

EXCLUSIVE LISTING | MULTIFAMILY OPPORTUNITY

33372 CHELTAM WAY

Dana Point, CA 92629

4 UNITS



Property Highlights

- Built in 1977
- 10 Year Interest Only Financing Available
- All Units Over 1,000 SF Each
- Each Unit has Separate APNs - Not Subject to Statewide or Local Rent Control
- W/D Hookups, Patios, Balconies, Fireplaces, Canyon Views
- (1) Garage & (1) Open Space Per Unit
- Added Value Opportunity, Motivated Seller

DISCLAIMER

33372 CHELTAM WAY

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MORGAN · SKENDERIAN
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PROPERTY DESCRIPTION

33372 CHELTAM WAY

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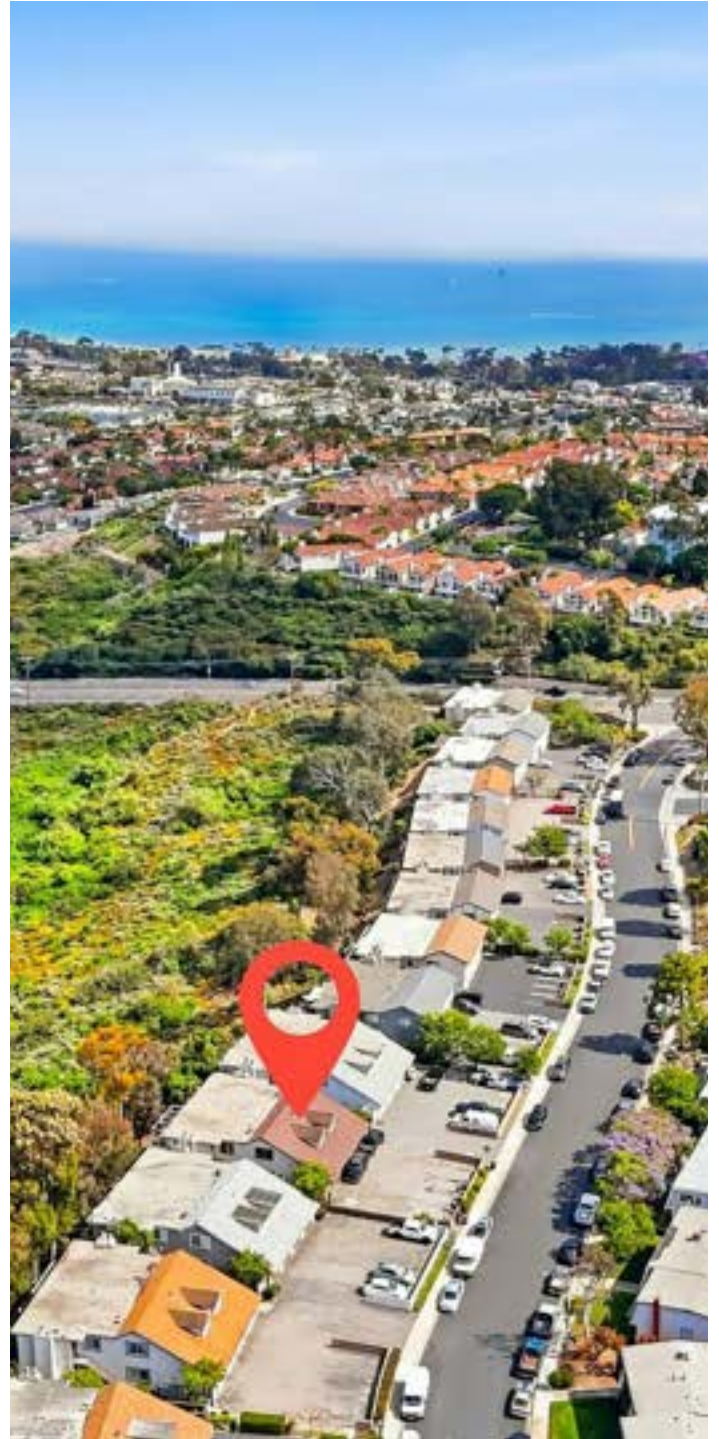
LOCATION OVERVIEW

Immerse yourself in the coastal charm of Dana Point, California, a prime location for multifamily and high-rise investors. This area boasts an enviable array of attractions and amenities, including the picturesque Doheny State Beach and the luxurious Monarch Beach Golf Links. Its proximity to Dana Point Harbor offers an abundance of dining, shopping, and entertainment options, while nearby parks and nature reserves provide ample recreational opportunities. With its stunning coastal views and vibrant atmosphere, the area presents an enticing proposition for investors looking to capitalize on the desirable lifestyle and urban conveniences that Dana Point has to offer.

