

FOR SALE



TEN UNITS

Realty Service Center

LOS ANGELES, CALIFORNIA (USA)

Redondo Beach Apartment Building

PRIME LOCATION

1901 – 1905 PHELAN LANE
REDONDO BEACH, CA (USA)



Ten Unit Apartment Building

Email: realtycenter@aol.com
Cell: 01 - 310 - 793 - 6609

Realty Service Center, 5942 Edinger Ave.
Suite 113-333, Huntington Beach, CA 92649

1901 – 1905 PHELAN LANE REDONDO BEACH, CA (USA)



**1901 – 1905 PHELAN LANE
REDONDO BEACH, CA (USA)**

**LESS THAN 20 MILES FROM
DOWNTOWN LOS ANGELES
UCLA (WESTWOOD), USC (A)
& USULB (LONG BEACH)**



FOUR UNITS HAVE ATTACHED:

- GARDEN (1901A)**
- SIDE YARD (1905E)**
- GARAGES (1901E & 1905A)**

**APN 4157-002-021
YEAR BUILT 1955
ZONING RBR#**

**NORTH REDONDO BEACH:
TEN UNITS, ALL ONE BEDROOM.**

**LOT SIZE: 7500 SQFT
BUILDING: 5652 SQFT (+1400 SQFT)**

**TWO MILES FROM THE OCEAN.
TEN MINUTES DRIVE TO BEACH, FREEWAYS,
LAX, GALLERIA MALL & EL CAMINO COLLEGE.**

**LOW VACANCY, LOW MAINTENANCE AND MANAGEMENT
MONTH TO MONTH LEASES. LONG TERM TENANTS.**

**NEWER ROOF, COPPER PLUMBING,
DUAL PANE FRENCH WINDOWS.
LAUNDRY ROOM, STORAGE/OFFICE ROOM.**

**ELEVEN SEPARATE ELECTRIC & GAS METERS.
THREE GARAGES AND ELEVEN RESURFACED PARKING SPACES
NO RENT CONTROL.**

1901(A,B,C,D,E) & 1905(A,B,C,D,E) Phelan Lane

1901 – 1905 PHELAN LANE
REDONDO BEACH, CA (USA)

GREAT 1031 EXCHANGE PROPERTY. GROSS ANNUAL INCOME \$161.4K (INCLUDES ADDITIONAL \$15.2K INCOME FROM RENTING 1600 SQUARE FEET OF PROPERTY SPACE). AVERAGE RENT/UNIT IS \$1220 PM

NET INCOME \$104.6K (INCLUDES ESTIMATED BUYERS NEW PROPERTY TAXES), CAP RATE IS 4.2, GROSS MULTIPLIER 15.9 AND POTENTIAL UPSIDE IN INCREASE OF RENTAL INCOME. NO RENT CONTROL.

