



COMMERCIAL PROPERTY REPORT

# 1208 Agate St, Redondo Beach, CA 90277



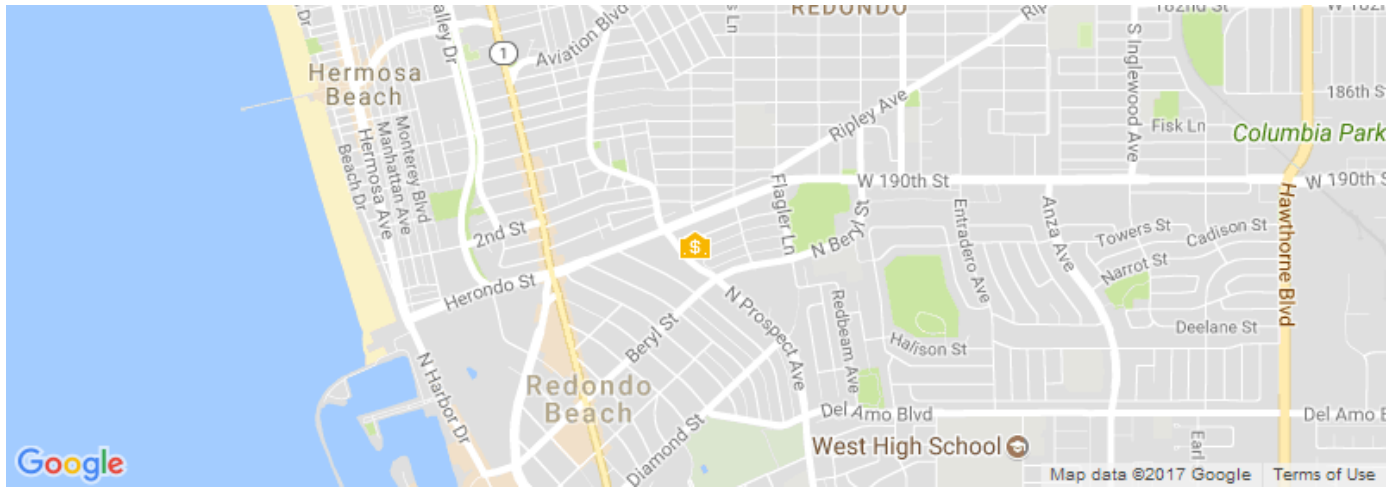
# 1208 Agate St, Redondo Beach, CA 90277

**\$ OFF MARKET**  
 • Sold Date: 8/5/2011  
 • Public Record

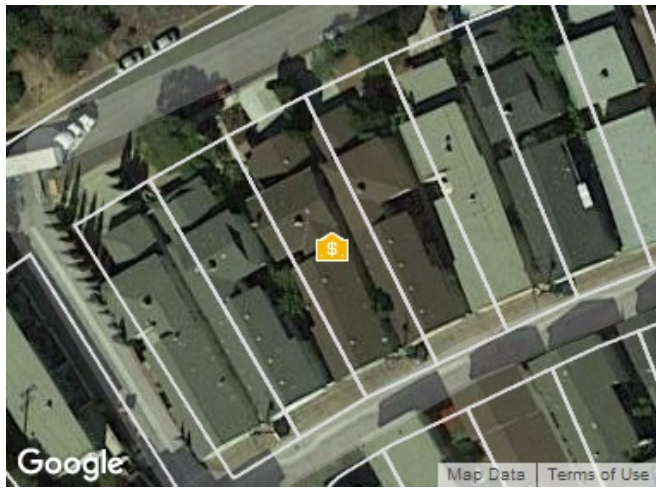
Property Facts	Public Facts	Listing Facts
Property Type	<b>Multifamily</b>	-
Property Subtype	<b>Quadruplex</b>	-
Number of Units	<b>4</b>	-
Bedrooms	<b>8</b>	-
Total Baths	<b>8</b>	-
Full Baths	<b>8</b>	-
Building Area (sq ft)	<b>4,120</b>	-
Lot Size	<b>5,517 sq ft</b>	-
Lot Dimensions	<b>40 x140 ft</b>	-
Year Built	<b>1963</b>	-

