



# The Peninsula Villas

**BRCA**Advisors  
REAL ESTATE INVESTMENT SERVICES

PRESENTED BY



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## SECTION 01

# PROPERTY OVERVIEW

John Katnik of BRC Advisors, as the exclusive listing advisor, is excited to present the Peninsula Villas, a unique apartment opportunity in the highly desirable coastal community of Rancho Palos Verdes. This rare property offers significant value-add potential in one of Southern California's most sought-after locations.

The Peninsula Villas is located at 5644 Ravenspur Dr and spans two acres with a total of 48 apartment units plus 1 non-conforming apartment unit. The current unit mix includes 1 studio/1 bathroom unit, 1 one-bedroom/1 bathroom unit, 28 two-bedroom/1.5 bathroom townhome units, 13 two-bedroom/2 bathroom units and 6 two-bedroom/2 bathroom townhome units. Residents enjoy ample on-site parking, laundry facilities, and a beautiful swimming pool. In addition, the property is encumbered with an assumable loan of \$10,000,000, interest-only at a fixed rate of 5.55% for a little under 5 years, providing immediate access to below-market financing and enhancing the overall investment profile (Call Broker for Financing Details).

The property has undergone extensive capital improvements including re-tiling all roofs and new electrical subpanels throughout all units. With four current vacancies and rental rates below market value for many of the occupied units, there is a substantial opportunity to increase income through strategic renovations. The property is offered at an attractive \$450 per square foot. It is currently operating at a 3.50% cap rate, with potential to achieve a proforma cap rate of 6.00%. Given the limited supply of multifamily properties in Rancho Palos Verdes, this is a rare generational opportunity to acquire a value-add asset with significant future upside.



## SECTION 01

# PROPERTY OVERVIEW

## INVESTMENT HIGHLIGHTS

**Major Capital Improvements** | The property has undergone extensive capital improvement including re-tiling of all roofs and new electrical subpanels in all units.

**Interest Only Assumable Loan** | The property is encumbered with an assumable loan of \$10,000,000, interest-only at a fixed rate of 5.55% for a little under 5 years with Chase Bank.

**Oversized and Unique Floorplans** | The layout of the property is incredibly unique comprising of 10 different structures and 34 out of the 49 units are townhome style.

**Immediate Rental Upside and 4 Vacant Units** | With four units vacant and occupied units well below market rate, this is a terrific value-add opportunity to increase rents and maximize future income potential.

**Oversized Lot with Beautiful Trees, Ample Parking and Amenities** | The property sits on almost 2 acres and features beautiful mature trees throughout. Residents can enjoy ample on-site parking, on-site laundry facilities, and a beautiful swimming pool.



