

31201 Ceanothus Dr

Investment Property - Rehab & Flip

31201 Ceanothus Dr, Laguna Beach, CA 92651
House · 5 Beds · 4.5 Baths · 4,000 Sq.Ft.

\$ 4,500,000 Purchase Price · \$ 9,000,000 ARV
\$ 1,035,000 Cash Needed · \$ 2,005,713 Total Profit · 108.8% ROI · 72.5% Annualized ROI



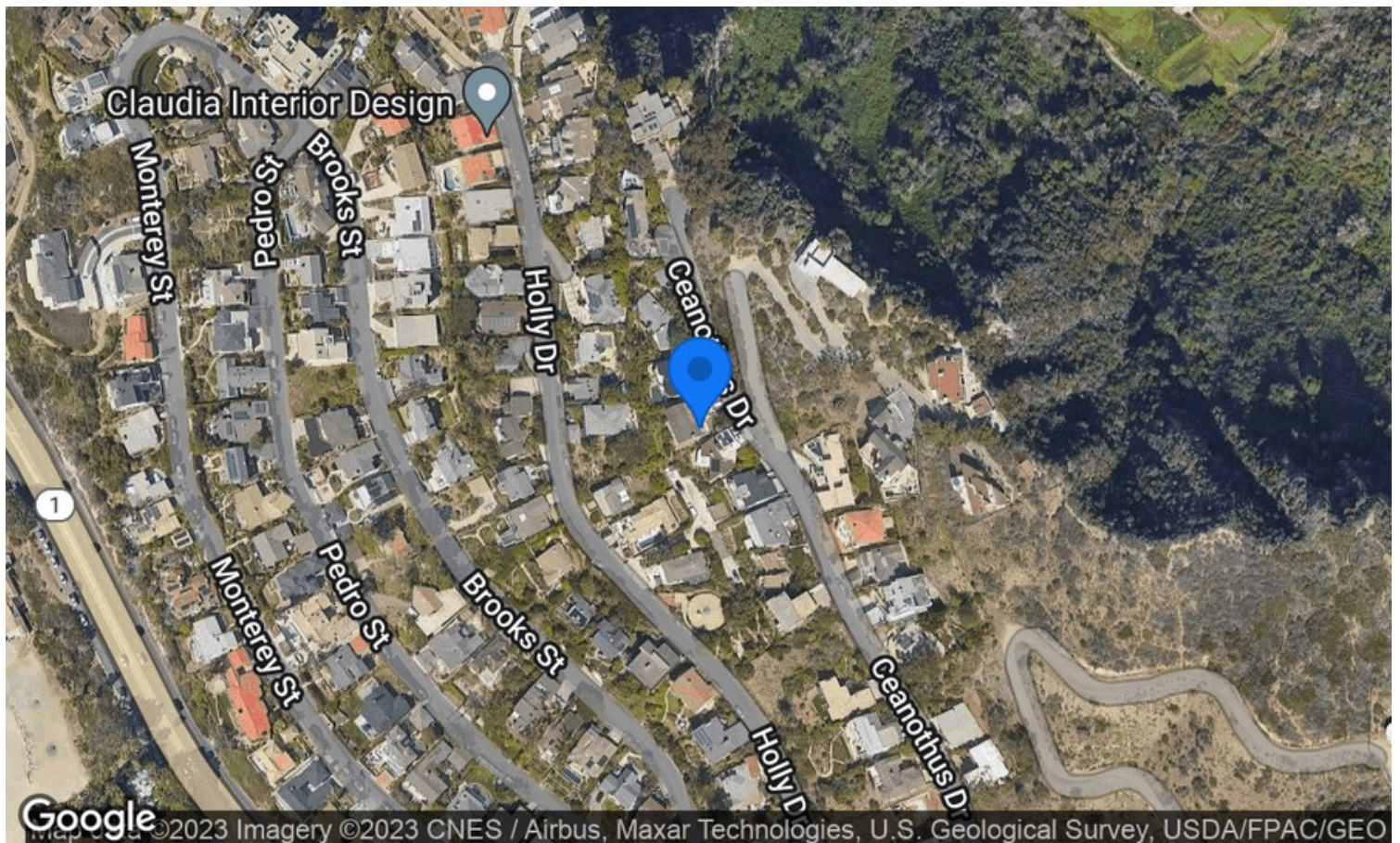
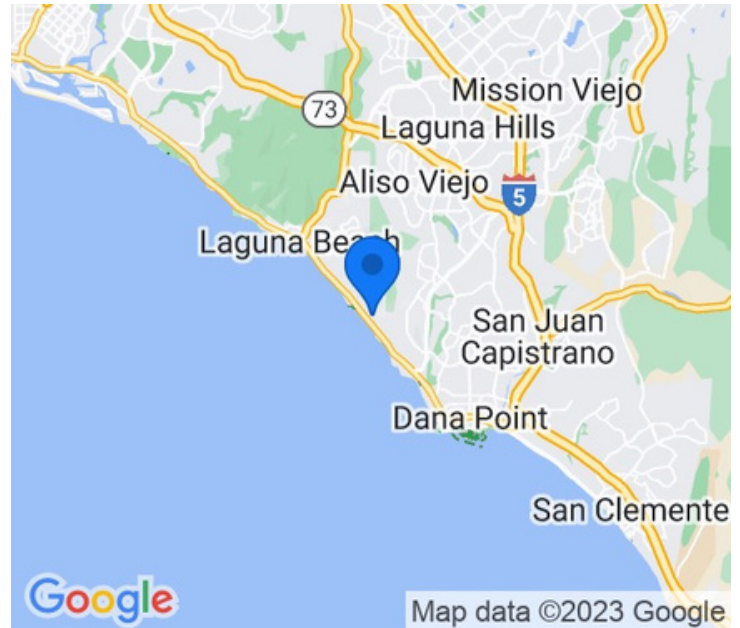
Property Description