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

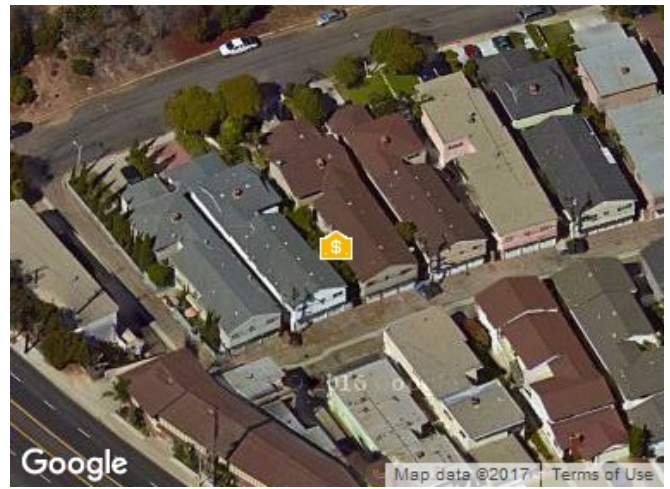
## Maps



Legend: 🏠 Subject Property



Legend: 🏠 Subject Property



Legend: 🏠 Subject Property

Multi-Residential "APOD" (Annual Property Operating Datasheet)

**Client: New Buyer**  
**1208 Agate, Redondo Beach, CA 90277**  
**Property Type: 4 Units with 3/2 Owner unit**

Investment Summary		Loan Information	
Price:	\$ 1,925,000	\$ 962,500	Principal
Down Payment:	50% \$ 962,500	4.125%	Interest Rate (quoted 8-1-17)
Number of Units:	4	30	Amort period (years) (1,000 = interest only)
Cost Per Unit:	\$ 481,250	10	Term (years) # of years Fixed 10
Current GRM:	21.60	\$ 55,977	Annual Payment
Market GRM:	18.60	\$ 4,665	Monthly Payment
Current CAP:	2.61%	<b>Property Highlights</b>	
Market CAP:	3.27%	South RB. Great location, minutes to beach. Unit A w/ fireplace. 8 total parking spaces.	
Approximate Year Built:	1963	Laundry room provides additional income.	
Approximate Lot Size:	5,518	Apt A has 2 car attached garage; B,C, & D have 1 car garage	
Approximate Net RSF:	4,120		
Cost Per Net RSF:	\$ 467.23		
Debt Cover Ratio (Curr/market)	0.90	1.12	