# EXECUTIVE SUMMARY

OFFERING PRICE

**\$25,000,000**

CURERENT  
CAP RATE

**3.50%**

PROFORMA  
CAP RATE

**6.00%**

CURRENT  
GRM

**18.26**

PROFORMA  
GRM

**12.33**

PRICE PER UNIT

**\$510,204**

PRICE PER SF

**\$450.27**

PROPERTY ADDRESS

5644 RAVENSPUR DR, RANCHO PALOS VERDES, CA

APN

7589-006-006 / 7589-007-010

## VITAL DATA

UNITS

48 +1 NC

GROSS SQUARE FEET

55,522

LOT SIZE

81,220

OCCUPANCY

92%

YEAR BUILT

1969

PARKING

72 COVERED CARPORT SPACES

ZONING

RPRM2000\*

## UNIT MIX

### NUMBER OF UNITS

### UNIT TYPE

1

STUDIO / 1 BATH

1

1 BED / 1 BATH

28

2 BED / 1.5 BATH TH

13

2 BED / 2 BATH

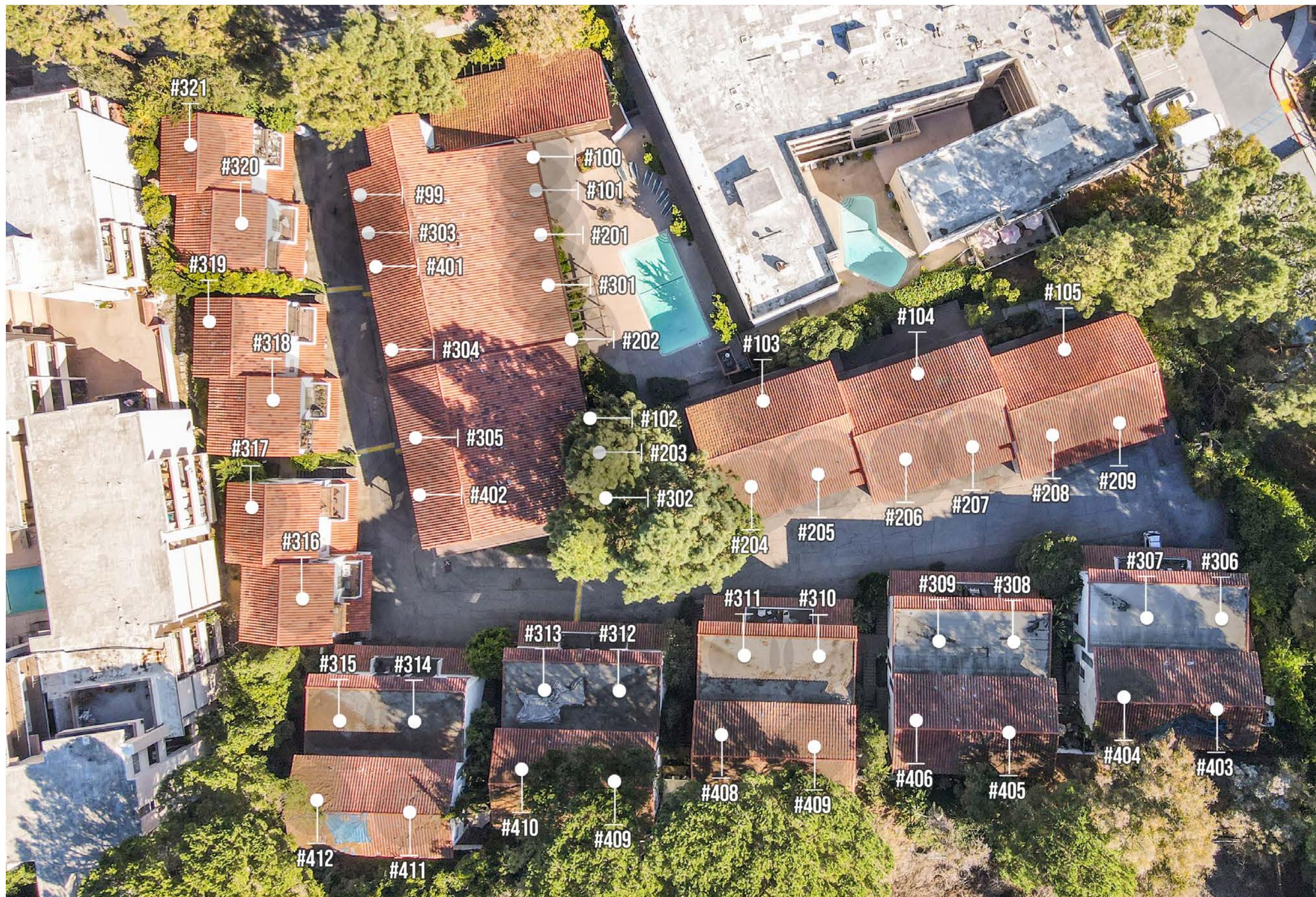
6

2 BED / 2 BATH TH

# SECTION 01

# PROPERTY OVERVIEW

# PROPERTY PHOTOS



## SECTION 01

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## PROPERTY PHOTOS



## SECTION 02

# FINANCIAL ANALYSIS

### ANNUALIZED OPERATING DATA

INCOME	CURRENT	PRO FORMA
BASE RENTAL INCOME	\$1,369,356	\$2,028,000
LAUNDRY INCOME	\$12,136	\$12,136
PARKING INCOME	\$17,400	\$17,400
STORAGE/PET INCOME	\$900	\$900
<b>GROSS POTENTIAL INCOME</b>	<b>\$1,399,792</b>	<b>\$2,058,436</b>
VACANCY ALLOWANCE	\$41,081 (3.00%)	\$60,840 (3.00%)
EFFECTIVE GROSS INCOME ("EGI")	\$1,358,711	\$1,997,596
OPERATING EXPENSES	\$484,051 (36%)	\$497,224 (25%)
<b>NET OPERATING INCOME</b>	<b>\$874,660</b>	<b>\$1,500,372</b>

### FINANCING INFO

DOWN PAYMENT AMOUNT	\$15,000,000
DOWN PAYMENT %	60.00%
LOAN AMOUNT	\$10,000,000
INTEREST RATE	5.55% / INTEREST ONLY
TERM (MONTHS)	5 YEARS FIXED BEGINNING 4/30/2025
LENDER	CHASE BANK
PREPAYMENT	YIELD MAINTENANCE

### ANNUALIZED EXPENSES

OPERATING EXPENSES	CURRENT	PRO FORMA
TAXES (1.08%)	\$270,000	\$270,000
INSURANCE (\$1/SQ. FT.)	\$55,522	\$55,522
UTILITIES (2024 ACTUALS)	\$51,000	\$51,000
TRASH (2024 ACTUALS)	\$15,813	\$15,813
TELEPHONE (2024 ACTUALS)	\$5,753	\$5,753
REPAIRS/MAINTENANCE (\$500 PER UNIT)	\$24,500	\$24,500
MANAGEMENT FEE (2% OF EGI)	\$27,387	\$40,560
POOL (2024 ACTUALS)	\$4,275	\$4,275
RESERVES (\$250 PER UNIT)	\$12,250	\$12,250
PEST CONTROL (2024 ACTUALS)	\$3,020	\$3,020
LANDSCAPING (ESTIMATED)	\$4,500	\$4,500
DIRECT ASSESSMENTS (2024 ACTUALS)	\$10,031	\$10,031
<b>TOTAL EXPENSES:</b>	<b>\$484,051</b>	<b>\$497,224</b>
TOTAL EXPENSES PER UNIT:	\$9,879	\$10,147
TOTAL EXPENSES PER SQ. FT.	\$8.72	\$8.96