FINANCIAL OVERVIEW

After a down payment of \$908,250 (35%), the Buyer shall obtain a new loan in the amount of \$1,686,750 (65%). Proposed loan shall have an estimated interest rate of 6.499%, fixed for 30 years. The initial 10 years will be interest only payments. Estimated monthly payments shall be \$9,135.16.

DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
Total Households:	506	2,298	8,988
Total Population:	1,292	5,790	21,842
Average HH Income:	\$158,370	\$170,811	\$167,186



EXECUTIVE SUMMARY

33372 CHELTAM WAY

Dana Point, CA 92629



PROPERTY OVERVIEW

Number Of Units:	4
Unit Mix:	(2) 2BR/2BA (2) 2BR/2BA+Den
Year Built:	1977
Parcel Number:	939-470-90 through 939-470-93
Parking:	(4) Garages, (4) Open Spaces
Exterior:	Frame & Stucco
Net Rentable SF:	4,424 SF
Utility Metering	Individually Metered for Electricity & Gas. Owner pays Water & Trash.

PROPERTY DESCRIPTION

33372 Cheltam Way presents a rare four-unit investment opportunity in the highly desirable coastal community of Dana Point. Built in 1977, this property offers spacious units, each exceeding 1,000 square feet. The units are thoughtfully designed with tenant comfort in mind, offering washer and dryer hookups, private patios or balconies, and cozy fireplaces. Each residence is also assigned one garage parking space along with an additional open space, adding convenience and value. The property is uniquely configured with separate APNs for each unit, providing a future buyer with flexibility and potential exit strategies. Additionally, the asset is not subject to statewide or local rent control, allowing for unrestricted rent growth.

With solid fundamentals and clear upside potential, 33372 Cheltam Way represents an excellent value-add opportunity for investors seeking to enhance rents and maximize returns. The motivated seller further strengthens the appeal of this offering, making it a compelling acquisition in one of Southern California's most sought-after rental markets.

AMENITIES

- W/D Hookups
- Patios/Balconies
- Fireplace
- Ceiling Fans

SUBJECT PHOTOS

33372 CHELTAM WAY

Dana Point, CA 92629



SUBJECT PHOTOS

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FINANCIAL SUMMARY

33372 CHELTAM WAY

Dana Point, CA 92629

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$2,595,000	\$2,595,000
Price per Unit	\$648,750	\$648,750
Price per SF	\$586.57	\$586.57
GRM	20.4	14.44
CAP Rate	3.0%	5.0%

OPERATING DATA	CURRENT	MARKET
Total Gross Scheduled Income	\$127,200	\$179,760
Vacancy (3.0%)	\$3,816	\$5,392
Gross Operating Income	\$123,384	\$174,367
Operating Expenses (35.0%)	\$44,475	\$44,475
Net Operating Income	\$78,909	\$129,892

FINANCING DATA	CURRENT	MARKET
Down Payment (35.0%)	\$908,250	\$908,250
Loan Amount (65.0%)	\$1,686,750	\$1,686,750
Principal Reduction Annually	\$0	\$0
Debt Service Monthly	\$11,243.64	\$11,243.64
Debt Service Annually	\$109,622	\$109,622

FINANCIAL DETAILS

33372 CHELTAM WAY

Dana Point, CA 92629

Multi-Residential Information

Property Name	No. Units	Address	City	State	
	4	33372 Cheltam Way	Dana Point	CA	
Price	Cost/Unit	GRM: Current	Cap: Current	Approx. SqFt	Lot Size
\$2,595,000	\$648,750	20.4	3.0%	4,424	N/Av
Down Payment	Percent Down	GRM: Market	Cap: Market	Cost/SqFt	Approx. Age
\$908,250	35.0%	14.44	5.0%	\$586.57	1977

Proposed Financing

1st Loan	Terms	Monthly Pmt	New / Ex / Private
\$1,686,750	New 1st TD; 6.499% Fixed for 30 Years, 10 Years Interest Only	\$9,135.16	New

