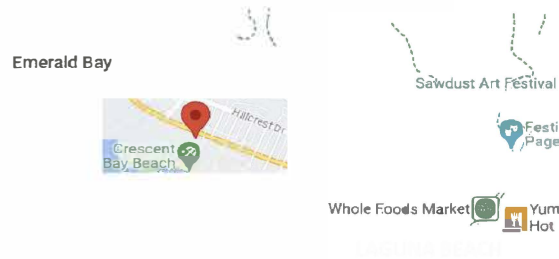


# PRICING

## TERRACES AT LAGUNA BEACH Brand New Mix-Use Development Condos

1369 North Coast Hwy,  
Laguna, CA 92651  
APN: 053-134-24

Year Built: **2024**  
 Approx. Lot SF: **18,333 SF**  
 Approx. Total SF: **12,426 SF**  
 No. of Residential Condos: **2**  
 No. of Retail / Office Condos: **3**  
 No. of Subterranean Parking: **30**  
 Property Type: **Mix-Use**



### SALE SCENARIO

No.	Unit	Property Type	Floor	Unit Mix	Approx. SF	Lease Type		\$/SF	Wholesale Sale Price
1	Unit 1	Retail / Office Condo	1st	NA	1,755	NNN	\$	2,400.00	\$ 4,212,000.00
2	Unit 2	Retail / Office Condo	1st	NA	2,492	NNN	\$	2,400.00	\$ 5,980,800.00
3	Unit 3	Retail / Office Condo	1st	NA	2,290	NNN	\$	2,400.00	\$ 5,496,000.00
4	Unit A	Residential Condo	2nd	3+4	2,917	MG	\$	2,600.00	\$ 7,584,200.00
5	Unit B	Residential Condo	2nd	3+4	2,972	MG	\$	2,600.00	\$ 7,727,200.00
<b>TOTAL</b>									<b>\$ 31,000,200.00</b>

**DISCLAIMER** This information has been secured from sources we believe to be reliable, but we make no representations or guarantees, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.