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## SECTION 03

## RENT ROLL

UNIT NO.	UNIT TYPE	UNIT SF	MONTHLY RENT	RENT/SF	PR MONTHLY RENT	PF RENT/SF	NOTES
99	1 BED,1 BATH	850	\$0	\$0.00	\$0	\$0.00	On-Site Manager   Free Rent  Uses 1,500 Sq Storage
100	STUDIO,1 BATH	600	\$1,275	\$2.13	\$2,100	\$3.50	Non-Conforming - Buyer to Verify
101	2 BED, 2 BATH	1,082	\$2,391	\$2.21	\$3,400	\$3.14	
102	2 BED, 2 BATH	1,082	\$2,462	\$2.28	\$3,400	\$3.14	
103	2 BED, 2 BATH	1,082	\$2,500	\$2.31	\$3,400	\$3.14	
104	2 BED, 2 BATH	1,082	\$2,370	\$2.19	\$3,400	\$3.14	
105	2 BED, 2 BATH	1,082	\$2,083	\$1.93	\$3,400	\$3.14	
201	2 BED, 2 BATH	1,082	\$2,396	\$2.21	\$3,400	\$3.14	
202	2 BED, 1.5 BATH TH	1,056	\$2,500	\$2.37	\$3,600	\$3.41	
203	2 BED, 2 BATH	1,082	\$2,205	\$2.04	\$3,400	\$3.14	
204	2 BED, 2 BATH TH	1,100	\$2,333	\$2.12	\$3,650	\$3.32	
205	2 BED, 2 BATH TH	1,100	\$2,096	\$1.91	\$3,650	\$3.32	
206	2 BED, 2 BATH TH	1,100	\$2,500	\$2.27	\$3,650	\$3.32	
207	2 BED, 2 BATH TH	1,100	\$1,975	\$1.80	\$3,650	\$3.32	
208	2 BED, 2 BATH TH	1,100	\$2,396	\$2.18	\$3,650	\$3.32	
209	2 BED, 2 BATH TH	1,100	\$2,387	\$2.17	\$3,650	\$3.32	
301	2 BED, 2 BATH	1,082	\$2,482	\$2.29	\$3,400	\$3.14	
302	2 BED, 2 BATH	1,082	\$2,050	\$1.89	\$3,400	\$3.14	
303	2 BED, 2 BATH	1,082	\$2,600	\$2.40	\$3,400	\$3.14	
304	2 BED, 1.5 BATH TH	1,056	\$2,096	\$1.98	\$3,600	\$3.41	
305	2 BED, 2 BATH	1,082	\$2,178	\$2.01	\$3,400	\$3.14	
306	2 BED, 1.5 BATH TH	1,116	\$2,300	\$2.06	\$3,600	\$3.23	
307	2 BED, 1.5 BATH TH	1,116	\$2,167	\$1.94	\$3,600	\$3.23	
308	2 BED, 1.5 BATH TH	1,116	\$2,173	\$1.95	\$3,600	\$3.23	
309	2 BED, 1.5 BATH TH	1,116	\$3,600	\$3.23	\$3,600	\$3.23	Vacant
310	2 BED, 1.5 BATH TH	1,116	\$2,140	\$1.92	\$3,600	\$3.23	
311	2 BED, 1.5 BATH TH	1,116	\$2,300	\$2.06	\$3,600	\$3.23	

## SECTION 03

# RENT ROLL

UNIT NO.	UNIT TYPE	UNIT SF	MONTHLY RENT	RENT/SF	PR MONTHLY RENT	PF RENT/SF	NOTES
312	2 BED, 1.5 BATH TH	1,116	\$2,600	\$2.33	\$3,600	\$3.23	
313	2 BED, 1.5 BATH TH	1,116	\$2,300	\$2.06	\$3,600	\$3.23	
314	2 BED, 1.5 BATH TH	1,116	\$2,250	\$2.02	\$3,600	\$3.23	
315	2 BED, 1.5 BATH TH	1,116	\$2,300	\$2.06	\$3,600	\$3.23	
316	2 BED, 1.5 BATH TH	1,176	\$2,151	\$1.83	\$3,600	\$3.06	
317	2 BED, 1.5 BATH TH	1,176	\$3,600	\$3.06	\$3,600	\$3.06	Vacant
318	2 BED, 1.5 BATH TH	1,176	\$3,600	\$3.06	\$3,600	\$3.06	Vacant
319	2 BED, 1.5 BATH TH	1,176	\$3,600	\$3.06	\$3,600	\$3.06	Vacant
320	2 BED, 1.5 BATH TH	1,176	\$2,151	\$1.83	\$3,600	\$3.06	
321	2 BED, 1.5 BATH TH	1,176	\$2,287	\$1.94	\$3,600	\$3.06	
401	2 BED, 2 BATH	1,082	\$2,396	\$2.21	\$3,400	\$3.14	
402	2 BED, 2 BATH	1,082	\$2,178	\$2.01	\$3,400	\$3.14	
403	2 BED, 1.5 BATH TH	1,200	\$2,500	\$2.08	\$3,600	\$3.00	
404	2 BED, 1.5 BATH TH	1,200	\$2,287	\$1.91	\$3,600	\$3.00	
405	2 BED, 1.5 BATH TH	1,200	\$2,200	\$1.83	\$3,600	\$3.00	
406	2 BED, 1.5 BATH TH	1,200	\$2,500	\$2.08	\$3,600	\$3.00	
407	2 BED, 1.5 BATH TH	1,200	\$2,178	\$1.82	\$3,600	\$3.00	
408	2 BED, 1.5 BATH TH	1,200	\$2,124	\$1.77	\$3,600	\$3.00	
409	2 BED, 1.5 BATH TH	1,200	\$2,300	\$1.92	\$3,600	\$3.00	
410	2 BED, 1.5 BATH TH	1,200	\$2,300	\$1.92	\$3,600	\$3.00	
411	2 BED, 1.5 BATH TH	1,416	\$2,287	\$1.62	\$3,600	\$2.54	
412	2 BED, 1.5 BATH TH	1,416	\$2,069	\$1.46	\$3,600	\$2.54	
<b>TOTAL</b>			<b>\$114,113</b>		<b>\$169,000</b>		

\*Property is a legal 48 unit operating as 49 units.