Annualized Operating Data

Annualized Operating Data				Estimated Expenses		CURRENT
		<u>CURRENT</u> <u>RENTS</u>	<u>YEAR 1</u> <u>RENTS</u>	<u>MARKET</u> <u>RENTS</u>		
Scheduled Gross Income:		\$127,200	\$137,376	\$179,760	Property Taxes (1.00842%):	\$26,168
Less Vacancy Reserve:	3.0%	\$3,816	\$4,121	\$5,392	Special Assessments:	\$4,273
Gross Operating Income:		\$123,384	\$133,255	\$174,367	Insurance:	\$4,832
Less Expenses:	35.0%	\$44,475	\$44,475	\$44,475	Utilities:	\$4,200
Net Operating Income:		\$78,909	\$88,780	\$129,892	Maintenance & Repairs (3%):	\$3,702
Cap Rate:		3.0%	3.4%	5.0%	Contract Services:	\$800
Gross Rent Multiplier:		20.4	18.89	14.44	Admin/Misc.:	\$500
					Total Expenses:	\$44,475
					Expenses as % of SGI:	35.0%
					Expenses /Unit/Yr:	\$11,118
					Expenses /SF/Yr:	\$10.05

Scheduled Income

No. Units	No. Bdrms/Baths	Approx. Sq.Ft.	<u>Current</u> <u>Rents</u>	<u>Year 1</u> <u>Rents</u>	<u>Market</u> <u>Rents</u>
			Mo. Rent/Unit	Mo. Rent/Unit	Mo. Rent/Unit
(2)	2BR/2BA	1,014	\$2,500	\$2,700	\$3,495
(2)	2BR/2BA+Den	1,198	\$2,600-\$3,000	\$3,024	\$3,995
			Monthly SGI:	\$10,600	\$11,448
			Annual SGI:	\$127,200	\$137,376
			Utilities Paid By		
			Owner:Water & Trash		
					\$14,980
					\$179,760

The above information has been obtained from sources we believe to be reliable, but we do not accept responsibility for its correctness

INCOME & EXPENSES

33372 CHELTAM WAY

Dana Point, CA 92629

INCOME SUMMARY	CURRENT	PER UNIT
Rental Income	\$127,200	\$31,800
SCHEDULED GROSS INCOME	\$127,200	\$31,800
EXPENSE SUMMARY	CURRENT	PER UNIT
Property Taxes (1.00842%)	\$26,168	\$6,542
Special Assessments	\$4,273	\$1,068
Insurance	\$4,832	\$1,208
Utilities	\$4,200	\$1,050
Maintenance & Repairs (3%)	\$3,702	\$925
Contract Services	\$800	\$200
Admin/Misc.	\$500	\$125
GROSS EXPENSES	\$44,475	\$11,118

RENT ROLL

33372 CHELTAM WAY

Dana Point, CA 92629

UNIT NUMBER	UNIT TYPE	CURRENT RENT
1	2BR / 2BA	\$2,500
2	2BR / 2BA	\$2,500
3	2BR / 2BA+Den	\$3,000
4	2BR / 2BA+Den	\$2,600
Totals		\$10,600

SALE COMPARABLES

33372 CHELTAM WAY

Dana Point, CA 92629



SUBJECT PROPERTY

33372 Cheltam Way | Dana Point, CA 92629

			UNITS	UNIT TYPE	
No. Units:	4	List Price:	\$2,595,000	(2)	2BR/2BA
Year Built:	1977	Current Cap:	3.0%	(2)	2BR/2BA+Den
Price / Unit:	\$648,750	Market Cap:	5.0%		
Price PSF:	\$586.57	Current GRM:	20.4		
		Market GRM:	14.44		



1

33972 Alcazar Drive | Dana Point, CA 92629

			UNITS	UNIT TYPE	
No. Units:	4	Sold Price:	\$2,490,000	(1)	1BR/1BA
Year Built:	1972	Price PSF:	\$599.13	(1)	2BR/1BA
Price / Unit:	\$622,500	Current CAP:	3.4%	(2)	2BR/2BA
Closed:	02/2026	Current GRM:	19.62		



2

33572 Blue Lantern Street | Dana Point, CA 92629

			UNITS	UNIT TYPE	
No. Units:	4	Sold Price:	\$2,543,500	(1)	2BR/1BA
Year Built:	1971	Price PSF:	\$628.33	(2)	2BR/1BA-TH
Price / Unit:	\$635,875	Current CAP:	3.8%	(1)	3BR/2BA-TH
Closed:	07/2025	Current GRM:	17.7		



