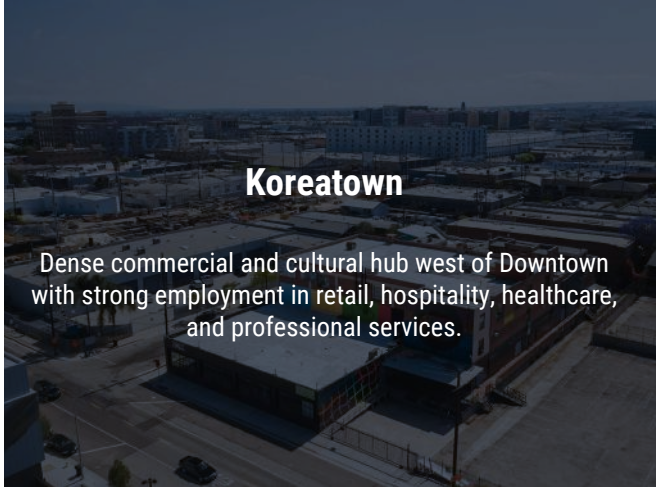
Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.



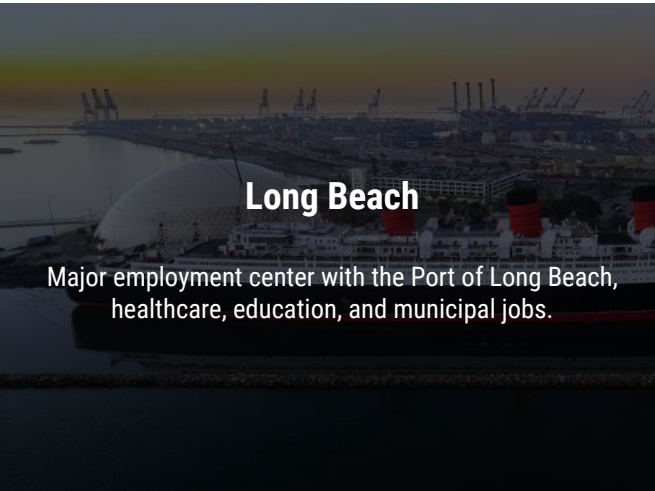
Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.



Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.



Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.



Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.



Inglewood

Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

2028 OLYMPICS | LOS ANGELES

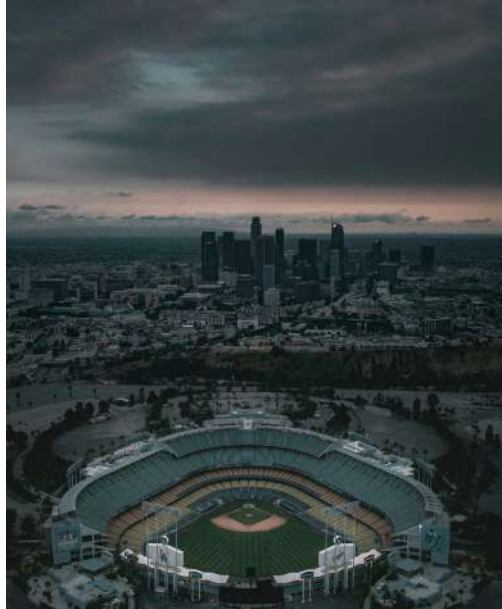


In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

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