\*\*Square Footage of Units is Estimated – Buyer to Verify

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## SECTION 01

# PROPERTY OVERVIEW

## PROPERTY PHOTOS



## SECTION 03

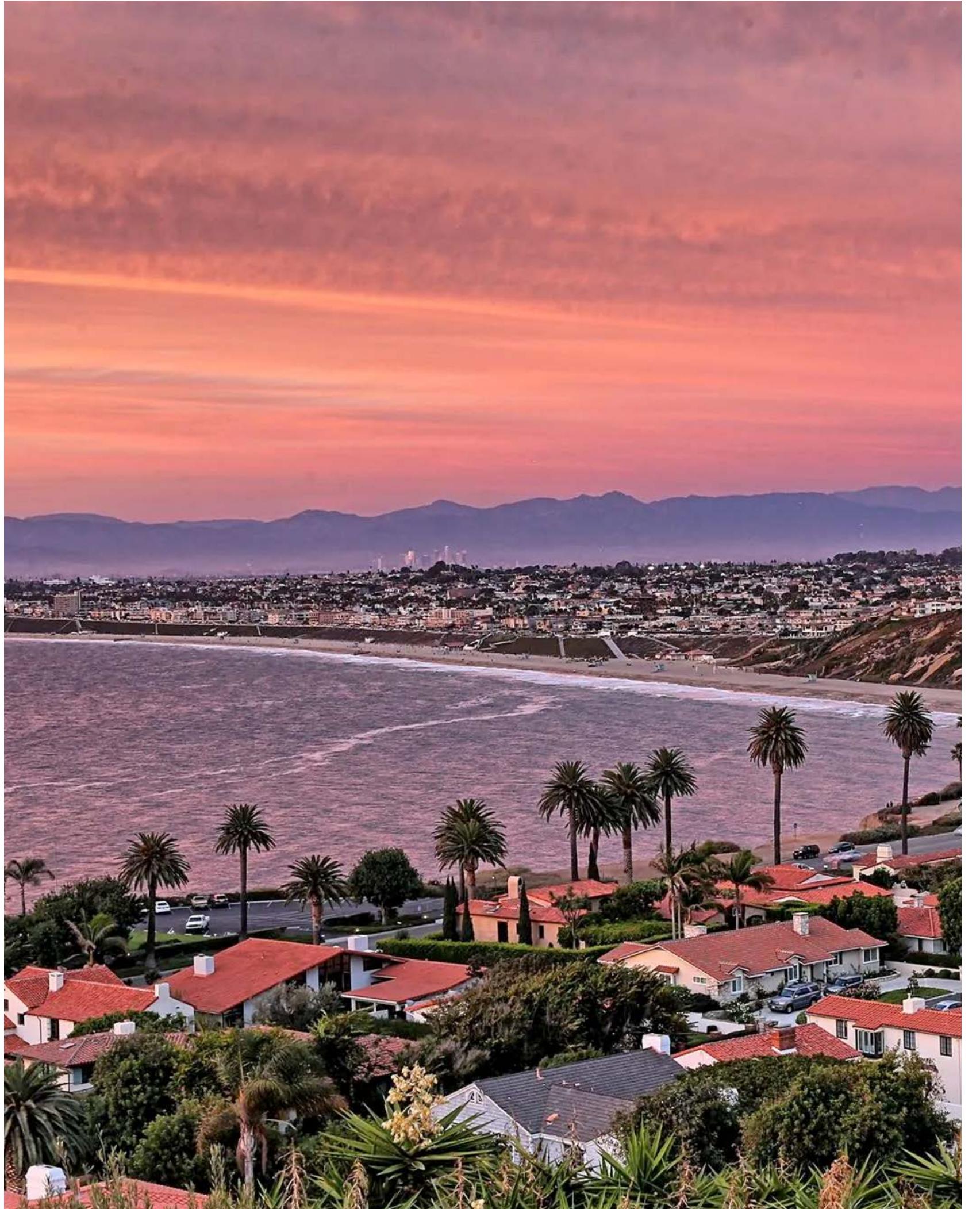
# LOCATION OVERVIEW

## RANCHO PALOS VERDES

Rancho Palos Verdes (RPV), located in Los Angeles County, California, is a picturesque coastal city renowned for its stunning ocean views, luxurious homes, and peaceful environment. Perched on the Palos Verdes Peninsula, RPV offers a unique combination of natural beauty and suburban charm, making it a highly desirable place to live. The city is conveniently situated about 20 miles southwest of downtown Los Angeles, a 40-minute drive under typical conditions, and approximately 15 miles from Long Beach, a vibrant coastal city. Additionally, Los Angeles International Airport (LAX) is only 15 miles away, making travel exceptionally convenient for residents.

With a population of roughly 42,000 people, Rancho Palos Verdes maintains a close-knit community feel while offering ample amenities and services. The local economy is primarily driven by residential real estate, professional services, and small businesses, with many residents commuting to nearby urban centers for work. The city is known for its excellence and dedication to preserving its natural surroundings, which contribute to its reputation as one of Southern California's most desirable communities. Rancho Palos Verdes offers a wealth of activities for residents and visitors alike. Outdoor enthusiasts will love exploring Palos Verdes Nature Preserve, a network of hiking and biking trails that wind through rolling hills and provide sweeping views of the Pacific Ocean. The Point Vicente Interpretive Center is a must-visit, offering exhibits on the area's history, native wildlife, and a prime spot for whale watching during migration season. Golfers can enjoy the Trump National Golf Club, a stunning oceanside course featuring world-class amenities and breathtaking scenery. Rancho Palos Verdes' proximity to the Pacific Ocean provides residents with immediate access to scenic beaches, hiking trails, and stunning coastal bluffs. The city's environmental focus is evident in its well-maintained parks, open spaces, and efforts to preserve the area's natural beauty. With its mild Mediterranean climate, residents enjoy pleasant weather year-round, perfect for outdoor activities.