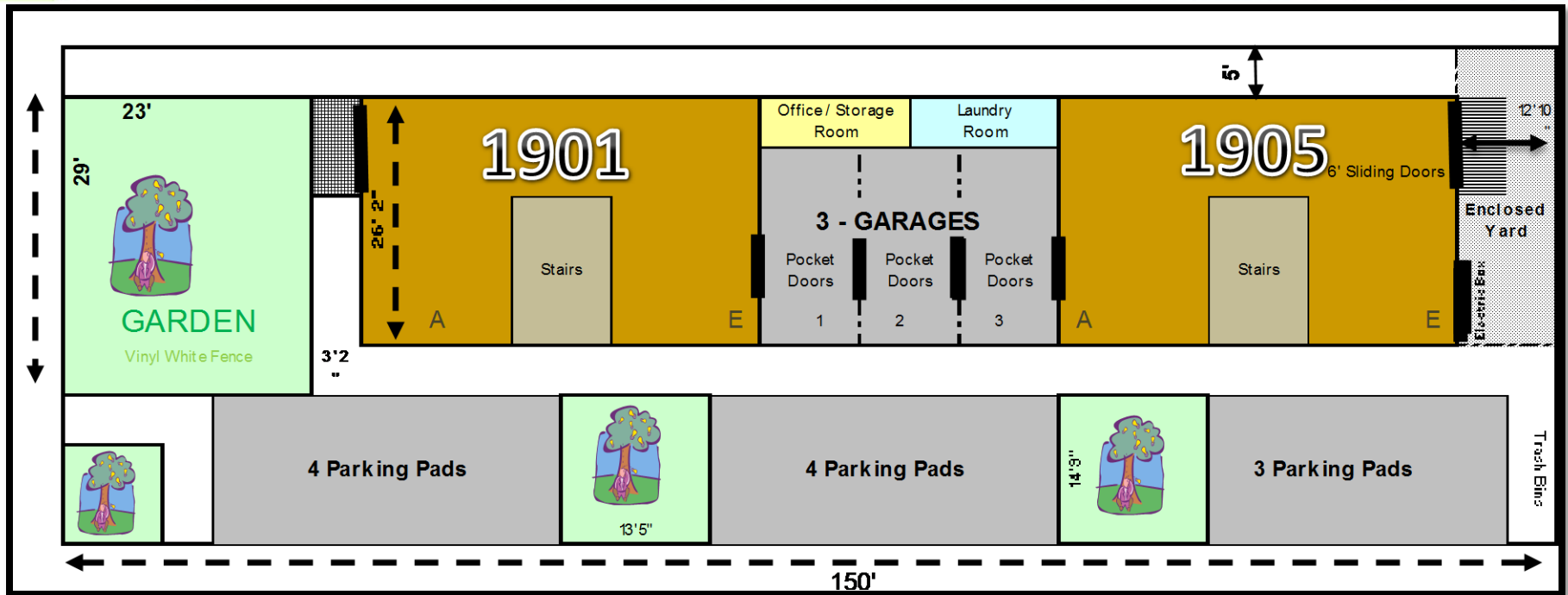


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**FULLY ASSUMABLE FIXED RATE LOAN (\$880K THRU NOV 2020).
POSSIBLE OWNER CARRY BACK FINANCING FIRST OR SECOND. DRIVE BY ONLY.
PLEASE DO NOT DISTURB TENANTS.**

OWNER LICENSED & OWNED SINCE 1989

1901 – 1905 PHELAN LANE REDONDO BEACH, CA (USA)



LOWER LEVEL: 1901 A (GARDEN) & 1901 E(GARAGE) AND 1905A (GARAGE) & 1905E (YARD)

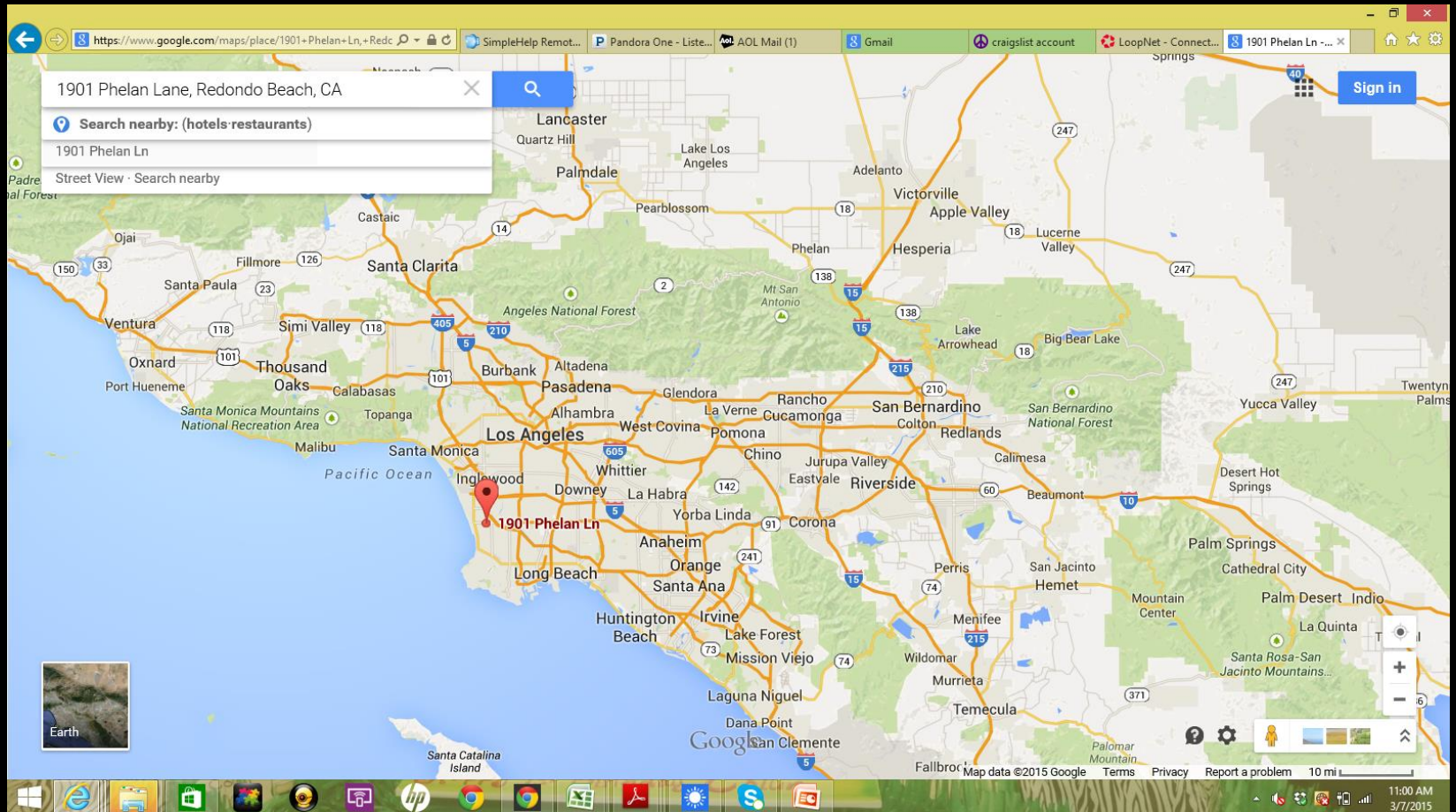
UPPER LEVEL: 1901–B, C & D (OPEN KITCHEN) AND 1905 –B (OPEN KITCHEN) , C & D

