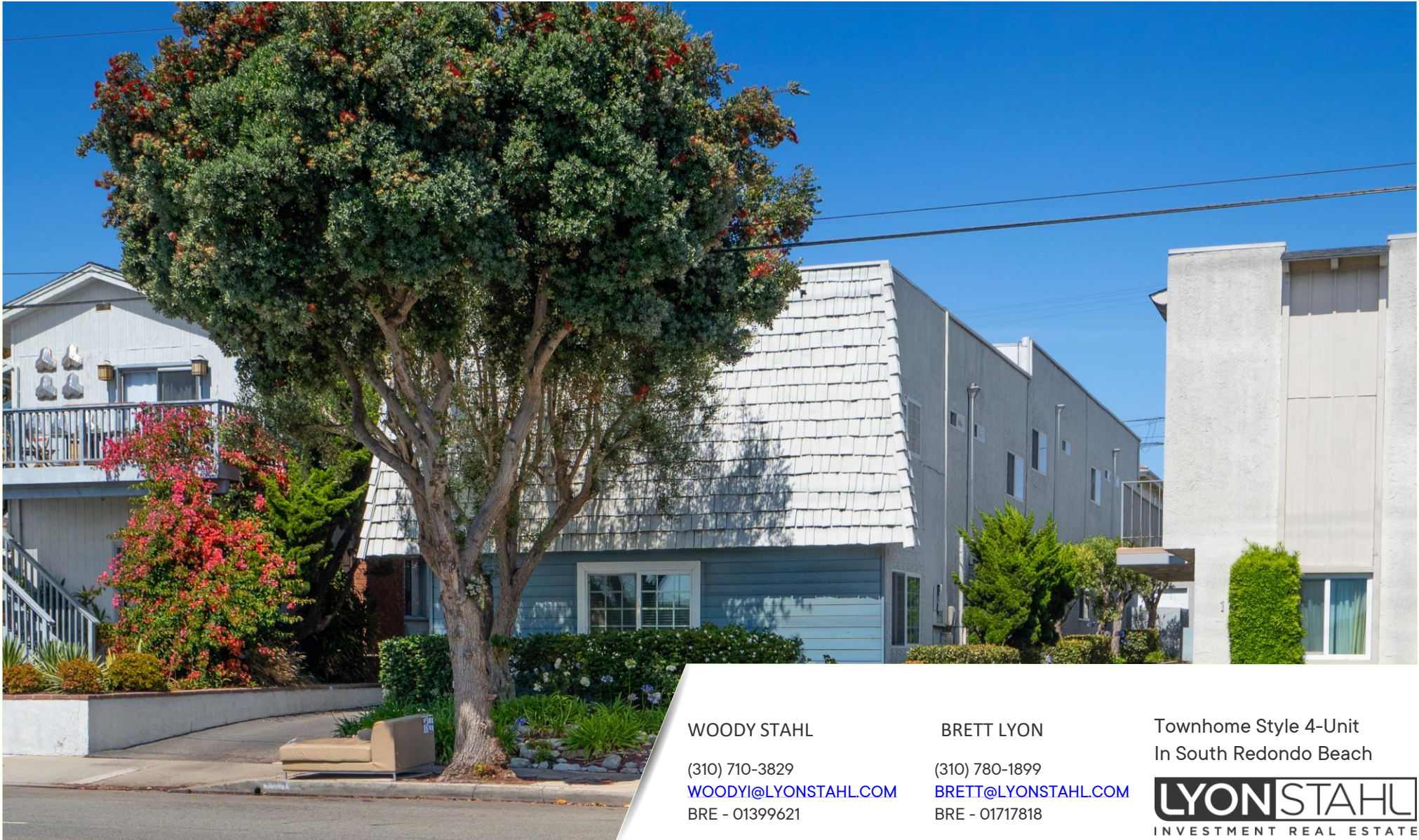


Offering Memorandum

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

\$2,200,000



WOODY STAHL

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Townhome Style 4-Unit
In South Redondo Beach

LYON STAHL
INVESTMENT REAL ESTATE

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108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



