

LAGUNA BEACH, CA | 8 UNITS

2442 South Coast Highway

Upscale apartment homes located in an affluent Southern California beach community





2442 South Coast Highway is a fully modernized, beachfront building comprising luxury apartment homes. Renovated in 2009, the improvements consist of eight 2BD/2BA homes with an average unit size of 1,124 SF. The property features panoramic ocean and Catalina Island views, and every home has its own unique character reimagined through an array of quality, high-end finishes.

Conveniently located along Coast Highway directly across from the Pacific Ocean, residents can enjoy Compass Sports, sailing, surfing, mountain biking, kayaking, whale watching, golf, tennis, and much more. Laguna Beach, famous for its vibrant art community, hosts the renowned Pageant of the Masters and Festival of the Arts each year.

The property's active Tenancy in Common Agreement (TIC)—similar in concept to a condominium plan—allows for the separate sale of individual units. The TIC Agreement requires an extension; however, current ownership has already absorbed much of the cost of the agreement structure. The potential ability to resell the eight units to individual buyers creates substantial value.

[VIEW PROPERTY VIDEO](#)



FOR PROPERTY QUESTIONS

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FOR TEN-X PLATFORM QUESTIONS

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Property Highlights

- Eight luxury apartment homes
- Building: 9,364 SF
Lot: 0.22 Acres
- Parking: 10 Spaces
- Quality interiors include balconies,* fireplaces,* Wolf ranges, backsplashes, stainless-steel appliances, quartz countertops, vinyl plank flooring, and washers/dryers

*in select units



Location Highlights

- Positioned directly across from the Laguna Beach shoreline along Hwy 1
- Upscale community with fine dining, shops, spas, parks, hiking trails, art galleries, and luxe hotels
- Easy access to John Wayne Airport, University of California Irvine, and Montage Resort & Spa



Investment Highlights

- NOI: \$339,762
- TIC Agreement allows new ownership to spin off units for individual sale
- Current ownership has absorbed much of the cost of extending the TIC Agreement



Transaction Details

- Asking Price: **\$9,250,000**
- Call for Offers: **TBD**
- Additional Preferred Terms: 10x.com/2442laguna
- Price and All Terms Negotiable



Offer Select

Streamlining the Transaction and Delivering Efficiency

Offer Select streamlines the traditional transaction process—adding speed and transparency, while providing buyers the flexibility to negotiate purchase terms. With Offer Select, brokers can provide real-time pricing guidance to help buyers come to agreeable terms faster.



Property Information

Every listing on the Ten-X platform includes a comprehensive property details webpage and due diligence package. With Offer Select, buyers can access necessary information to help underwrite the property quickly and efficiently.



Submit Offer & Negotiate Terms

Once the buyer decides to make an offer, they can easily submit the offer or upload a letter of intent with purchase terms directly through the Ten-X platform—just like a traditional negotiated transaction. Once submitted, the buyer has the opportunity to negotiate directly with the broker.



Begin Escrow

Brokers work closely with the seller to select the best offer and open escrow once the purchase agreement is countersigned. Next, a refundable earnest money deposit is submitted and the buyer proceeds to clearing contingencies in escrow.



Close Escrow

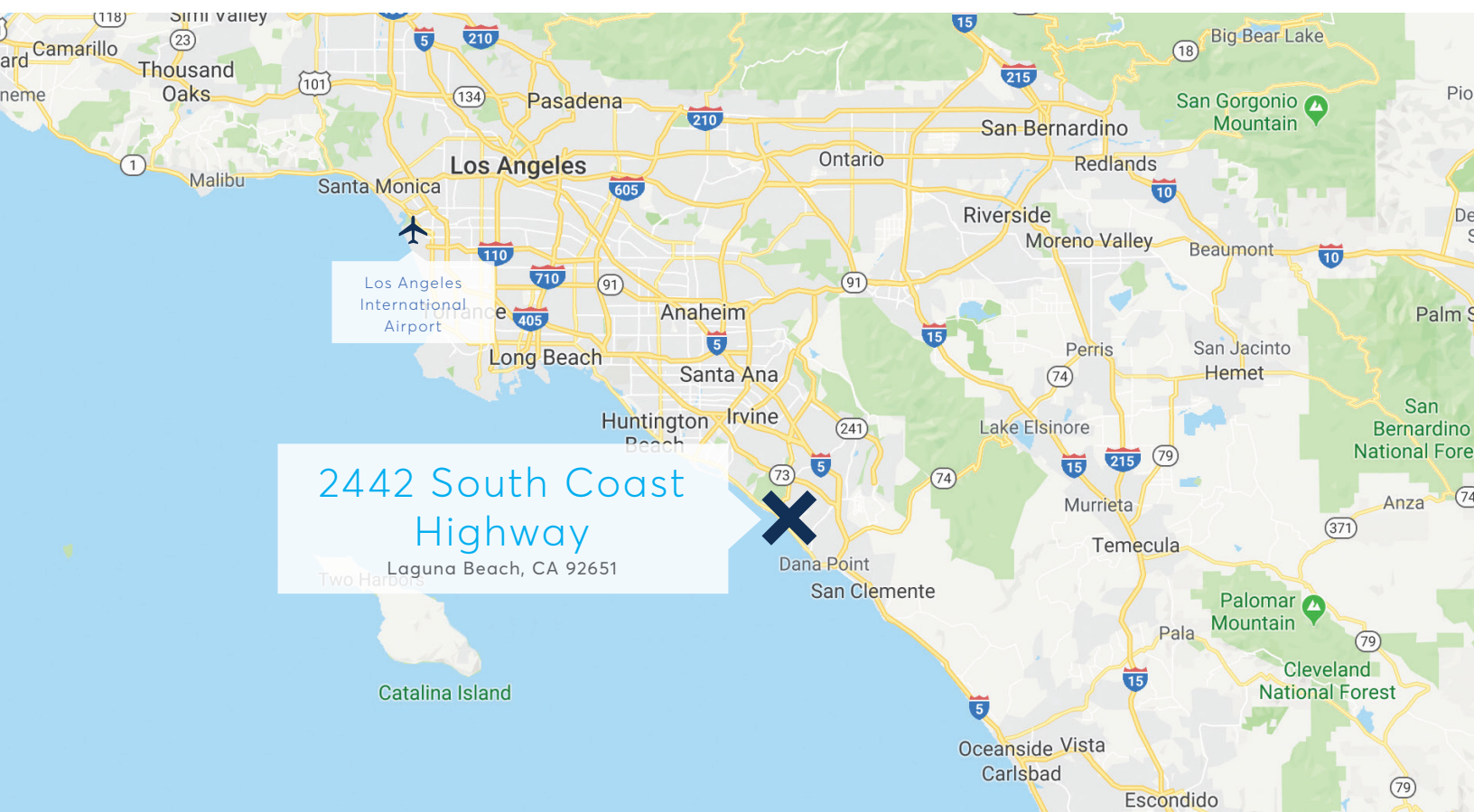
When the contingency period ends, final documents are exchanged and escrow proceeds to close.

Simplified. Accelerated. Transparent. Discover the Ten-X way to buy commercial real estate. [Submit your offer now.](#)



15295 Alton Parkway
Irvine, California 92618

Visit 10x.com/2442laguna for more
information on this property



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