MANAGER ON SITE (12 YEARS)

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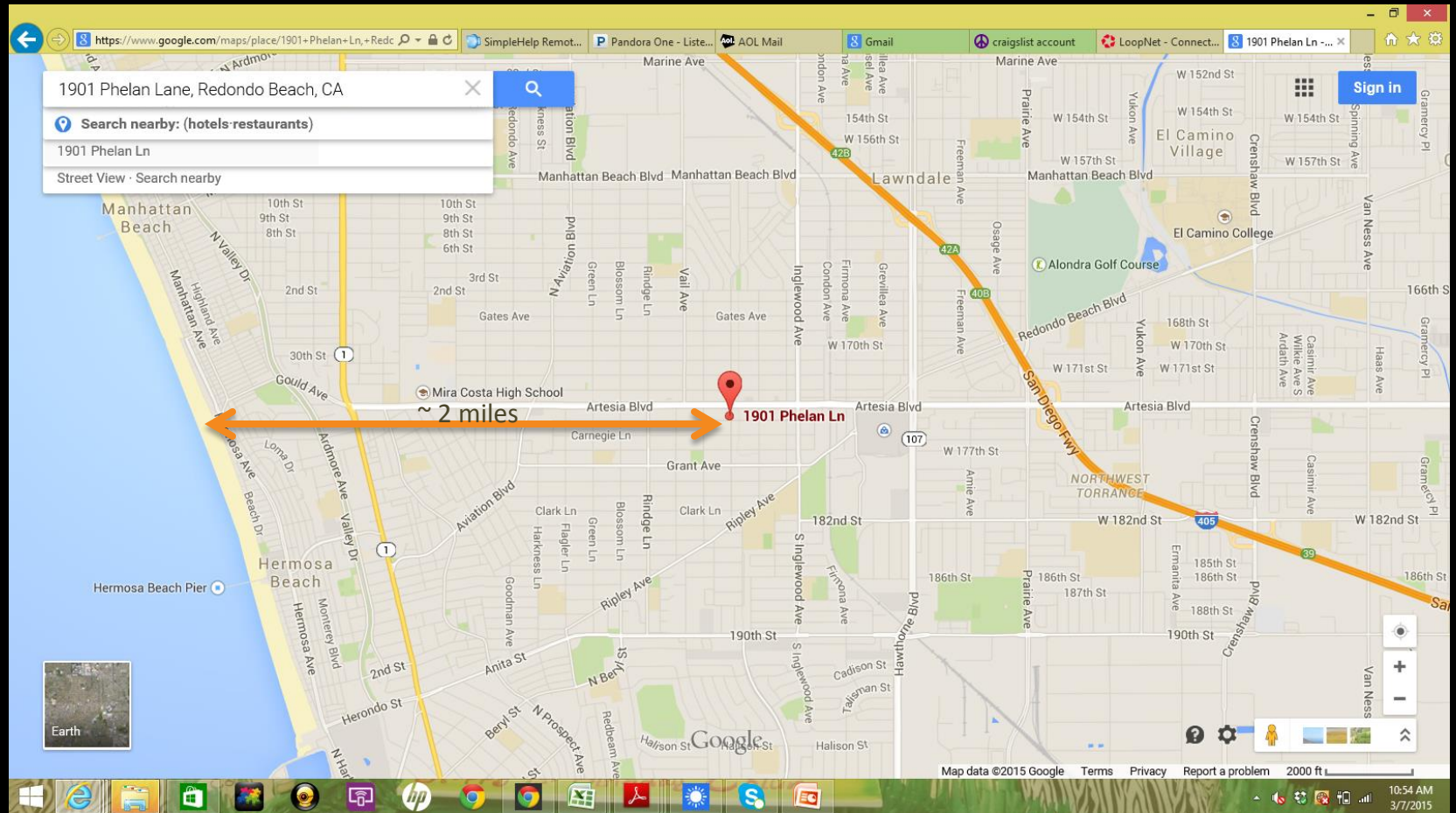
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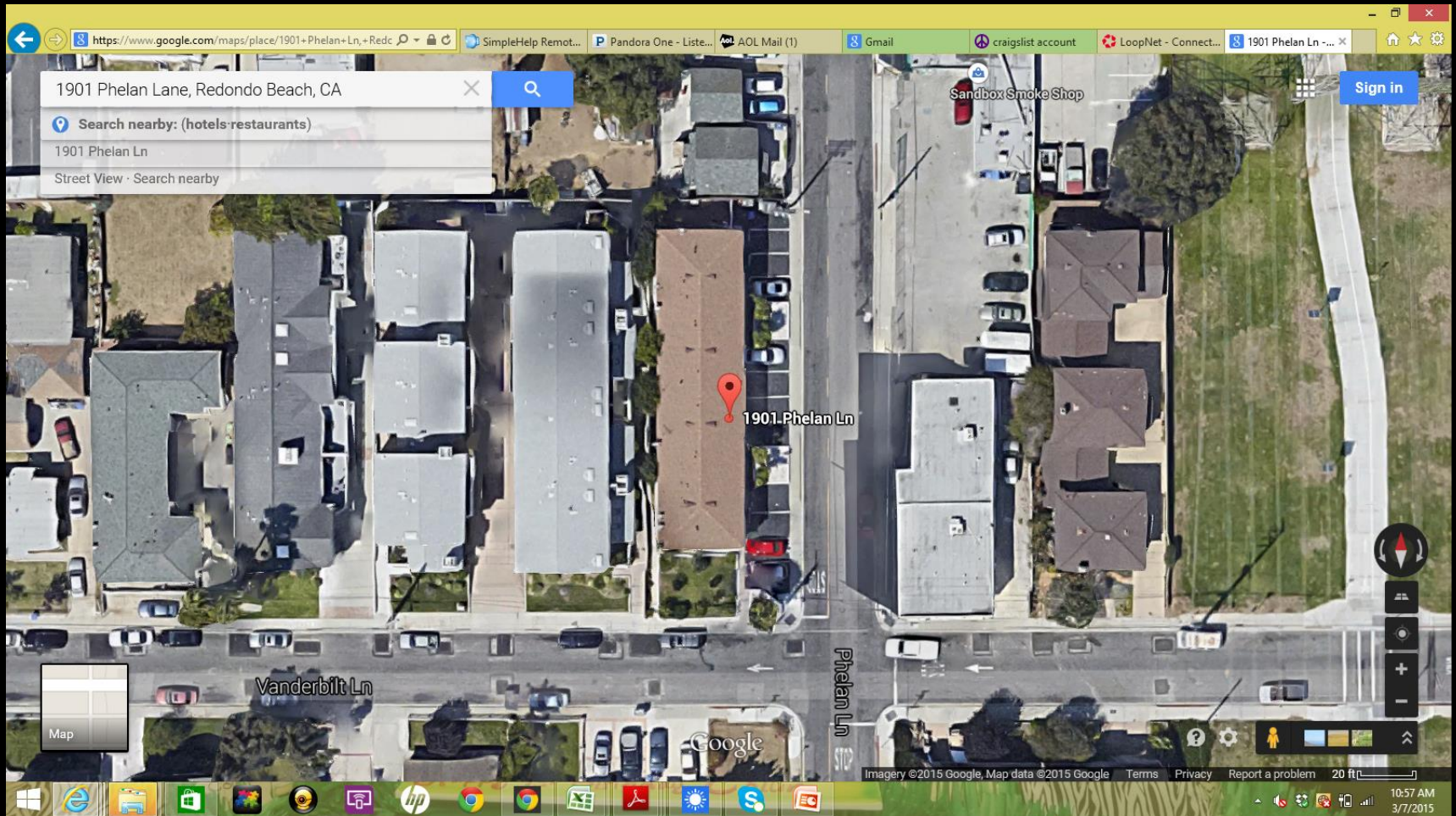


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^Garden: Unit 1901A

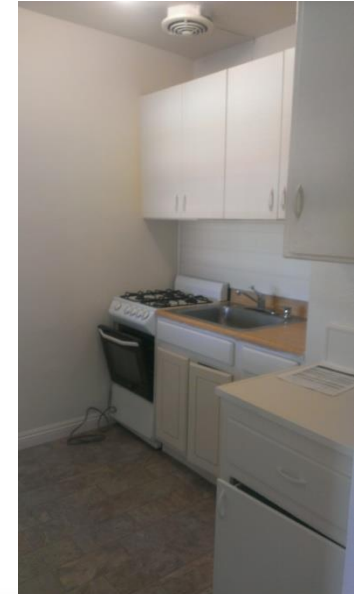
Side Yard: Unit 1905E >



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Built-in Closets in Bedroom



Apartment – All One Bedroom

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PRIDE OF OWNERSHIP



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