For those seeking a balance between tranquility and access to urban conveniences, Rancho Palos Verdes offers an exceptional quality of life. Its serene environment, strong sense of community, and proximity to major cities make it an ideal choice for those looking to settle in Southern California.



## SECTION 03

# LOCATION OVERVIEW



## PENINSULA CENTER

The Peninsula Center, located 0.2 miles away from the property, is a vibrant commercial hub located in the heart of the Palos Verdes Peninsula, serving as the primary shopping and service destination for residents of Rancho Palos Verdes and neighboring communities. Anchored by a mix of national retailers and local businesses, it offers a wide variety of stores, restaurants, and professional services that cater to the needs of the community.

At the Peninsula Center, visitors can find everything from grocery stores and specialty shops to boutiques and fitness centers. The shopping complex features well-known chains, such as Pavilions, Target, Starbucks, Chipotle, and Jersey Mike's. It's a convenient spot for day-to-day errands as well as leisurely shopping.



## PENINSULA CENTER

The Promenade | PV, located 0.8 miles away from the property, is an open-air shopping, dining, and entertainment center located in Rolling Hills Estates, part of the Palos Verdes Peninsula.

The Promenade features a mix of retail stores, restaurants, and entertainment venues, catering to a variety of interests and tastes. The center features a variety of tenants, such as Equinox, Regal Theaters, Good Stuff, and Misc Coffee. The Promenade was recently purchased and is now under new ownership that is revamping the property and restoring it to become one of the go to places in Palos Verdes.



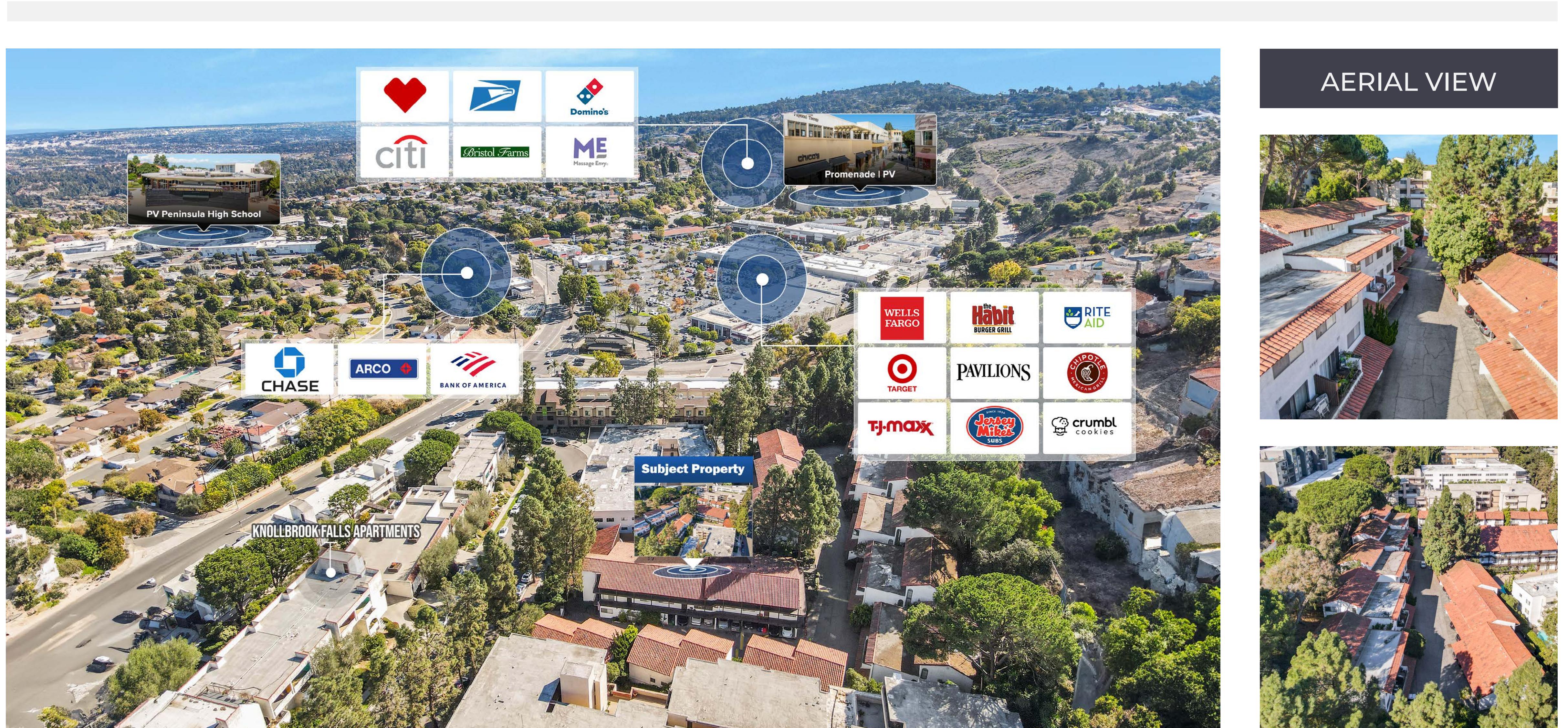
## TERRANEA RESORT

The Terranea Resort, located on the stunning Palos Verdes Peninsula in Rancho Palos Verdes, is a luxurious oceanfront retreat renowned for its breathtaking views, world-class amenities, and serene ambiance. Situated on 102 acres of pristine coastal land overlooking the Pacific Ocean, this premier resort combines natural beauty with refined elegance, making it a destination for both relaxation and adventure.