ADDRESS

31201 Ceanothus Dr
Laguna Beach, CA 92651

DESCRIPTION

Property Type:House
Beds / Baths:5 BR / 4.5 BA
Square Footage:4,000
Year Built:1982
Parking:Undefined Type
Lot Size:5,928 sq.ft.
Zoning:Single Family Residential
MLS Number:OC23011700



Purchase & Rehab Analysis

PURCHASE

Purchase Price:	\$
Rehab Costs:	+ 4,500,000
Amount Financed:	- \$
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Down Payment:	= 1,100,000
Purchase Costs:	+ \$
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Total Cash Needed:	= 4,700,000
	\$ 900,000
After Repair Value:	\$ 135,000
ARV Per Square Foot:	\$
Price Per Square Foot:	1,035,000

PURCHASE COSTS

Total (3% of Price):	\$ 9,000,000
	\$ 135,000
	\$ 2,250
	\$ 1,125

REHAB COSTS

Rehab Costs:	\$ 1,000,000
Cost Overrun (10%):	\$ 100,000
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Total:	\$ 1,100,000
Total Per Square Foot:	\$ 275

FINANCING (PURCHASE)

Loan Type:Interest-Only, 1.5 Year
Interest Rate:10.99%
Financing Of:Price (80%), Rehab (100%)
Loan Amount:\$ 4,700,000
LTC / LTV:83.9% / 52.2%
Loan Payment:\$ 43,044 Per Month

ASSUMPTIONS & PROJECTIONS

Holding Period:	18 Months
Rehab Cost Overrun:	10%

HOLDING COSTS

Loan Payments:	\$ 774,795
Property Taxes:	\$ 23,804
Insurance:	\$ 10,688
HOA Fees:	\$ 0
Utilities:	\$ 0
Dumpster Rental:	\$ 0
Landscaping:	\$ 0
Accounting & Legal Fees:	\$ 0
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Total:	\$ 809,287
Total Per Month:	\$ 44,960

Sale Analysis & Returns

SALE & PROFIT

After Repair Value:		\$ 9,000,000
Selling Costs:	-	\$ 450,000
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Sale Proceeds:	=	\$ 8,550,000
Loan Repayment:	-	\$ 4,700,000
Holding Costs:	-	\$ 809,287
Invested Cash:	-	\$ 1,035,000
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Total Profit:	=	\$ 2,005,713