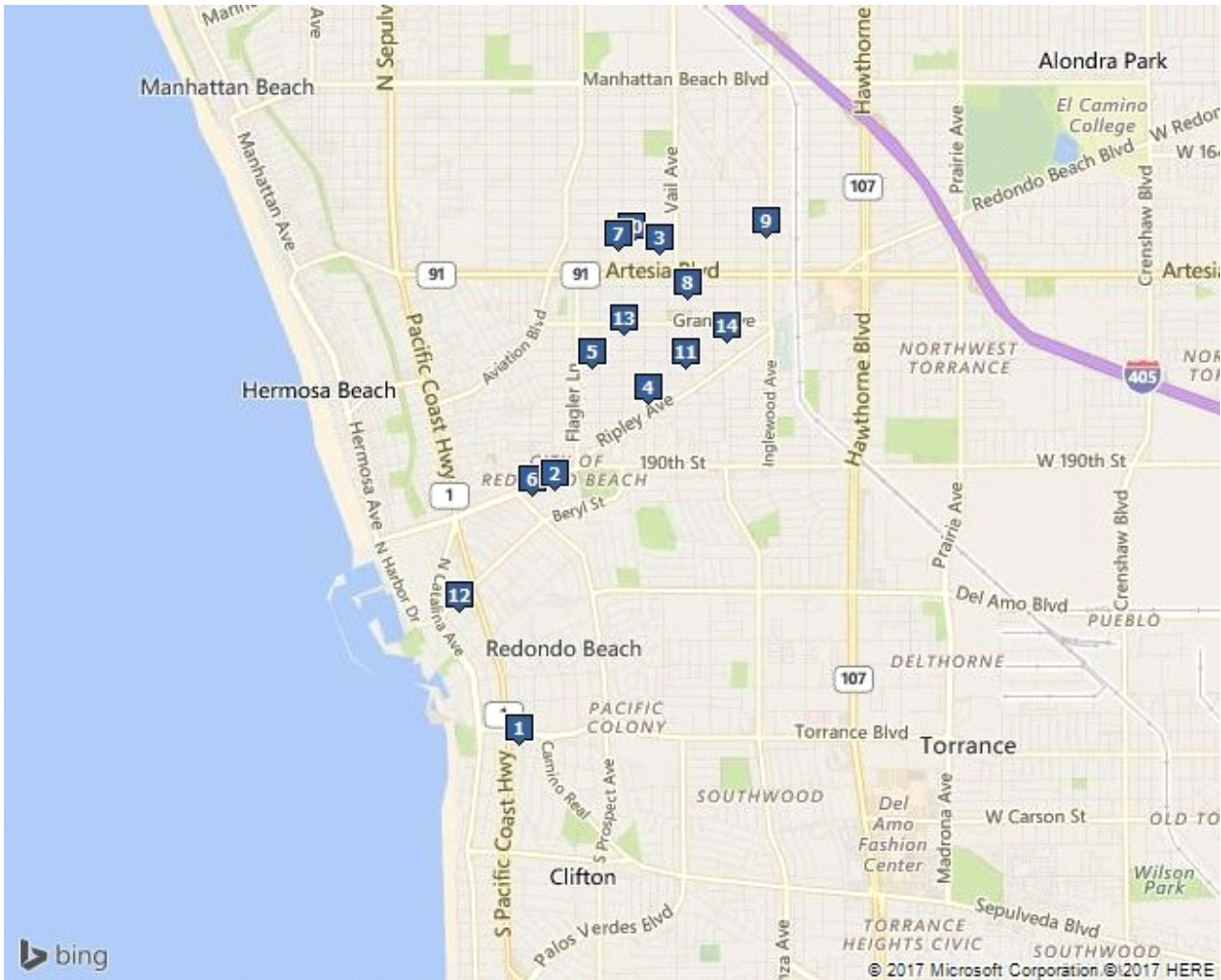
Annualized Operating Data				
	Current Rents/Vacancy		Market Rents/Vacancy	
Scheduled Gross Income:	\$ 89,100		\$ 103,500	
Less: Vacancy	1336.5	1.50%	\$ 3,105	3.00%
Plus Other: Laundry, etc.	\$ 353		\$ 353	
<b>= Gross Operating Income (GOI):</b>	<b>\$ 88,116</b>		<b>\$ 100,748</b>	
Less: Expenses:	\$ 37,858	42.49%	\$ 37,858	36.58%
<b>= Net Operating Income (NOI):</b>	<b>\$ 50,258</b>		<b>\$ 62,890</b>	
Less: Loan Payments:	\$ 55,977		\$ 55,977	
<b>= Pre-Tax Cash Flow:</b>	<b>\$ (5,719)</b>	-0.59%	<b>\$ 6,913</b>	0.72%
Plus: Principal Reduction (Yr 1):	\$ 16,585		\$ 16,585	
<b>= Total Return Before Taxes:</b>	<b>\$ 10,866</b>	1.13%	<b>\$ 23,498</b>	2.44%

Income - Current & Market			Expenses - Annualized						
No. of Units	Beds / Baths	Sq. Ftg.	CURRENT Rents		Monthly Rent/Unit	Monthly Income	Taxes*	1.15%	\$22,138
			Monthly Rent/Unit	Monthly Income					
1	3b/2b	1,250	\$2,550	\$2,550	\$2,750	\$2,750	Insurance		\$1,468
1	2b/2b	1,000	\$1,775	\$1,775	\$2,150	\$2,150	Repairs/Maintenance		\$2,610
1	2b/2b	1,000	\$1,725	\$1,725	\$2,150	\$2,150	Gardening		\$800
1	1b/1b	870	\$1,375	\$1,375	\$1,575	\$1,575	Water		\$1,698
0			\$0	\$0		\$0	Sewer (incl water)		\$0
4	(SFs are approx)	4,120		\$7,425		\$8,625	Gas		\$0
							Termite		\$955
							Trash		\$1,037
							Electric		\$583
							Prop Mangt	6.00%	\$6,045
							Other		\$524
							<b>Expenses - Total</b>		<b>\$37,858</b>
							<b>Expenses / Sq. Ft.</b>		<b>\$9.19</b>
							<b>Expenses / Unit</b>		<b>\$9,465</b>
							*Includes Estimated Assessments		

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AS TO THE ACCURACY OF THE INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR INACCURACIES.