Terranea features luxurious accommodations, including guest rooms, suites, bungalows, villas, and casitas, all designed to blend seamlessly with the coastal surroundings. The property is a haven for rejuvenation, boasting the award-winning Spa at Terranea, where guests can indulge in a variety of treatments inspired by the ocean and natural environment.

## SECTION 03

# LOCATION OVERVIEW AERIAL VIEW



AERIAL VIEW

# LOCATION OVERVIEW WALKABILITY



**SUBJECT PROPERTY:**  
5644 RAVENSPUR DR



PENINSULA SHOPPING CENTER  
0.2 MILES FROM SUBJECT PROPERTY



PROMENADE | PV  
0.8 MILES FROM SUBJECT PROPERTY



PALOS VERDES PENINSULA HIGH SCHOOL  
0.4 MILES FROM SUBJECT PROPERTY



PALOS VERDES HIGH SCHOOL  
3.7 MILES FROM SUBJECT PROPERTY



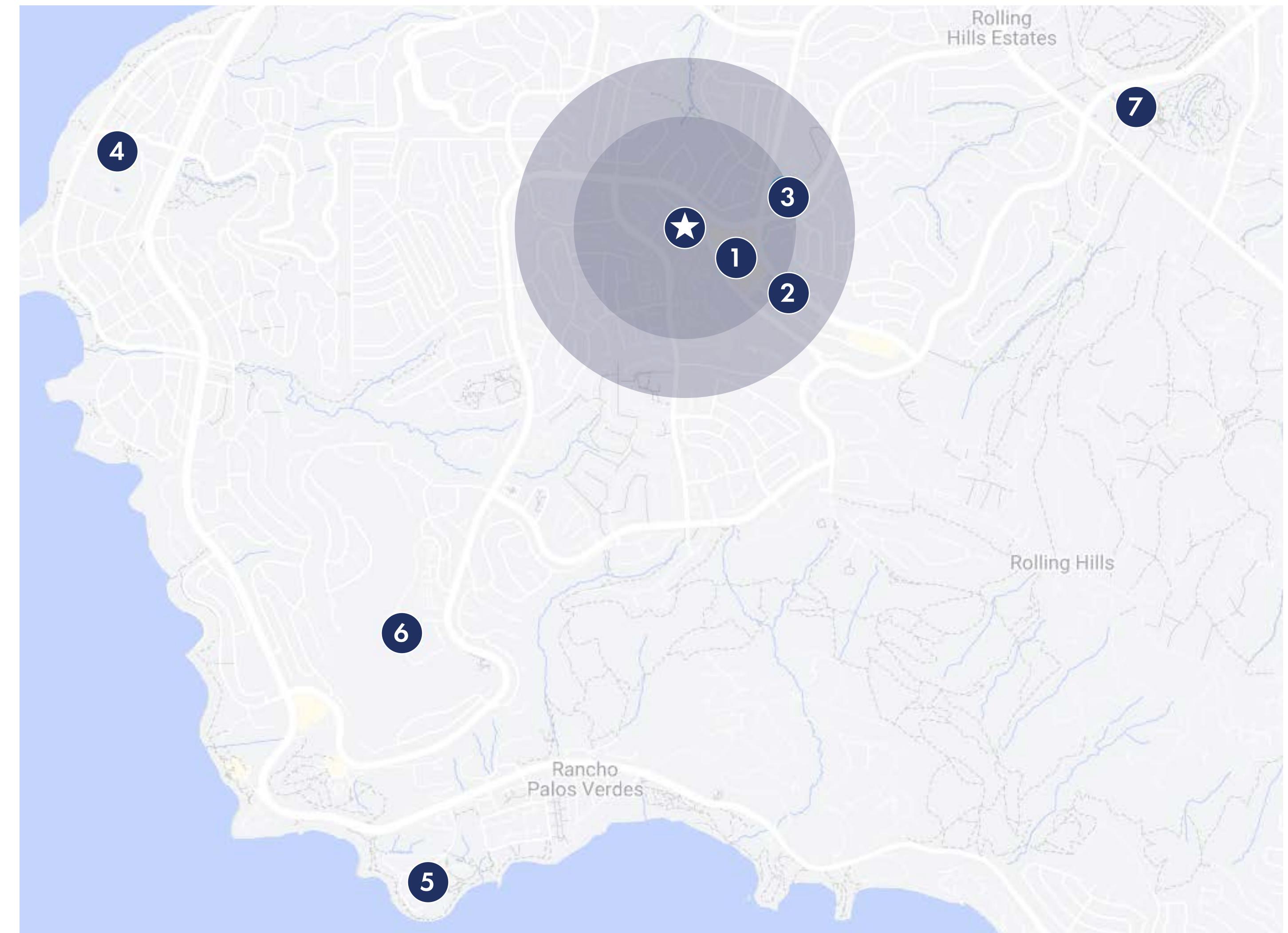
TERRANEA RESORT  
5.5 MILES FROM SUBJECT PROPERTY