INVESTMENT RETURNS

Return on Investment:	108.8%
Annualized ROI:	72.5%

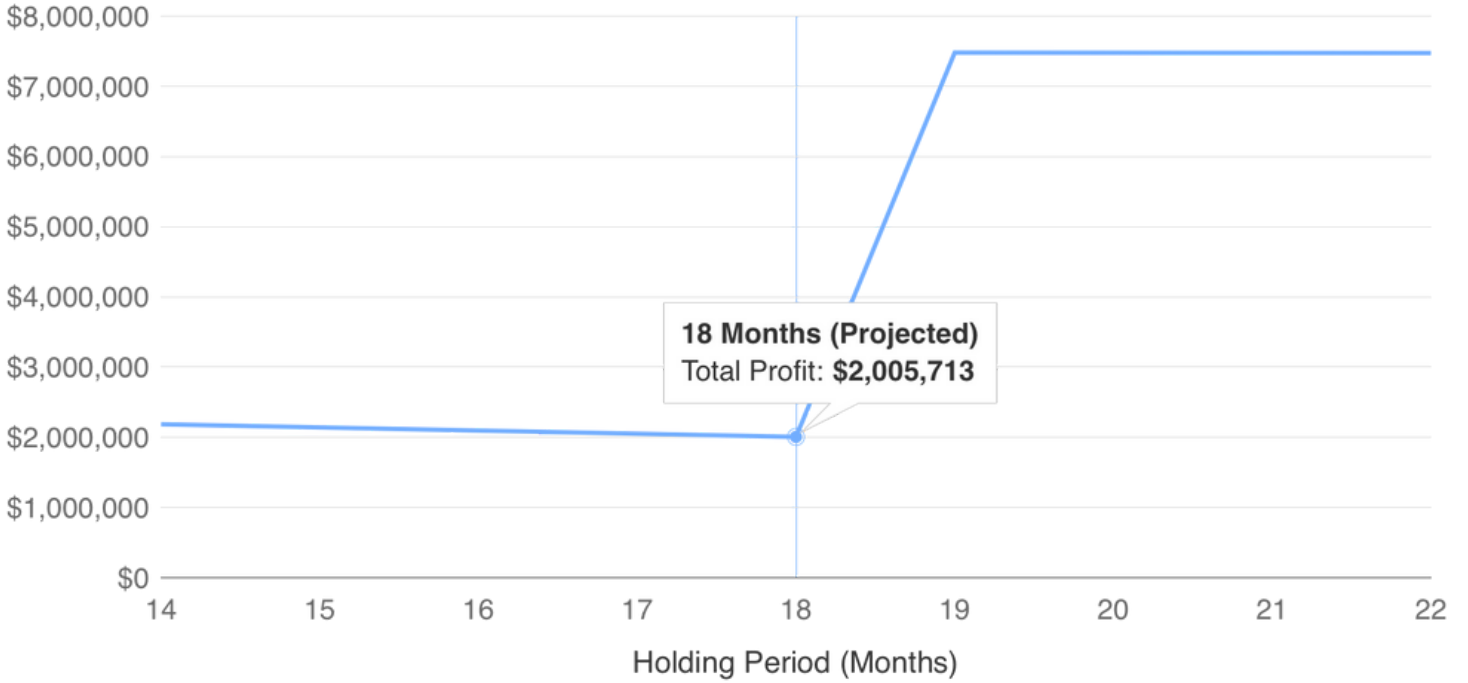
SELLING COSTS

Total (5% of ARV):	\$ 450,000
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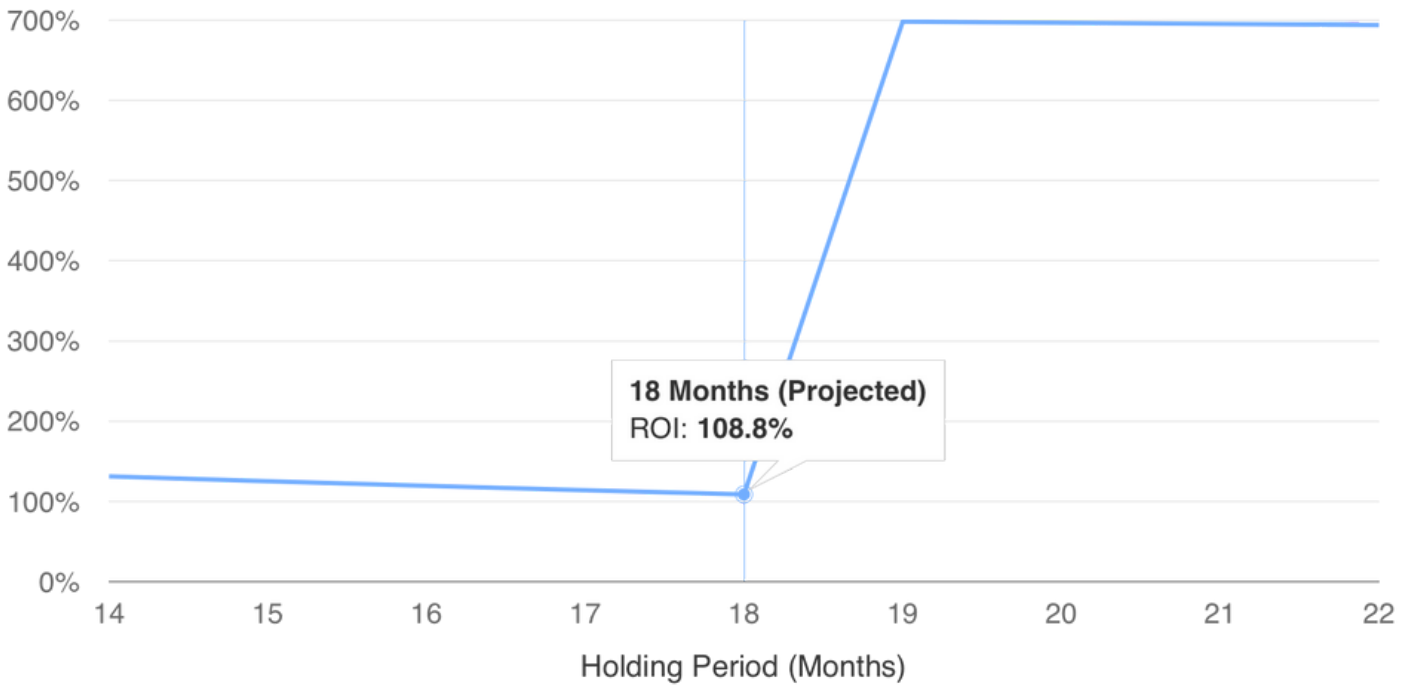
Profit Projections

REHAB COSTS	HOLDING PERIOD			LOAN PAYMENTS	HOLDING COSTS	
\$ 1,100,000	18 Months			\$ 43,044 Per Month	\$ 44,960 Per Month	
Holding Period:	14 Months	16 Months	17 Months	18 Months PROJECTED	19 Months	20 Months
HOLDING COSTS						
Loan Payments:	\$ 602,618	\$ 688,707	\$ 731,751	\$ 774,795	\$ 0	\$ 0
Property Taxes:	+\$ 18,514	+\$ 21,159	+\$ 22,481	+\$ 23,804	+\$ 25,126	+\$ 26,448
Insurance:	+\$ 8,313	+\$ 9,500	+\$ 10,094	+\$ 10,688	+\$ 11,281	+\$ 11,875
HOA Fees:	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0
Utilities:	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0
Dumpster Rental:	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0
Landscaping:	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0