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Property Overview

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

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Property Overview

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

Property Summary

Price \$2,200,000

Address 108 N Prospect Ave

City, State, Zip Redondo Beach

County Los Angeles

Zoning RBR-3

Year Built 1973

Number Of Units 4

Building Size 4,492 SF

Lot Size 6,428 SF

Cap Rate 3.46%

Pro Forma Cap Rate 5.03%

GRM 19.14

Pro Forma GRM 14.61

Price / Bldg Sf \$489.76

Price / Lot Sf \$342.25



Property Overview

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

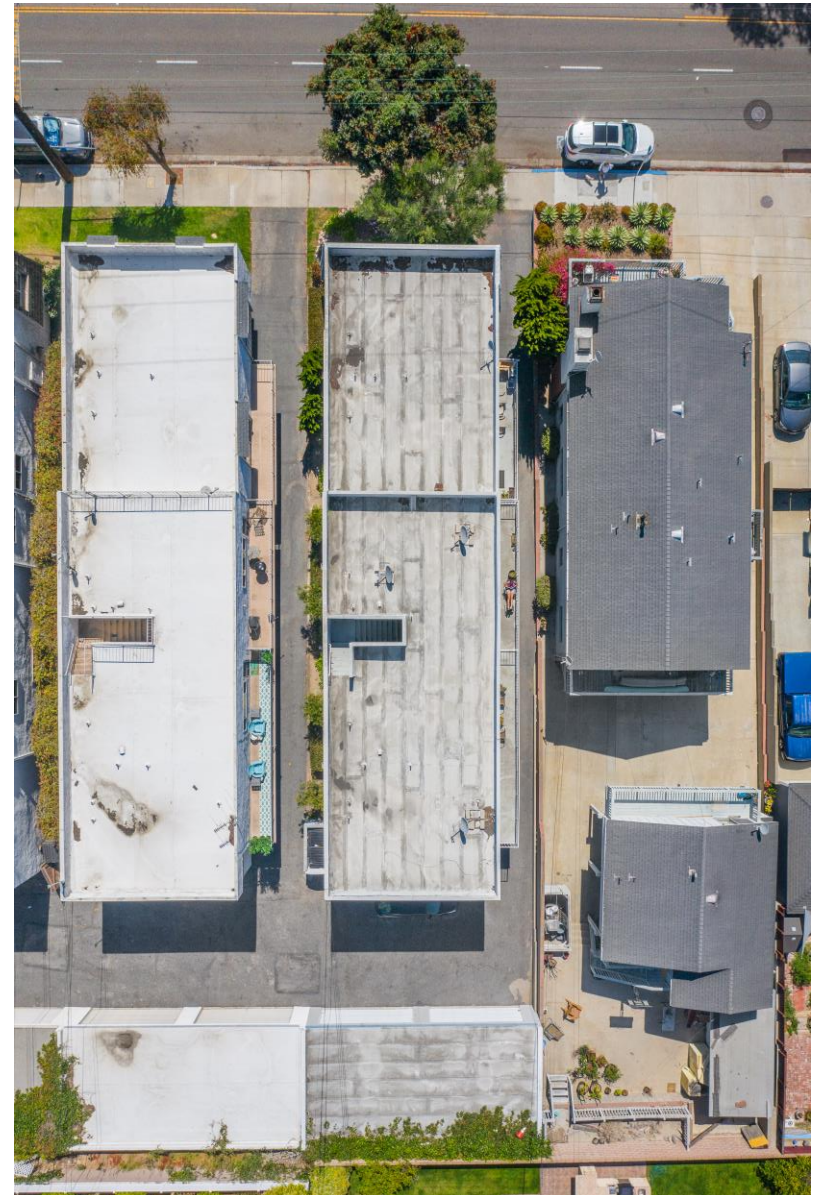
180 N Prospect Ave, Redondo Beach, CA 90277

- 4-Unit | \$2,200,000

- **4 Townhome Style Units Well Located in South Redondo Beach**
- **(1) 3-Bed/2.5-Bath Owner's Unit & (3) 2-Bed/1.5-Bath Units**
- **Units Feature Private Patios, On-Site Laundry Room, (6) Total Garage Spaces**
- **4,492 SF of Living Space Situated on a 6,428 SF Lot**
- **Currently Performing at a 3.46% CAP with Over 25% Upside in Market Rent Potential**

Lyon Stahl is pleased to present 180 N Prospect, a recently updated 4-unit in South Redondo Beach. The building was built in 1973 and consists of 4,949 SF of living space situated on a 6,428 SF lot. The property offers all townhomes style units consisting of (1) 3-bed/2.5-bath owner's unit & (3) 2-bed/1.5-bath units. 108 N Prospect Street features private patios for each unit, an on-site laundry facility, and (3) 2-car garages.

Given the ideal location and in-place income, this is an excellent opportunity for an owner-user or a yield-focused investor to acquire an asset in Prime Redondo Beach.



Financial Overview

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



Financial Overview

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

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Price **\$2,200,000**

Property Summary

ADDRESS	108 N Prospect Ave, Redondo Beach, 90277	YEAR BUILT	1973
DOWN PAYMENT	30% (\$660,000)	PARKING	6 SPACES
NUMBER OF UNITS	4	CURRENT NOI	\$76,072
COST PER UNIT	\$550,000	PRO FORMA NOI	\$110,643
LOT SIZE	6,428 SF	CURRENT CAP RATE	3.46%
GROSS RENTABLE SF	4,492 SF	PRO FORMA CAP RATE	5.03%
PRICE PER BLDG SF	\$489.76	CURRENT GRM	19.41
PRICE PER LAND SF	\$342.25	PRO FORMA GRM	14.61

Proposed Financing

LOAN AMOUNT	\$1,540,000	LOAN-TO-VALUE	70%
DOWN PAYMENT	\$660,000	AMORTIZATION	30-YEAR
INTEREST RATE	3.250%	LOAN TERM	30-YEAR FIXED
MONTHLY PAYMENT	\$6,702	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$80,426	DEBT COVERAGE RATION (DCR)	0.95