LOS VERDES GOLF COURSE  
2.9 MILES FROM SUBJECT PROPERTY

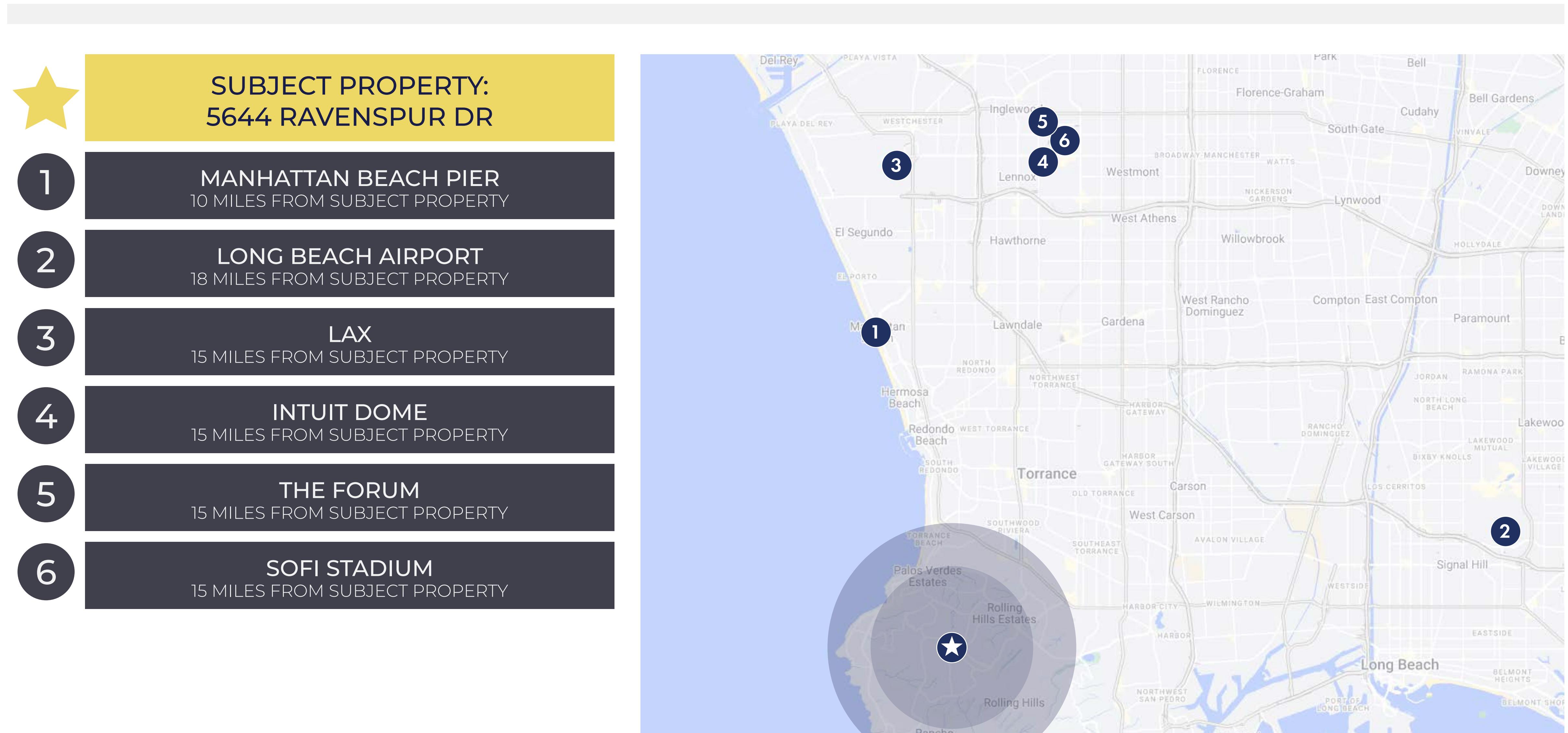


SOUTH COAST BOTANIC GARDEN  
2.5 MILES FROM SUBJECT PROPERTY



## SECTION 03

# LOCATION OVERVIEW



## SECTION 03

# LOCATION OVERVIEW CONTINUED



1

## MANHATTAN BEACH PIER

The Manhattan Beach Pier is located in the heart of downtown Manhattan Beach and is in walking distance to great restaurants and retail.



