



1215

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**Luca Jacoli**  
Multi-Family Investment Sales  
Senior Associate

Office: (310) 593-9861

Mobile: (510) 708-2662

300 North Continental Boulevard, Suite 100

El Segundo, CA 90245

Luca.Jacoli@cbcadvisors.com

License CA # 01938297

**Amethyst Street,  
Redondo Beach, CA 90277**

A 4-Unit Apartment Opportunity



**COLDWELL  
BANKER  
COMMERCIAL**

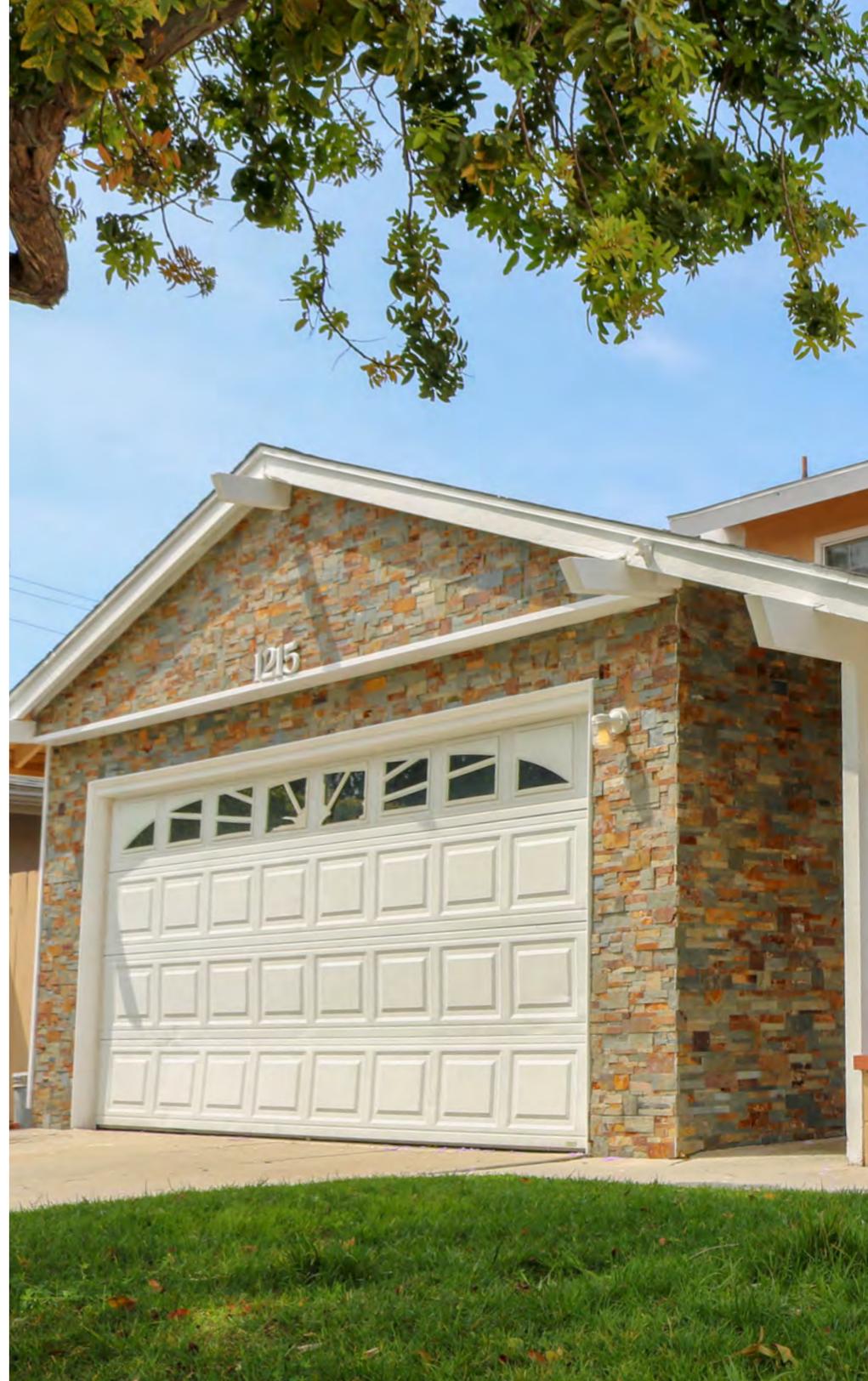
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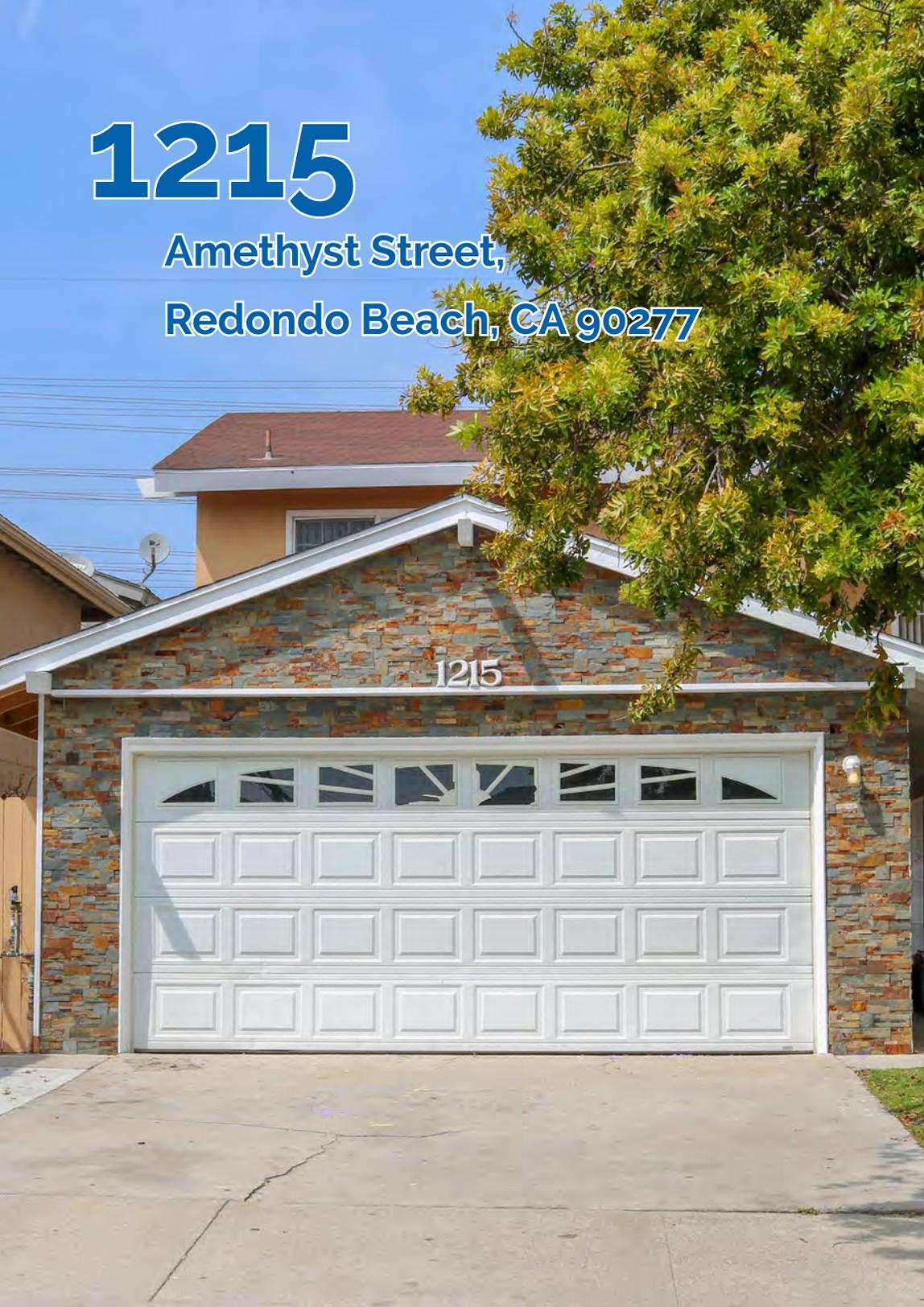
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# 1215