Financial Overview

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



Annualized Operating Data

	CURRENT ACTUALS		PRO FORMA RENT	
GROSS SCHEDULED INCOME	\$114,960		\$150,600	
VACANY RATE RESERVE	\$3,449	3%	\$4,518	3%
GROSS OPERATING INCOME	\$111,511		\$146,082	
EXPENSES	\$35,439	31%	\$35,439	24%
NET OPERATING INCOME	\$76,072		\$110,643	
LOAN PAYMENTS	\$80,426		\$80,426	
PRE TAX CASH FLOWS	\$(4,354)	-0.66%	\$30,217	4.58%
PRINCIPAL REDUCTION	\$30,833		\$30,833	
TOTAL RETURN BEFORE TAXES	\$26,478	4.01%	\$61,049	9.25%

Scheduled Income

	CURRENT	MARKET
TOTAL SCHEDULED RENT	\$9,580	\$12,550
LAUNDRY	\$0	\$0
GARAGES	\$0	\$0
MONTHLY SCHEDULED GROSS INCOME	\$9,580	\$12,550
ANNUALIZED SCHEDULED GROSS INCOME	\$114,960	\$150,600
UTILITIES PAID BY TENANT	Gas & Electric	Gas & Electric

Expense Summary

*ESTIMATED	Per Unit
NEW TAXES (NEW ESTIMATE)	\$25,794
MAINTENANCE (3%)	\$3,449
INSURANCE	\$1,797
UTILITIES (\$800/unit/year)	\$3,200
LANDSCAPING (\$100/mo)	\$1,200
TOTAL EXPENSES	\$35,439
EXPENSES AS %/SGI	30.83%
EXPENSE PER SF	\$5.51
EXPENSE PER UNIT	\$8,860

* This information has been secured from sources we believe to be reliable but representations, or warranties, expressed or implied, as to the accuracy of the references to square footage, land lines/boundaries and age are approximate. Buyer takes responsibility for all information and bears all risk for any inaccuracies.

Rent Roll

108 N PROSPECT AVENUE,
 REDONDO BEACH, CA 90277



Unit #	Unit Type	Actual Rent	Market Rent	Move-In Dates
1	3+2.5	\$2,500	\$4,000	November 28, 2020
2	2+1.5	\$2,350	\$2,850	April 15, 2017
3	2+1.5	\$2,470	\$2,850	August 1, 2015
4	2+1.5	\$2,260	\$2,850	July 1, 2019
MONTHLY TOTALS		\$9,508	\$12,550	
ANNUALIZED TOTALS		\$114,960	\$150,600	



Property Photography

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

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Property Photography

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

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Property Photography

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



Property Photography

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

Unit 1

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Property Photography

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

Unit 2

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Property Photography

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

Unit 3

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Property Photography

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

Unit 4



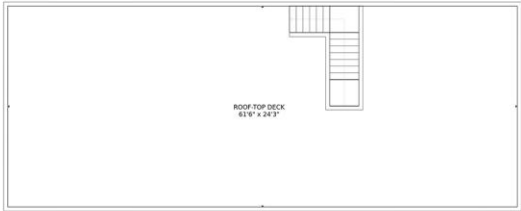
Property Photography

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

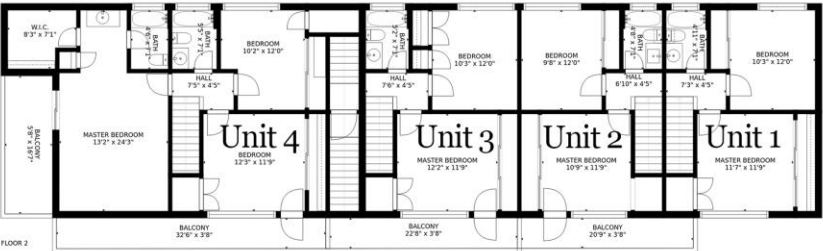


108 N Prospect Ave

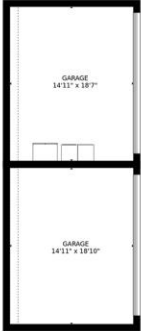
Redondo Beach, CA 90277



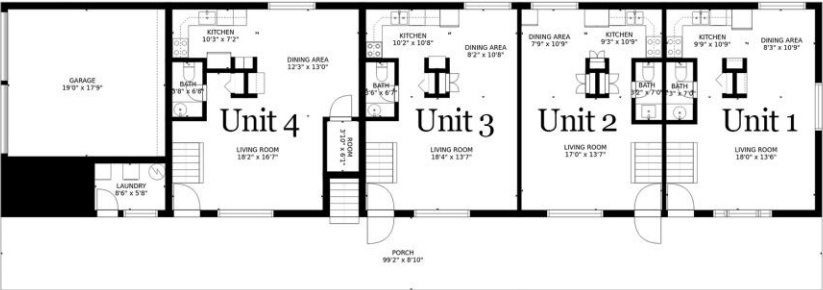
FLOOR 3



FLOOR 2



FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 1987 sq. ft, FLOOR 2: 2258 sq. ft
 FLOOR 3: 0 sq. ft, EXCLUDED AREAS:
 PORCH: 875 sq. ft, GARAGE: 898 sq. ft
 BALCONY: 379 sq. ft, DECK: 1492 sq. ft
 TOTAL: 4244 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DISCLAIMER: Measurements are approximate.
 It is the responsibility of the buyer to verify the property's
 measurements and square footage independently.

