



**COLDWELL
BANKER
COMMERCIAL**

ADVISORS

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1215 AMETHYST STREET, REDONDO BEACH, CA 90277

OFFERING SUMMARY

Price	\$1,999,000	
Down Payment	100%	\$1,999,000
Units		4
Price Per Unit		\$499,750
Rentable SF		4,170
Price Per SF		\$479.38
Year Built		1963
Lot Size		5,393 SF
	Current	Pro Forma
Cap Rate	3.47%	4.43%
GRM	18.73	15.79
Net Cash Flow After Debt Service	1.05%	2.97%
Total Return	2.73%	4.66%



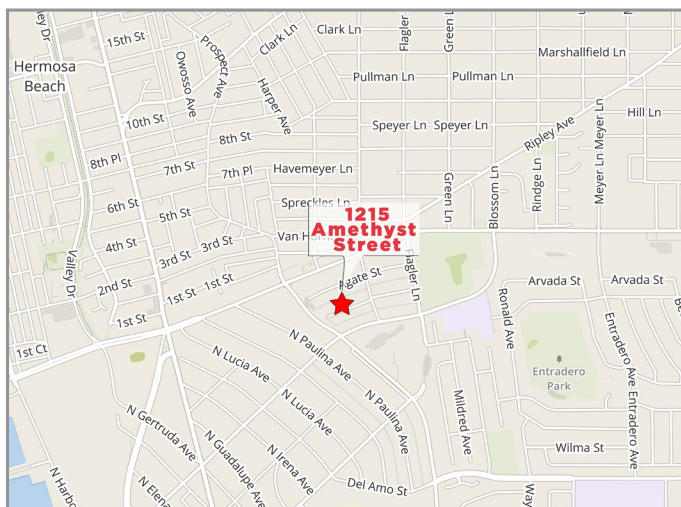
UNIT MIX		CURRENT		MARKET	
# of Units	Unit Mix	Average Rent	Monthly Income	Average Rent	Monthly Income
1	1 Bed 1 Bath	\$1,595	\$1,595	\$1,900	\$1,900
2	2 Bed 2 Bath	\$2,050	\$4,100	\$2,550	\$5,100
1	3 Bed 2 Bath House	\$3,200	\$3,200	\$3,550	\$3,550
4	Total		\$8,895		\$10,550

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INVESTMENT HIGHLIGHTS

- Non-Rent Controlled 4-Unit!
- Large Units W/ a Mix of (1) 3-Bedroom/2-Bathroom Owner's Unit, (2) 2-Bedroom/2-Bathroom Units, and (1) 1-Bedroom/1-Bathroom Unit
- Offered at a 3.47% Cap Rate & \$479 Per Sq Ft
- Located in South Redondo Beach Just Blocks From the Ocean
- Recently Remodeled and Upgraded Both Inside and Out



OPERATING DATA

	Current		Pro Forma	
Income				
Scheduled Rent Income	\$106,740		\$126,600	
Other Income	\$0		\$0	
Scheduled Gross Income	\$106,740		\$126,600	
Less: Vacancy/Other Deductions	3.0%	\$3,202	3.0%	\$3,798
Effective Gross Income		\$103,538		\$122,802
Less: Operating Expenses	32.9%	\$34,083	27.8%	\$34,083
Net Operating Income		\$69,455		\$88,719

EXPENSES

Taxes (1.25%)	\$24,988	\$24,988
Insurance	\$1,751	\$1,751
Utilities	\$2,324	\$2,324
Repairs & Maintenance	\$1,600	\$1,600
Trash	\$1,020	\$1,020
Gardener	\$1,200	\$1,200
Miscellaneous	\$400	\$400
Reserves & Replacements	\$800	\$800
Total Expenses:	\$34,083	\$34,083
Total Expenses per Unit:	\$8,521	\$8,521
Total Expenses per Sq. Ft.:	\$8.17	\$8.17