Amethyst Street,  
Redondo Beach, CA 90277



## SECTIONS

I PROPERTY DESCRIPTION

II FINANCIAL ANALYSIS

# I. PROPERTY DESCRIPTION

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1215 Amethyst Street, Redondo Beach, CA 90277

# INVESTMENT OVERVIEW

CBC Advisors is proud to present this 4,170-square foot, four-unit property located at 1215 Amethyst Street in Redondo Beach, California. This non-rent controlled property is located in desirable South Redondo Beach, just a few blocks from the ocean. It is of walking distance to an abundance of boutique shops, restaurants, retail shops, grocery stores and entertainment. The asset is of close proximity to the schools, religious centers and parks of South Redondo Beach. The property is situated among some of the highest priced residential real estate in all of Los Angeles County. With direct access to Pacific Coast Highway, the investment possesses convenient transit into and out of the area.

Situated on a 5,393-square foot lot, the offering boasts an outstanding unit mix of one three-bedroom/two-bathroom unit, two two-bedroom/two-bathroom units, and one one-bedroom/one-bathroom unit.

The 1215 Amethyst Street apartment provides long-term investors with the opportunity to own an A Class Asset on a valuable piece of land in a prime Redondo Beach location. 1215 Amethysts Street provides an investor with the once in a life-time opportunity to purchase a highly attractive property, with strong income, in an absolutely irreplaceable location.

# 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

# PROPERTY INFORMATION

Property Address	1215 Amethyst Street, Redondo Beach, CA 90277
Assessor's Parcel Number	7502-011-070
Land Use	Apartments
Buildings	1
Stories	2
Zoning	RBRMD
Year Built	1963

## SITE DESCRIPTION

Units	4
Rentable Square Feet	4,170
Lot Size (SF)	5,393
Parking	Garage

## UTILITIES

Water	Master Metered
Sewer	Master Metered
Electric	Separately Metered
Gas	Separately Metered