Floorplan

Comparables

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

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INVESTMENT REAL ESTATE



Sold Comparables

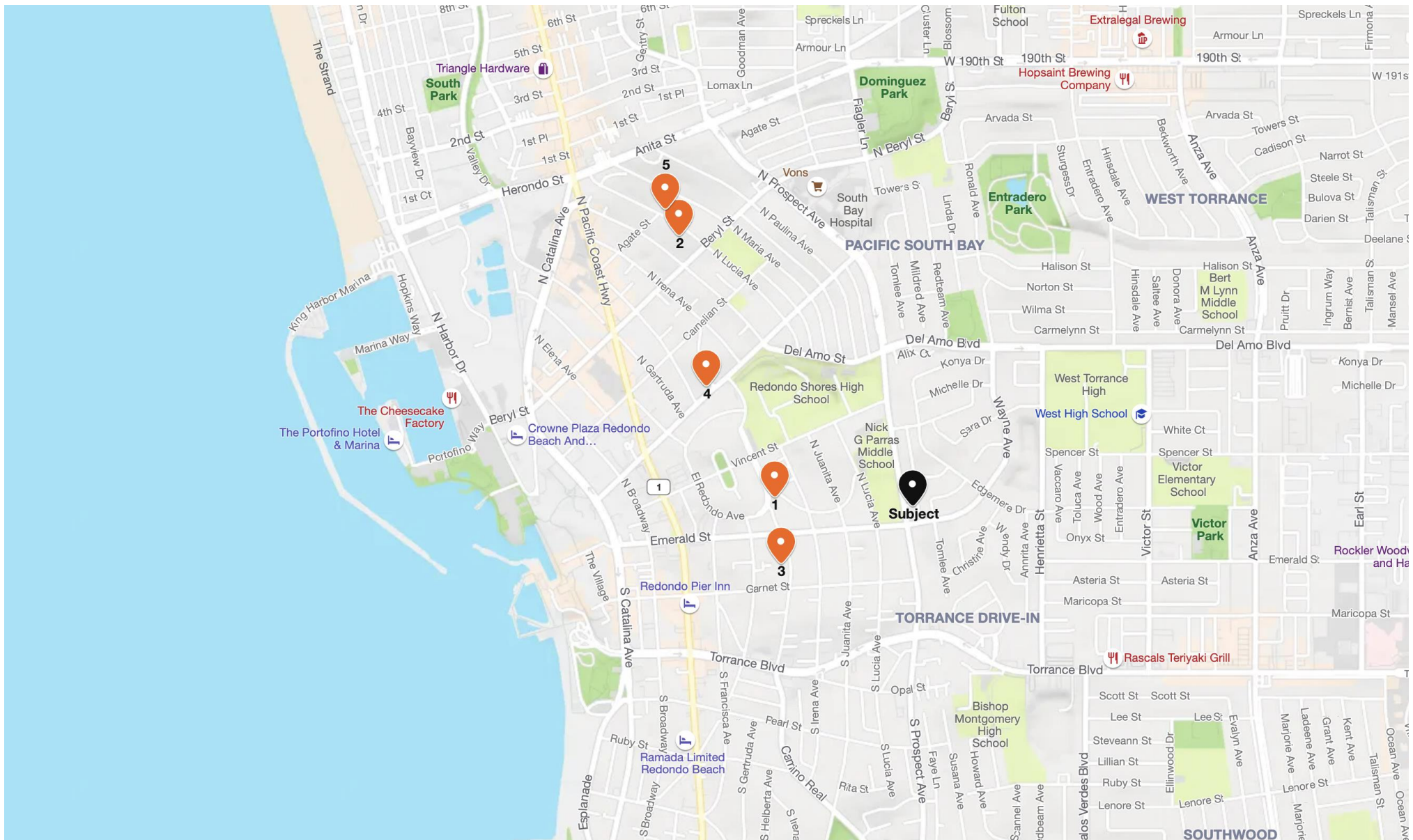
108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	GRM	Sale Date
1	802 Spencer St. Redondo Beach, CA	\$1,395,000	2	1960	1,979 SF	\$687,000	\$704.90	4.05%	18.75	06/09/2020
2	713 N Lucia Ave., Redondo Beach, CA	\$1,399,000	2	1923	2,300 SF	\$699,500	\$608.26	2.30%	27.89	10/29/2020
3	117 S Helberta Ave. Redondo Beach, CA	\$1,440,000	4	1906	1,892 SF	\$400,000	\$761.10	2.82%	26.98	12/15/2020
4	713 Diamond St. Redondo Beach, CA	\$1,600,000	2	1923	2,174 SF	\$842,500	\$735.97	3.88%	22.26	09/18/2020
5	730 N Lucia Ave. Redondo Beach, CA	\$1,700,000	3	1963	3,110 SF	\$565,000	\$546.62	3.76%	21.96	03/10/2021
	Averages	\$1,506,800	3	1935	2,291 SF	\$638,800	\$343.26	3.36%	24.57	10/28/2020
*	108 N Prospect Ave. Redondo Beach, CA	\$2,200,000	4	1973	4,492 SF	\$550,000	\$489.76	3.46%	19.14	ACTIVE