3

34141 Ruby Lantern Street | Dana Point, CA 92629

			UNITS	UNIT TYPE	
No. Units:	4	Sold Price:	\$2,690,000	(1)	1BR/1BA
Year Built:	1970	Price PSF:	\$690.98	(3)	2BR/2BA
Price / Unit:	\$672,500	Current CAP:	3.1%		
Closed:	02/2025	Current GRM:	21.2		

SALE COMPARABLES

33372 CHELTAM WAY

Dana Point, CA 92629



4

33472 Cheltam Way | Dana Point, CA 92629

No. Units: 4
Year Built: 1976
Price / Unit: \$537,750
Closed: 07/2024

Sold Price: \$2,151,000
Price PSF: \$573.29
Current CAP: 3.3%
Current GRM: 19.09

UNITS

UNIT TYPE

(2) 1BR/1BA
(2) 3BR/2BA



5

24871 Sherwood Way | Dana Point, CA 92629

No. Units: 3
Year Built: 1976
Price / Unit: \$666,000
Closed: In Escrow

In Escrow: \$1,998,000
Price PSF: \$629.49
Current CAP: 3.1%
Current GRM: 22.1

UNITS

UNIT TYPE

(1) 2BR/1BA
(2) 2BR/2BA+Den



6

33856 Pequito Drive | Dana Point, CA 92629

No. Units: 4
Year Built: 1973
Price / Unit: \$648,750
Closed: In Escrow

In Escrow: \$2,595,000
Price PSF: \$780.92
Current CAP: 4.3%
Current GRM: 16.04

UNITS

UNIT TYPE

(2) 1BR/1BA
(1) 2BR/1BA
(1) 2BR/2BA



7

33752 Granada Drive | Dana Point, CA 92629

No. Units: 4
Year Built: 1971
Price / Unit: \$662,500
Closed: On Market

On Market: \$2,650,000
Price PSF: \$711.22
Current CAP: 2.6%
Current GRM: 22.51

UNITS

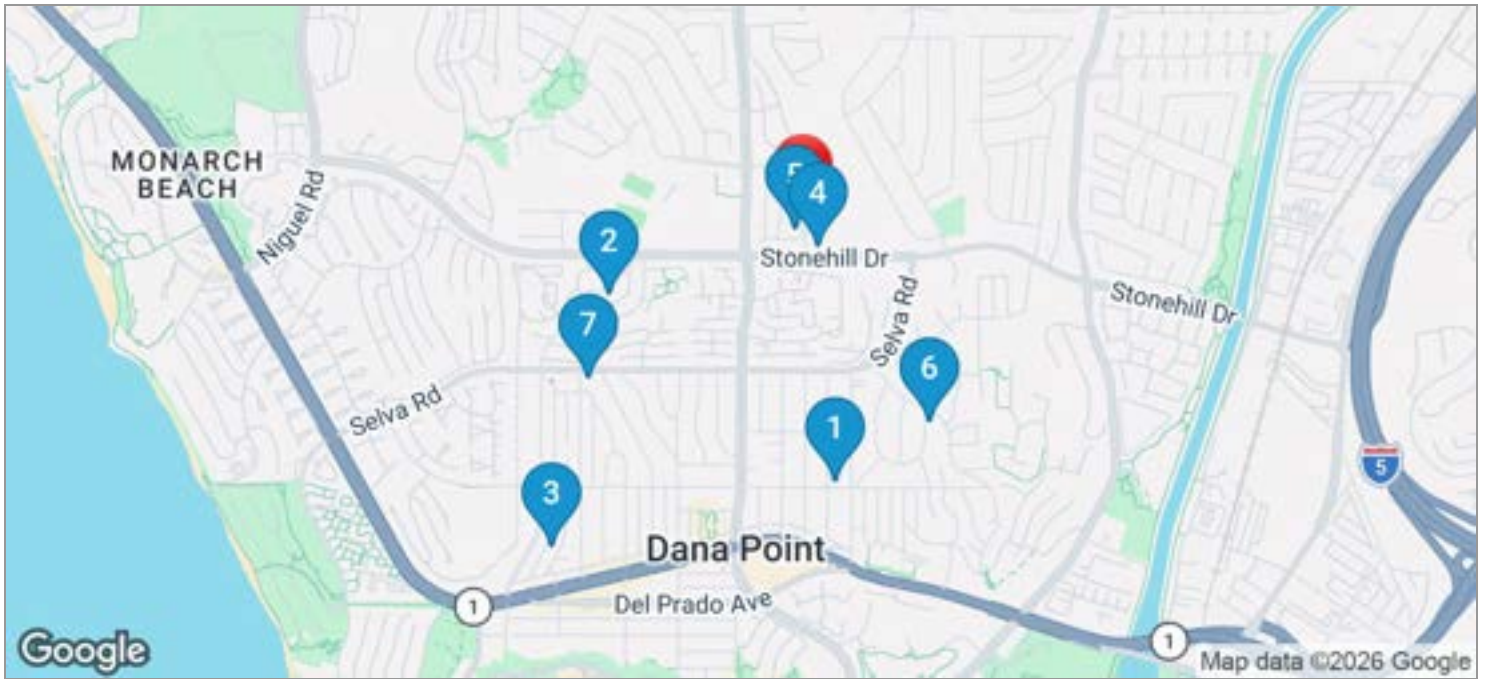
UNIT TYPE

(1) 1BR/1BA
(1) 2BR/1BA
(2) 2BR/2BA

SALE COMPARABLES

33372 CHELTAM WAY

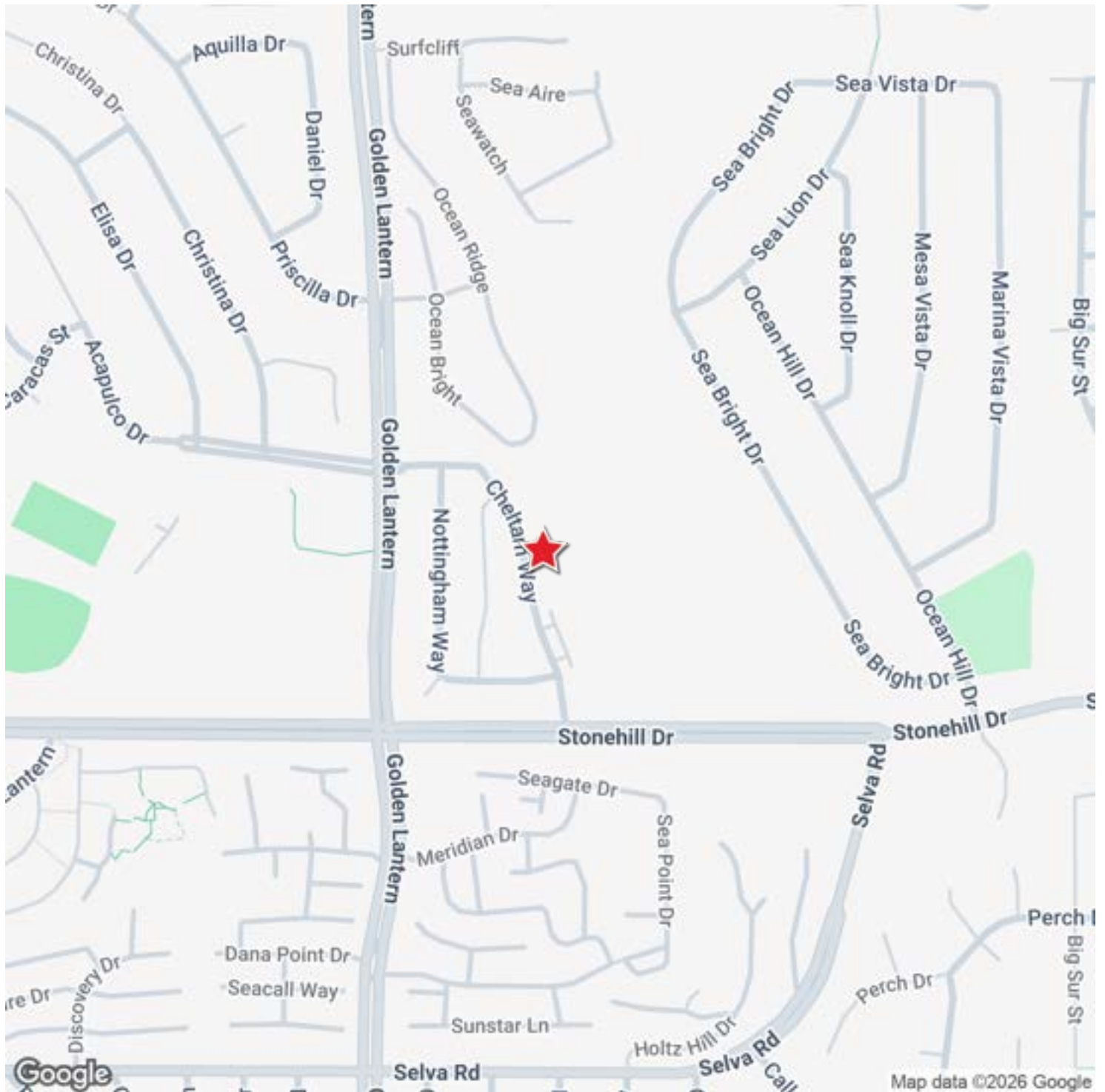
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LOCATION MAP