# PROPERTY PHOTOS



1215 Amethyst Street, Redondo Beach, CA 90277

# PROPERTY PHOTOS



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# PROPERTY PHOTOS

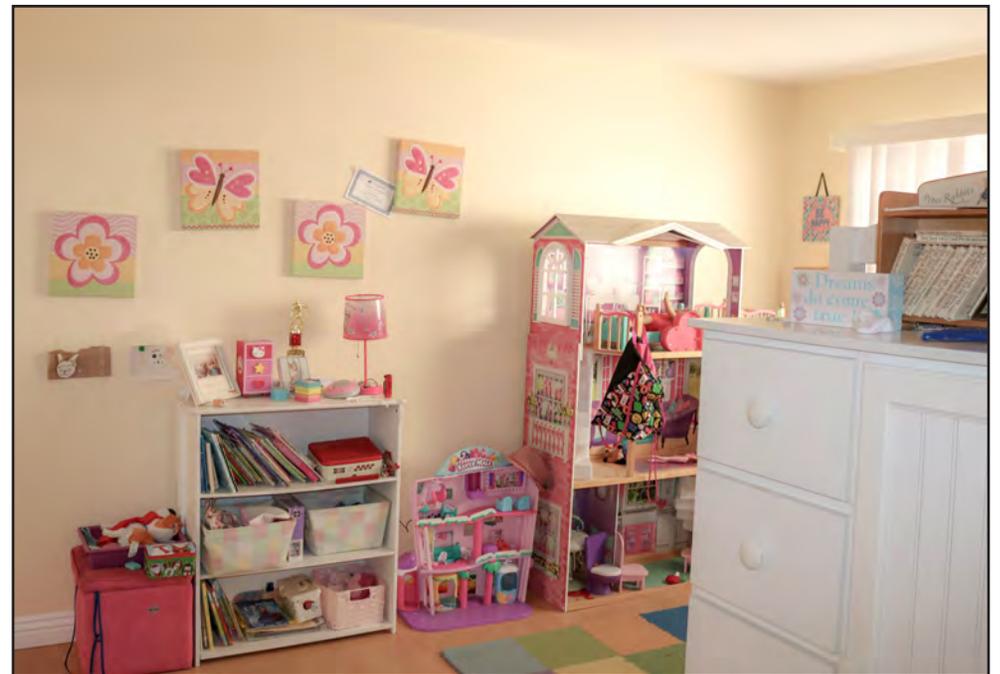


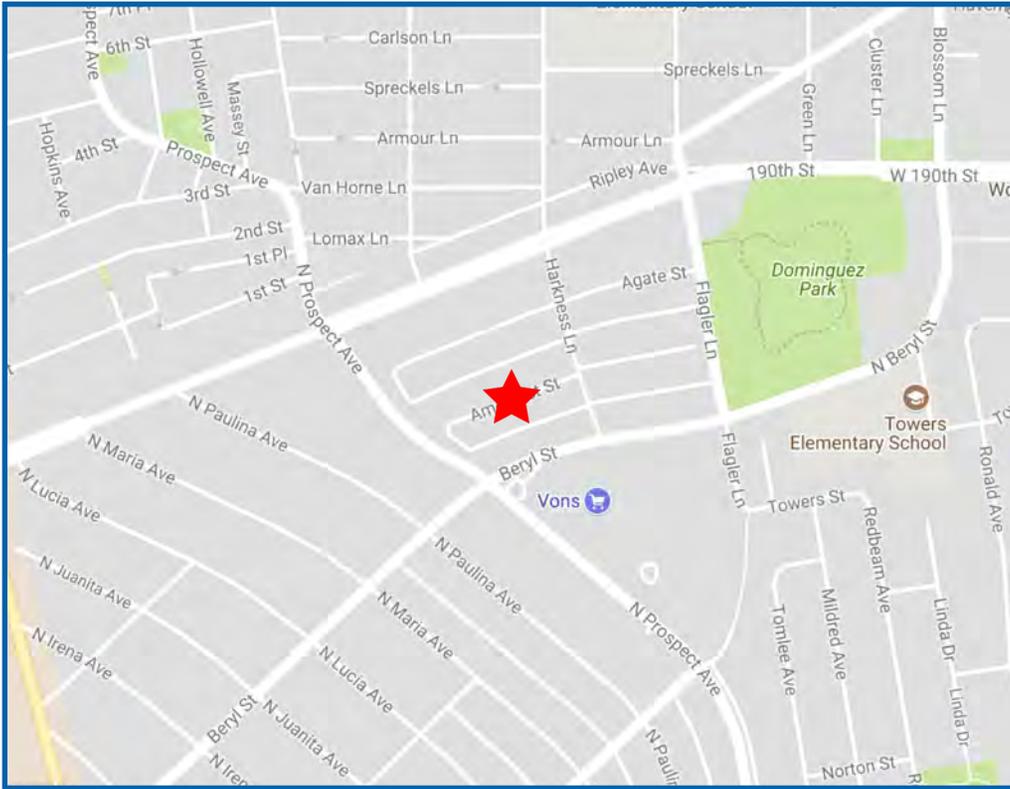