Sold Comparables Map

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



On-Market Comparables

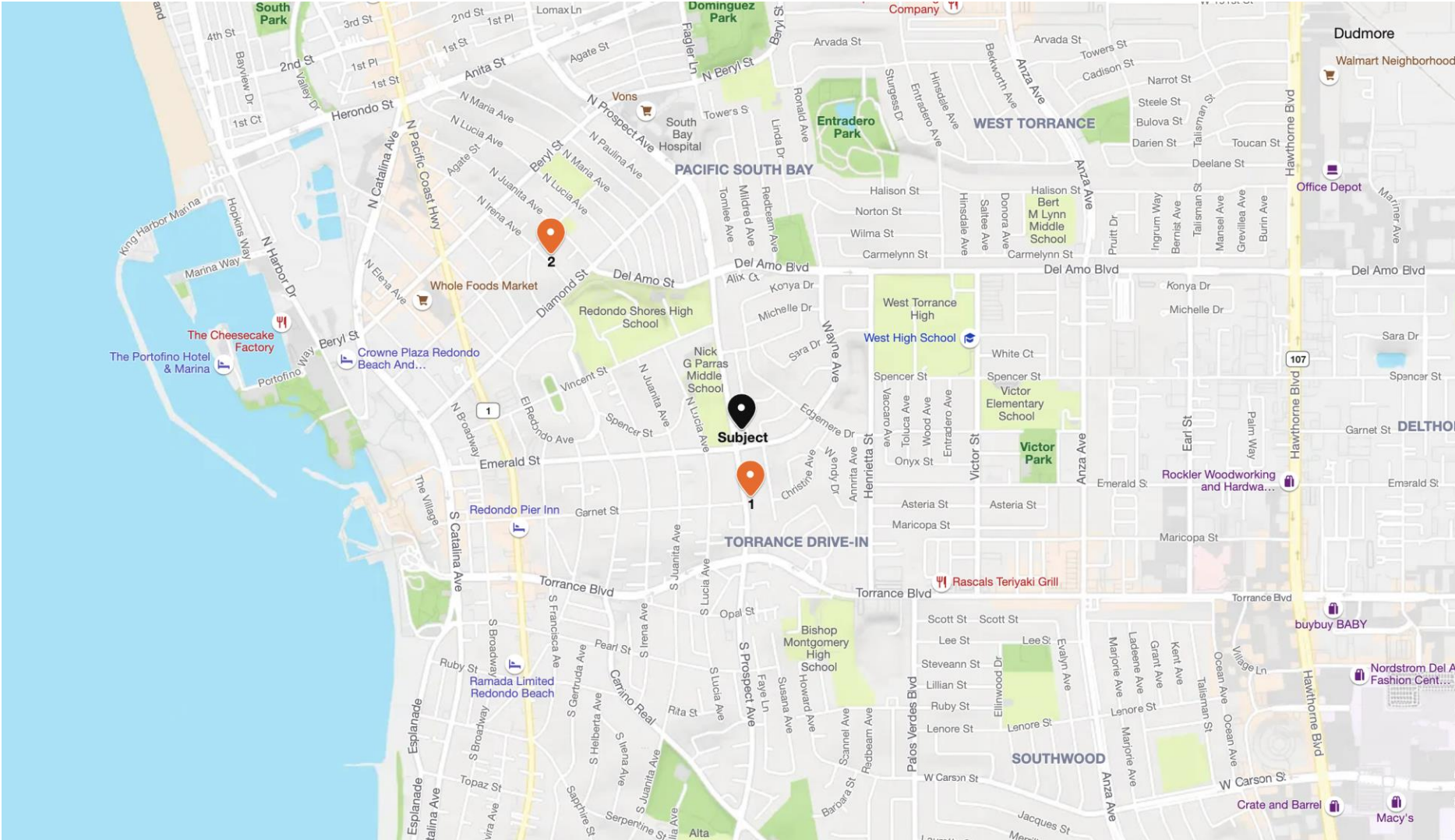
233 STEPNEY ST,
INGLEWOOD, CA 90302



	Address	Price	Units	Year Built	Building Size	Price/SF	Price/Unit	Cap Rate	GRM	List Date
1	128 S Prospect Ave. Redondo Beach, CA 90277	\$1,399,999	2	1976	2,979 SF	\$469.96	\$700,000	3.43%	24.12	02/23/2021
2	520 N Irena Ave. Redondo Beach, CA 90277	\$2,349,000	2	1988	3,892 SF	\$603.55	\$1,174,500	3.80%	24.78	10/28/2020
Averages		\$1,874,500	2	1982	3,436 SF	\$537.16	\$937,250	3.62%	24.45	12/26/2020
*	108 N Prospect Ave. Redondo Beach, CA 90277	\$2,200,000	2	1973	4,492 SF	\$489.76	\$550,000	3.46%	19.42	ACTIVE