Accounting & Legal Fees:	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0	+\$ 0
Total:	=\$ 629,445	=\$ 719,366	=\$ 764,326	=\$ 809,287	=\$ 36,407	=\$ 38,323
SALE & PROFIT						
After Repair Value:	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000
Selling Costs:	-\$ 450,000	-\$ 450,000	-\$ 450,000	-\$ 450,000	-\$ 450,000	-\$ 450,000
Sale Proceeds:	=\$ 8,550,000	=\$ 8,550,000	=\$ 8,550,000	=\$ 8,550,000	=\$ 8,550,000	=\$ 8,550,000
Loan Repayment:	-\$ 4,700,000	-\$ 4,700,000	-\$ 4,700,000	-\$ 4,700,000	-\$ 0	-\$ 0
Holding Costs:	-\$ 629,445	-\$ 719,366	-\$ 764,326	-\$ 809,287	-\$ 36,407	-\$ 38,323
Invested Cash:	-\$ 1,035,000	-\$ 1,035,000	-\$ 1,035,000	-\$ 1,035,000	-\$ 1,035,000	-\$ 1,035,000
Total Profit:	=\$ 2,185,555	=\$ 2,095,634	=\$ 2,050,674	=\$ 2,005,713	=\$ 7,478,593	=\$ 7,476,677
INVESTMENT RETURNS						
Return on Investment:131.3%	119.5	114	108.8	698%	696.6	
Annualized ROI:112.5%	%	%	%	440.8%	%	
	89.6%	80.5	72.5%		418%	
		%				