2

## LONG BEACH AIRPORT

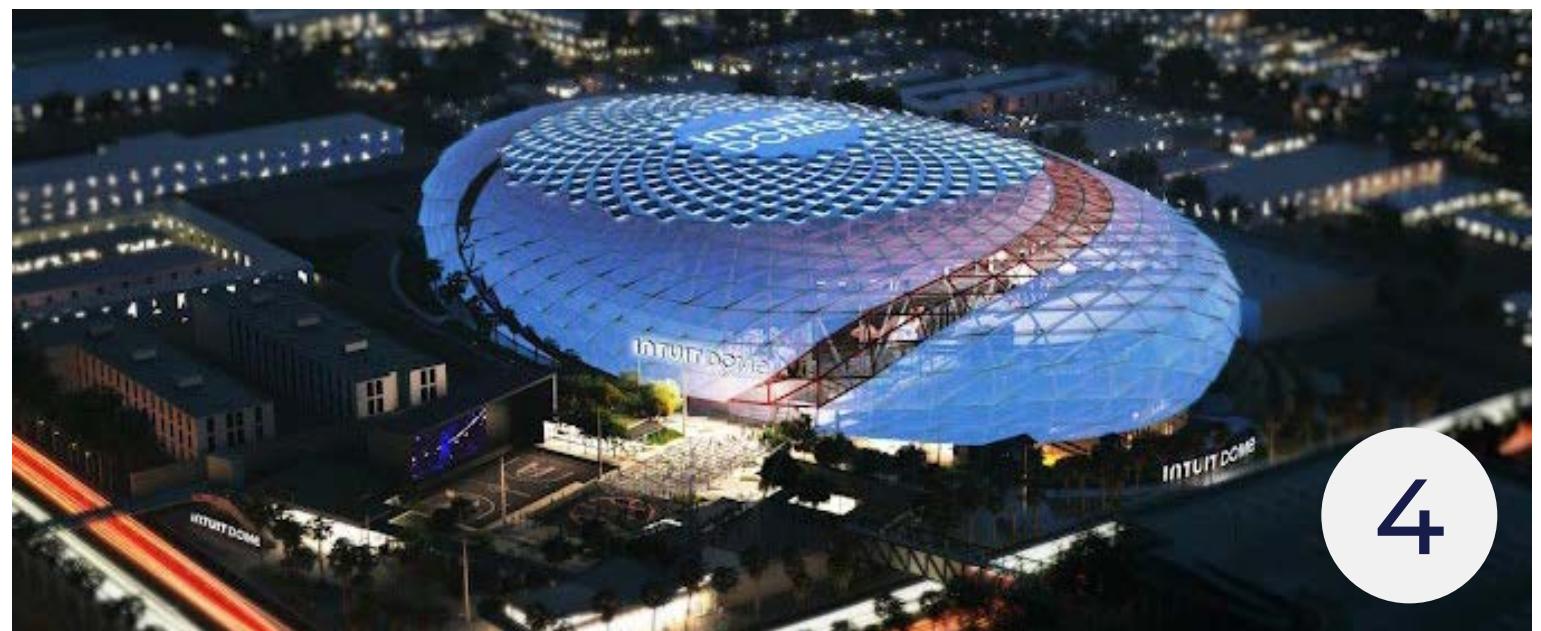
Long Beach Airport is known for its convenient, user-friendly design and efficient service, making it a popular choice for travelers in Southern California.



3

## LAX

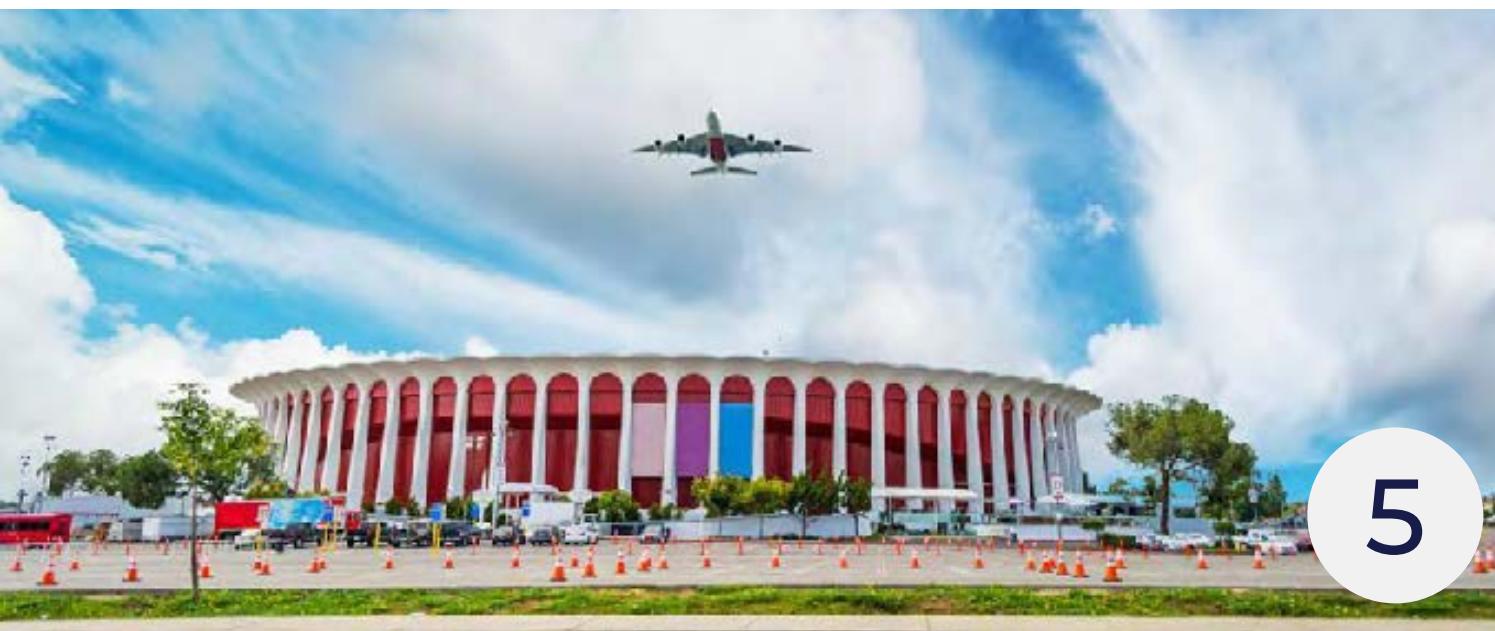
LAX is the primary international airport serving Los Angeles and its surrounding metropolitan area. In 2019, LAX handled 88,068,013 passengers, making it the world's third busiest airport.



4

## INTUIT DOME

The Intuit Dome is home to the Los Angeles Clippers. The state-of-the-art arena was just completed and can host up to 18,000 guests for games and concerts.



5

## THE FORUM

The Forum is a multi-purpose indoor arena. It was once one of the best-known indoor sports venues in the U.S. It has the capacity for more than 17,500 visitors.



6

## SOFI STADIUM

SoFi Stadium is a stadium and entertainment complex that serves as the home for the Los Angeles Rams and Los Angeles Chargers of the National Football League.

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