On Market Comparables Map

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



Lease Comparables

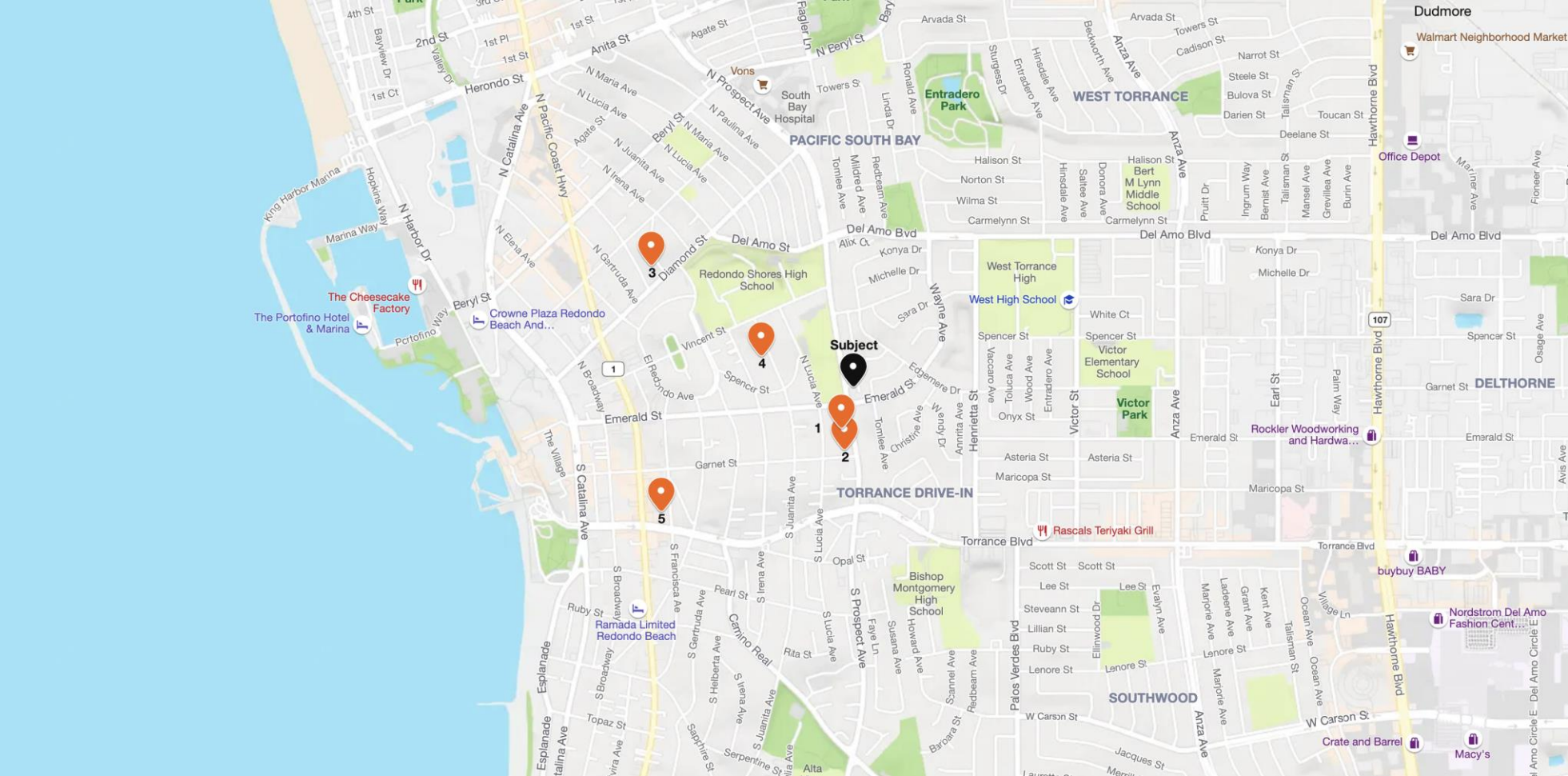
108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