Profit vs. Holding Period



ROI vs. Holding Period



Recent Comparable Sales

Average Sale Price

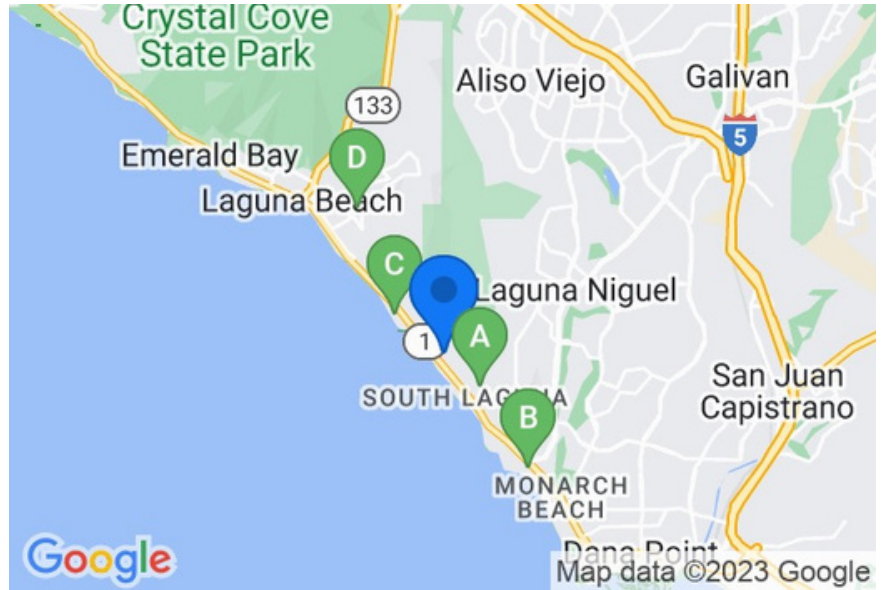
\$ 8,687,500 (\$ 2,243/sq.ft.)

\$ 7,550,000 - \$ 10,500,000

\$ 1,752/sq.ft. - \$ 2,739/sq.ft.

Estimated Property ARV Based on
Average Price/Sq.Ft.

\$ 8,972,000



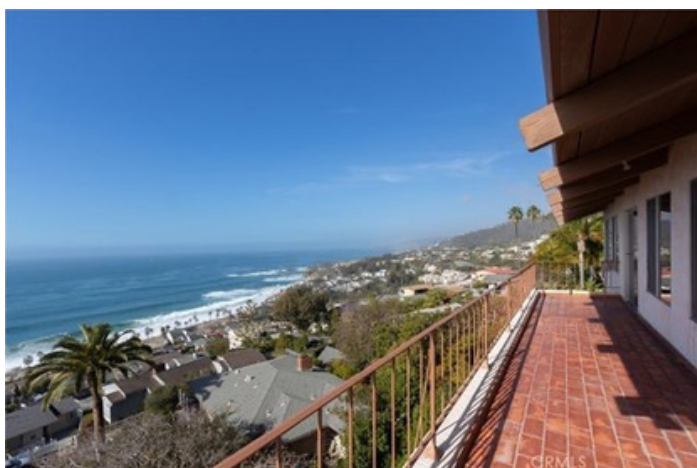
Property	Distance	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 31201 Ceanothus Dr Laguna Beach, CA 92651	0 mi	House Built 1982	5	4.5	4,000	-	-
A 22401 3rd Ave Laguna Beach, CA 92651	0.71 mi	House Built 2006	5	4.5	4,795	\$ 10,500,000 \$ 2,190/sq.ft.	10/26/2021
B 10 Vista De San Clemente Laguna Beach, CA 92651	2.1 mi	House Built 1984	4	4.5	4,566	\$ 8,000,000 \$ 1,752/sq.ft.	10/27/2020
C 36 Lagunita Dr Laguna Beach, CA 92651	0.93 mi	House Built 2001	4	4	3,176	\$ 8,700,000 \$ 2,739/sq.ft.	10/28/2022
D 747 Bayview Pl Laguna Beach, CA 92651	2.51 mi	House Built 2002	4	3	3,296	\$ 7,550,000 \$ 2,291/sq.ft.	04/10/2023

