

500 N. Helberta &
801-815 Diamond Street,
Redondo Beach, CA 90277



WIN Real Estate Services, INC.

WIN

8 Units - South Redondo Beach



Exclusively Offer For Sale By:

WIN Real Estate Services, Inc.

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Investment Summary

Price	\$2,395,000
Cap Rate	3.25%
NOI	\$ 77,981
GRM	18.23
Building Size	4,302sf
Land Area	7,177sf
Zoning	RBR-3
Assessor's Parcel Number	7503-024-025
Ownership	Fee Simple



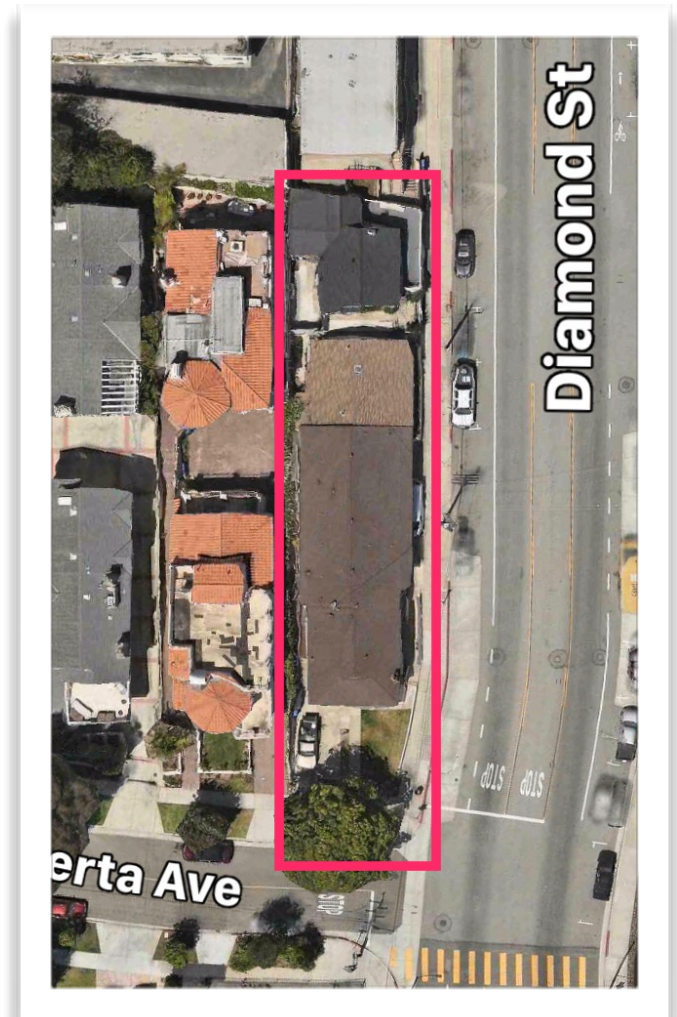
Property Highlights: Perched at the crest of the hill above Pacific Coast Highway the subject property contains 8 individual units in 4,302sf of living space on a 7,177 square foot lot in the highly sought after South Redondo Beach rental market. The subject property consists of (2) two-bedroom, one-bath units, (4) one-bedroom, one-bath units & 2 Studio units. The units feature gas stoves, gas wall heaters, vinyl flooring and tile counter tops in the kitchens and baths. All rental agreements are currently month-to-month. The building is separately metered for gas and electricity. Parking consists of (7) one-car garages and (6) off-street parking spots. In addition there is ample street parking for guest.

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Financial Summary

<u>Pricing</u>	<u>\$2,395,000</u>
<u>Ownership</u>	<u>Fee Simple</u>
<u>Number of Units</u>	<u>8</u>
<u>Number of Stories</u>	<u>2</u>
<u>Year constructed</u>	<u>1935+</u>
<u>Building Size</u>	<u>4,302</u>
<u>Land Area</u>	<u>7,177</u>
<u>Price per Unit</u>	<u>\$299,375</u>
<u>Price per Square Foot</u>	<u>\$556.72</u>
<u>Current CAP rate</u>	<u>3.25%</u>
<u>Current GRM</u>	<u>18.23</u>
<u>Current NOI</u>	<u>\$77,981</u>



Net Income Statement

Revenues

Current Annual Rent	\$ 131,400
Less Vacancies (3%)	\$ 3,942
Effective Gross Income	\$ 127,458

Operating Expenses

New Real Estate Taxes	\$29,938
Professional Management	\$ 7,884
Insurance	\$ 2,074
Business License	\$ 90
Utilities	\$ 3,209
Trash	\$ 1,402
Maintenance	\$ 3,800
Landscaping	\$ 1,080

Total Expenses \$49,477

Current NOI \$77,981



Current Rent Roll & Pro-forma Rent Roll

Unit Mix & Market Rent

Unit type	Current Rent	Pro-forma Rent
2bd/1ba (SFR)	\$1,750	\$2,450
2bd/1ba (APT)	\$1,700	\$2,200
1bd/1ba	\$1,500	\$1,750
1bd/1ba	\$1,350	\$1,750
1bd/1ba	\$1,350	\$1,750
1bd/1ba	\$1,350	\$1,750
0bd/1ba	\$975	\$1,250
0bd/1ba	\$975	\$1,250

Gross Rents (Annual):

Current Schedule \$131,400

Pro Forma Schedule \$169,800

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About Redondo Beach...



Redondo Beach is located in the South Bay region of Los Angeles County and is a great place to buy or sell multifamily and larger commercial apartment properties. Its job industry, conveniences, and attractions make this a great place to live and there is a good market available to buy multi-family rental properties. There is no rent control in Redondo Beach.

Redondo Beach's population was 67,693 as of 2012, which is more than Hermosa Beach or Manhattan Beach, the other two beach cities in the South Bay. The estimated median household income in 2011 was \$97,547 (it was \$69,173 in 2000). This is larger than the California median which was \$57,287 in 2011.

Redondo Beach has large professional, scientific, and technical industries which comprise 13% of all industries in the city, which is almost twice that of the California average. This is because employers such as Northrop Grumman have 5,827 employees, which is 16% of the city's total employment. Education is also a big industry with Redondo Beach Unified School district being the second largest employer in the city. The Beach Cities Health District, Nordstrom, Crowne Plaza, Cheesecake Factory, Target and Macy's are also large employers.

The city also enjoys being close to a variety of conveniences. The Los Angeles International Airport (LAX) is only 7 miles away. The Metro Green Line, which runs east to west, has a stop in Redondo at Marine Ave, thereby connecting Redondo with affordable transit to most LA cities. The hospital Providence Little Company of Mary is only 2 miles away in neighboring city Torrance and about 4 miles away is El Camino Community College, which has over 8500 full time enrolled students.

Redondo Beach has many attractions, the most popular of which is the Pier and King Harbor. Here tourists and locals alike enjoy the sandy beach and many restaurants that it has to offer. Riviera Village offers many fine dining options and boutique shopping outlets and is located just off the beach in South Redondo.

Confidentially & Disclaimer

Information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, develop-ability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant’s plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

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