# PROPERTY PHOTOS



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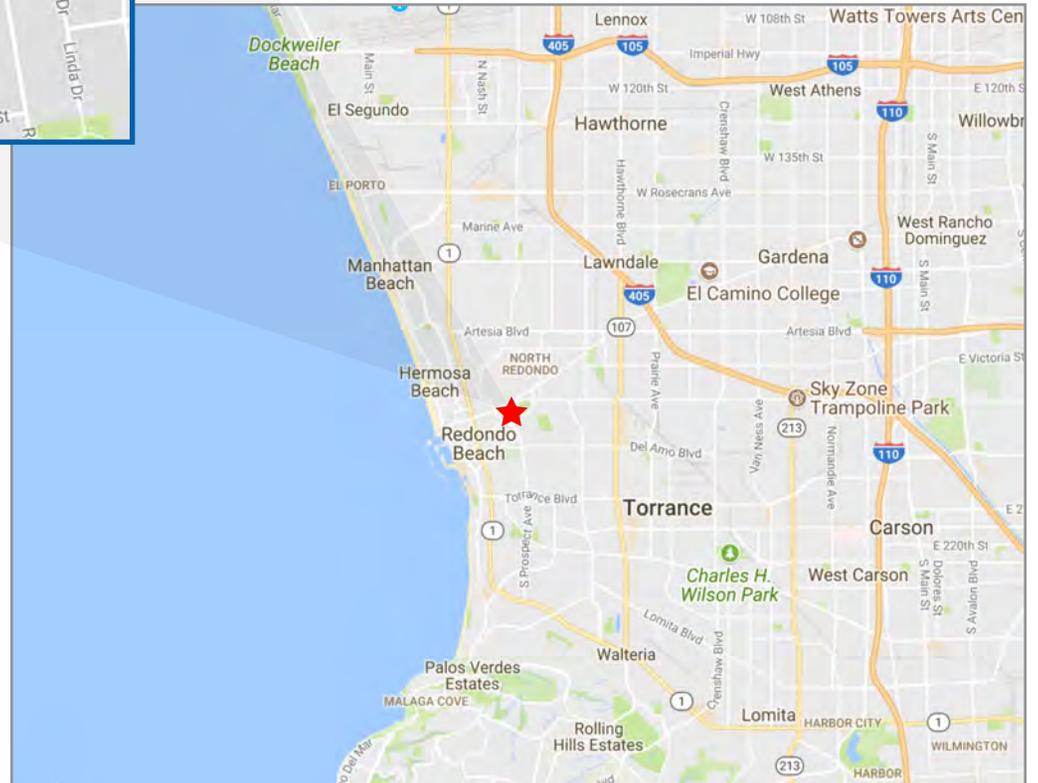
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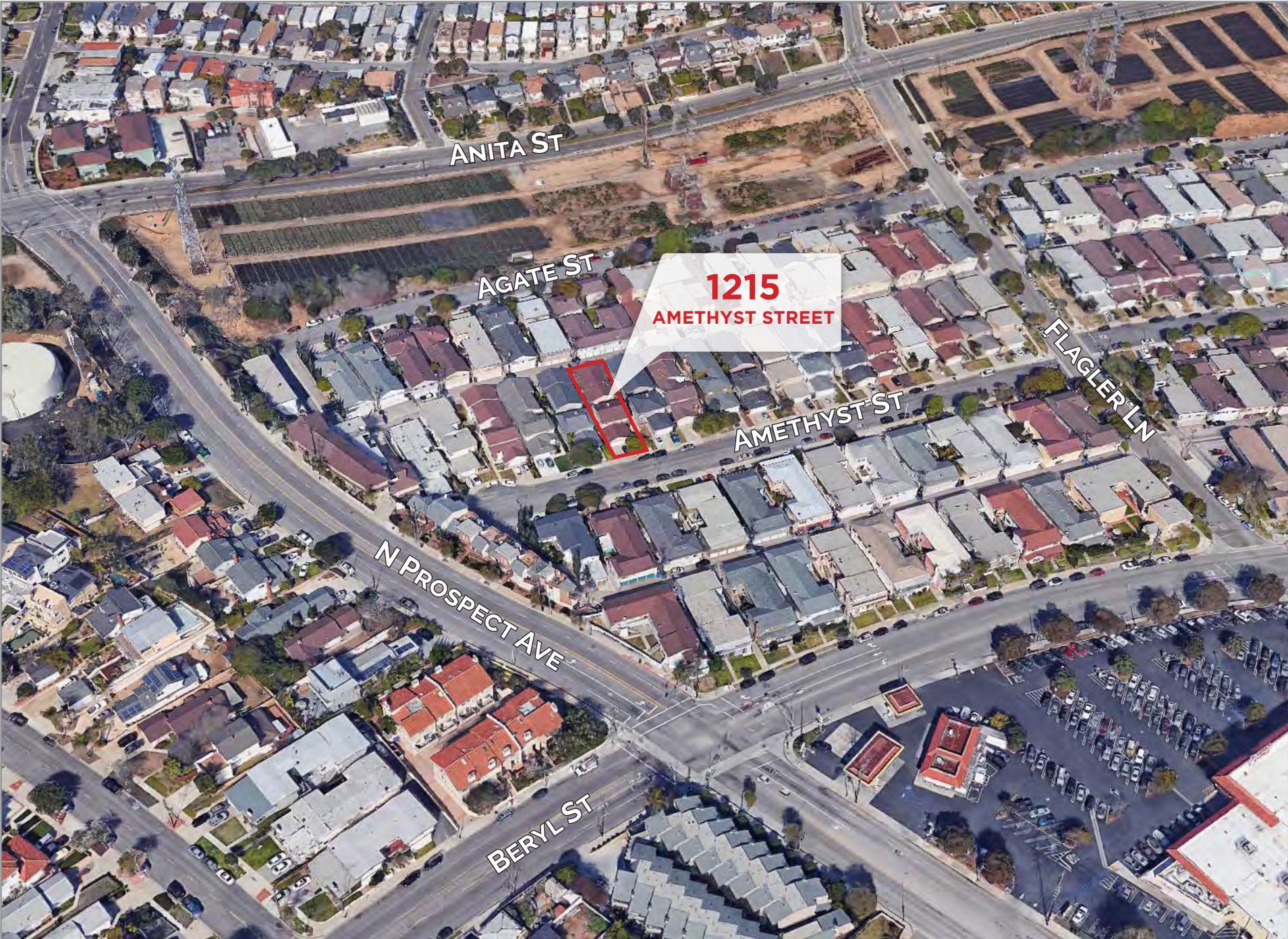