Purchase Criteria Analysis

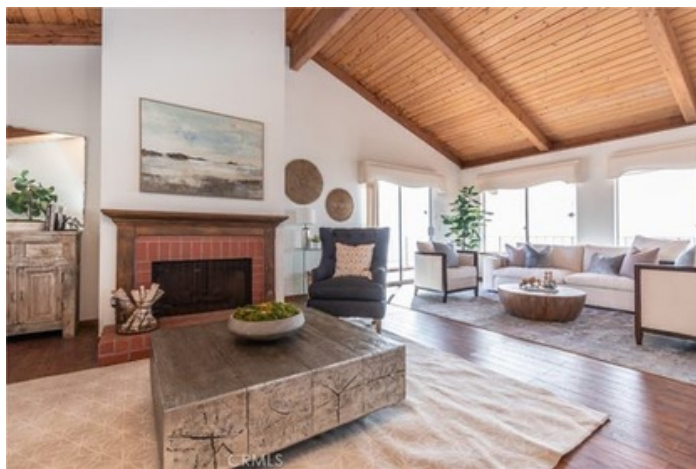
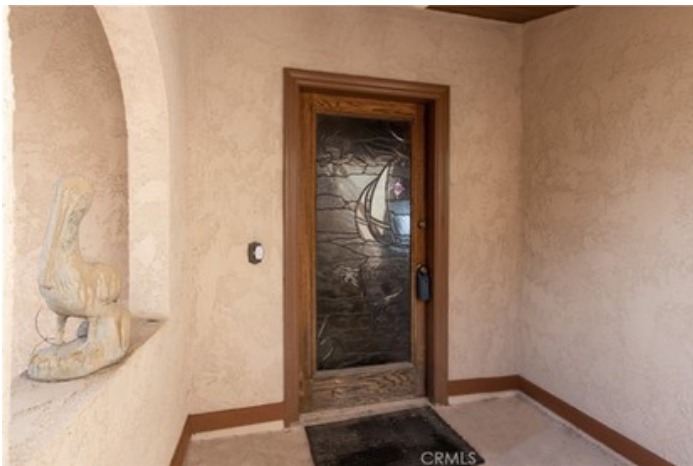
INVESTMENT RETURNS

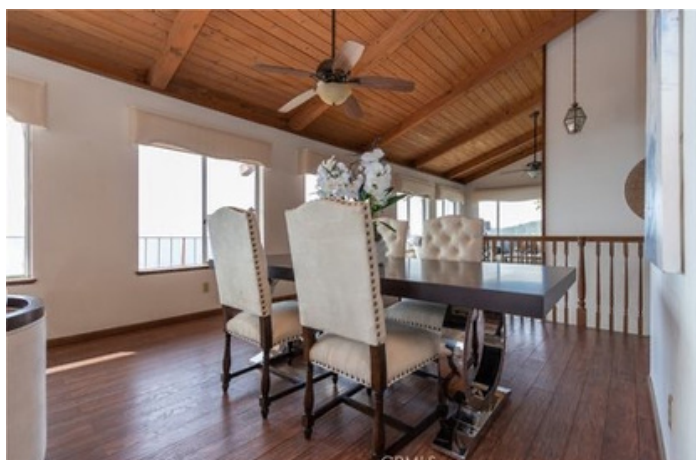
- ✔ Return on Investment **greater than 15%**

Property Photos











Additional Information

Fantastic white water, Catalina, rocks, and coastline views. Two car garage plus a large driveway. Step down to the entry and living area with a leaded glass entry., Open floor plan with cathedral open beamed ceiling and windows all across the back to capture the ocean views. Great room with fireplace and sliding doors to the wrap around balcony. Spacious dining area and corner breakfast room also enjoy the ocean panorama. Cozy kitchen, bonus room and even a Sauna! Room for pool. This is an opportunity to make this home your own! Close to shopping, restaurants, and the village.

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DATA SOURCES

Comparable sales information and property data is collected from county records and other public sources.