## Multi Map



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- |  |  |   |
|--|--|---|
|  <p>1</p> | <p>323 S Francisca AV , Redondo Beach 90277</p> <p><b>Listing ID:</b> SB17129957    <b>LIST PRICE:</b> \$2,225,000    <b>STATUS:</b> Active</p> <p><b>Bldg SQFT:</b> 3970    <b>LOT SF:</b> 6,041    <b>SLC:</b> STD</p> | <p><b>LISTING CONTRACT DATE:</b><br/>06/09/2017</p> |
|--|--|---|
- 
- |  |   |   |
|--|---|---|
|  <p>2</p> | <p>1240 Agate ST , Redondo Beach 90277</p> <p><b>Listing ID:</b> SB17063529    <b>LIST PRICE:</b> \$1,935,000    <b>STATUS:</b> Active</p> <p><b>Bldg SQFT:</b> 4186    <b>LOT SF:</b> 5,592    <b>SLC:</b> STD</p> | <p><b>LISTING CONTRACT DATE:</b><br/>03/27/2017</p> |
|--|---|---|
- 
- |  |   |   |
|--|---|---|
|  <p>3</p> | <p>2215 Mathews AV , Redondo Beach 90278</p> <p><b>Listing ID:</b> SB17047516    <b>LIST PRICE:</b> \$1,950,000    <b>STATUS:</b> Active</p> <p><b>Bldg SQFT:</b> 3480    <b>LOT SF:</b> 7,498    <b>SLC:</b> STD</p> | <p><b>LISTING CONTRACT DATE:</b><br/>03/08/2017</p> |
|--|---|---|
- 
- |  |   |   |
|--|---|---|
|  <p>4</p> | <p>2201 Speyer LN , Redondo Beach 90278</p> <p><b>Listing ID:</b> SB17148012    <b>LIST PRICE:</b> \$1,999,500    <b>STATUS:</b> Pending</p> <p><b>Bldg SQFT:</b> 4663    <b>LOT SF:</b> 7,526    <b>SLC:</b> STD</p> | <p><b>LISTING CONTRACT DATE:</b><br/>08/01/2017</p> |
|--|---|---|

	1915 Marshallfield LN , Redondo Beach 90278 Listing ID: SB17073964 SOLD PRICE: \$2,000,000 STATUS: Closed	Bldg SQFT: 5051	ENDING DATE: 07/25/2017 LOT SF: 7,502 SLC: STD
	1206 Agate ST , Redondo Beach 90277 Listing ID: SB17114847 SOLD PRICE: \$1,900,000 STATUS: Closed	Bldg SQFT: 4120	ENDING DATE: 07/19/2017 LOT SF: 5,507 SLC: STD
	2018 Nelson AV , Redondo Beach 90278 Listing ID: SB17055341 SOLD PRICE: \$1,820,000 STATUS: Closed	Bldg SQFT: 4288	ENDING DATE: 07/11/2017 LOT SF: 7,499 SLC: STD
	2318 Carnegie LN , Redondo Beach 90278 Listing ID: SB17107005 SOLD PRICE: \$1,735,000 STATUS: Closed	Bldg SQFT: 3611	ENDING DATE: 07/07/2017 LOT SF: 7,512 SLC: STD
	2704 Ruhland Ave. , Redondo Beach 90278 Listing ID: RS17025214 SOLD PRICE: \$1,895,000 STATUS: Closed	Bldg SQFT: 4946	ENDING DATE: 06/29/2017 LOT SF: 7,488 SLC: STD
	2109 Nelson AV , Redondo Beach 90278 Listing ID: SB17043866 SOLD PRICE: \$1,650,000 STATUS: Closed	Bldg SQFT: 3840	ENDING DATE: 05/31/2017 LOT SF: 7,509 SLC: STD
	2317 Marshallfield LN , Redondo Beach 90278 Listing ID: SB17028716 SOLD PRICE: \$2,200,000 STATUS: Closed	Bldg SQFT: 4764	ENDING DATE: 04/21/2017 LOT SF: 7,497 SLC: STD
	417 N Elena AV , Redondo Beach 90277 Listing ID: SB17007065 SOLD PRICE: \$1,465,000 STATUS: Closed	Bldg SQFT: 1747	ENDING DATE: 03/29/2017 LOT SF: 6,005 SLC: STD
	2104 Huntington LN , Redondo Beach 90278 Listing ID: SB17017110 SOLD PRICE: \$1,800,000 STATUS: Closed	Bldg SQFT: 3969	ENDING DATE: 03/21/2017 LOT SF: 7,500 SLC: PBL
	2513 HARRIMAN LN , Redondo Beach 90278 Listing ID: 17203174 SOLD PRICE: \$1,925,000 STATUS: Closed	Bldg SQFT: 5356	ENDING DATE: 03/16/2017 LOT SF: 7,501 SLC: STD

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.  
Accuracy of square footage, lot size and other information is not guaranteed.