	Address	Date Leased	Unit Type	Unit Size	Rental Rate
1	113 S Prospect Ave. Redondo Beach, CA	May 2020	3-Bed/2-Bath	1,722 SF	\$4,250
2	127 S Prospect Ave. Redondo Beach, CA	May 2020	3-Bed/2.5-Bath	1,906 SF	\$4,200
3	509 N Helberta Ave. Redondo Beach, CA	Aug 2020	2-Bed/2-Bath	850 SF	\$2,600
4	223 N Juanita Ave. Redondo Beach, CA	Jun 2020	2-Bed/ 1-Bath	800 SF	\$2,595
5	225 S Francisca Ave. B. Redondo Beach, CA	Dec 2020	2-Bed/2-Bath	1,100 SF	\$2,600
	Averages	November 2020 August 2017	3-Bed/2-Bath 2-Bed/2-Bath	1,814 SF 916 SF	\$4,225 \$2598.33
*	108 N Prospect Ave. Redondo Beach, CA	See Rent Roll	3-Bed/2.5-Bath 2-Bed/1.5-Bath	1,342 SF 1,050 SF	\$2,500 \$2,260-\$2,470

Lease Comparables Map

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



Area Overview

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277

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Area Overview

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



City Overview

Redondo Beach is one of three Beach Cities in the South Bay region of Los Angeles bordered by Manhattan Beach, Hermosa Beach, Torrance, Hawthorne, and Lawndale. A main attraction to the city is the Redondo Beach Pier which is the largest endless pier on the California coast.

Much of Redondo Beach's lifestyle is influenced by its sister cities: Manhattan Beach and Hermosa Beach. The city maintains permanent beach volleyball nets year-round and dedicates lanes to the bike path that runs past the Redondo Beach King Harbor Marina complex. Surfing is another essential element to the South Bay lifestyle.

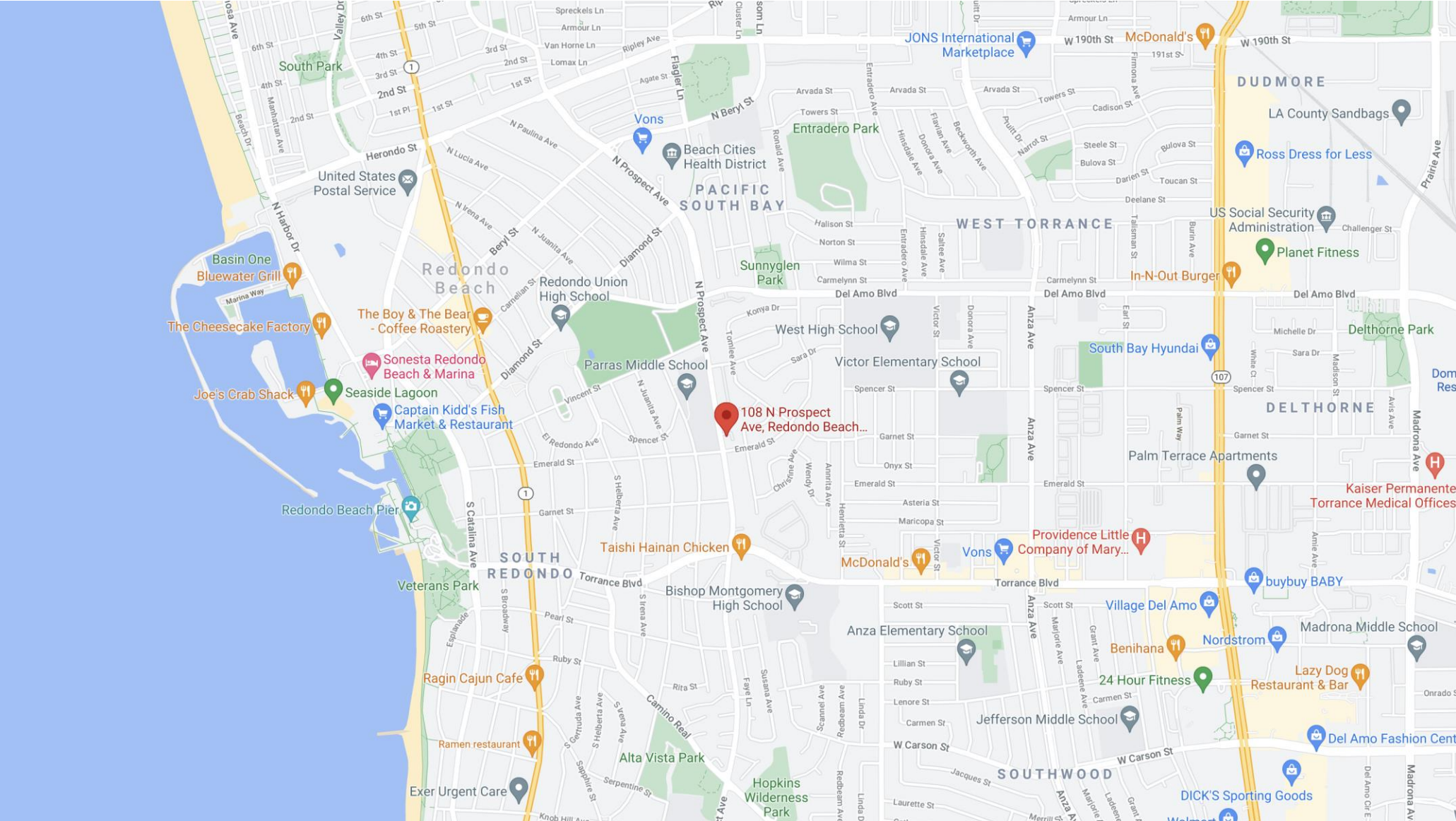
Properties in Redondo Beach within walking distance of the Pacific Ocean routinely sell for above-average prices. The median price of homes listed in the Redondo Beach real estate market is currently \$1,100,000 and home values have gone up 8.4% over the past year.