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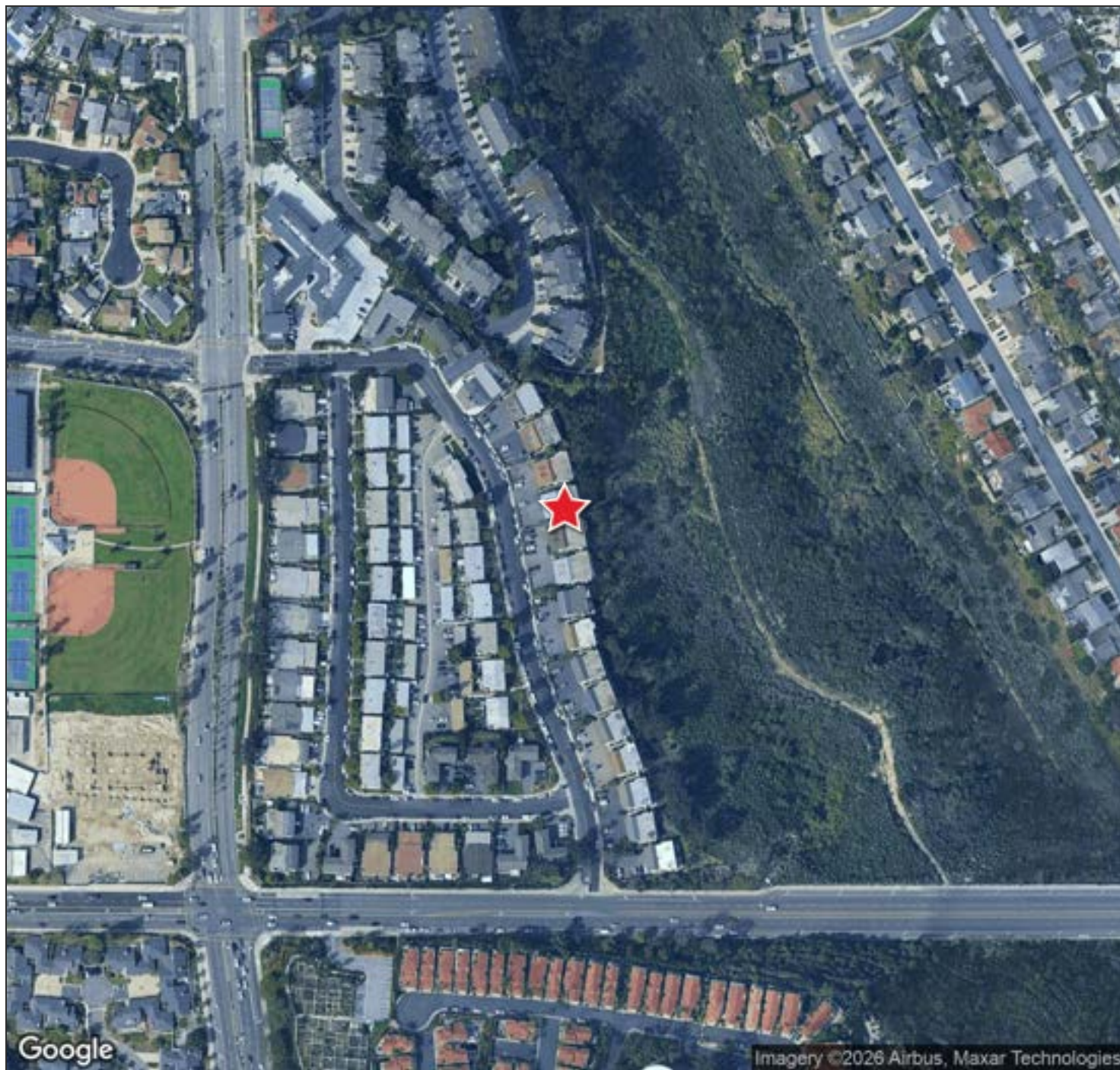
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AERIAL MAP

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RETAILER MAP

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