Redondo Union High School is the zoned high school within the Redondo Beach Unified School District and is ranked in the top 50 high schools in California. Also within the school district are two middle schools, and eight elementary schools, all evenly divided between North and South Redondo Beach.



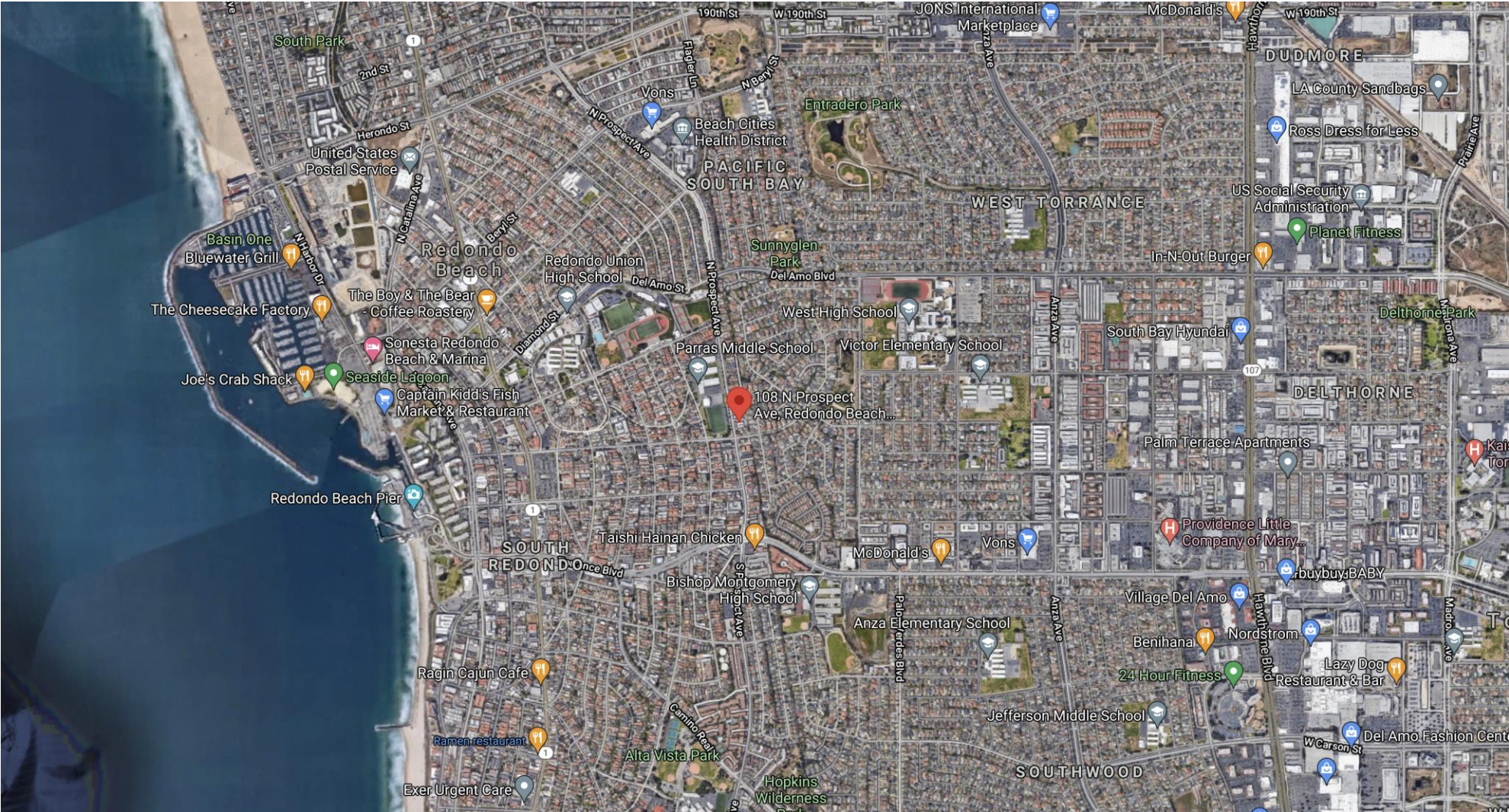
Local Map

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



Aerial Map

108 N PROSPECT AVENUE,
REDONDO BEACH, CA 90277



Disclaimer & Confidentiality Agreement



The 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, developability, 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 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.

Exclusively Marketed By



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