# LOCATION MAP

# REGIONAL MAP



# AERIAL VIEW



## II. FINANCIAL ANALYSIS

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# RENT ROLL

Unit No.	Status	Unit Type	CURRENT		MARKET	
			Monthly Rent	Annual Rent	Monthly Rent	Annual Rent
1	Occupied	3 Bed 2 Bath House	\$3,200	\$38,400	\$3,550	\$42,600
2	Occupied	2 Bed 2 Bath	\$2,200	\$26,400	\$2,550	\$30,600
3	Occupied	2 Bed 2 Bath	\$1,900	\$22,800	\$2,550	\$30,600
4	Occupied	1 Bed 1 Bath	\$1,595	\$19,140	\$1,900	\$22,800
<b>TOTAL</b>			<b>\$8,895</b>	<b>\$106,740</b>	<b>\$10,550</b>	<b>\$126,600</b>

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# INCOME & EXPENSE

Total Number of Units:  
Total Rentable area:

4  
4,170 SF

Income	Current	Per Unit	Pro Forma	Per Unit
Scheduled Rent Income	\$106,740	\$26,685	\$126,600	\$31,650
Other Income	\$0	\$0	\$0	\$0
<b>GROSS POTENTIAL INCOME</b>	<b>\$106,740</b>	<b>\$26,685</b>	<b>\$126,600</b>	<b>\$31,650</b>
Vacancy/Collection Allowance (GPR)	3.0% / \$3,202	\$801	3.0% / \$3,798	\$950
<b>EFFECTIVE GROSS INCOME</b>	<b>\$103,538</b>	<b>\$25,885</b>	<b>\$122,802</b>	<b>\$30,701</b>
<b>Expenses</b>				
Taxes (1.25%)	\$24,988	\$6,247	\$24,988	\$6,247
Insurance	\$1,751	\$438	\$1,751	\$438
Utilities	\$2,324	\$581	\$2,324	\$581
Repairs & Maintenance	\$1,600	\$400	\$1,600	\$400
Trash	\$1,020	\$255	\$1,020	\$255
Gardener	\$1,200	\$300	\$1,200	\$300
Miscellaneous	\$400	\$100	\$400	\$100
Reserves & Replacements	\$800	\$200	\$800	\$200
<b>TOTAL EXPENSES</b>	<b>\$34,083</b>	<b>\$8,521</b>	<b>\$34,083</b>	<b>\$8,521</b>
Expenses per SF	\$8.17		\$8.17	
Expenses per Unit	\$8,521		\$8,521	
% of EGI	32.9%		27.8%	
<b>NET OPERATING INCOME</b>	<b>\$69,455</b>	<b>\$17,364</b>	<b>\$88,719</b>	<b>\$22,180</b>

NOTES: Some Expenses Are Estimated

# FINANCIAL SUMMARY

<b>Price</b>		<b>\$1,999,000</b>
Down	100%	\$1,999,000
Current Cap		3.47%
Pro Forma Cap		4.43%
Price/Unit		\$499,750
Price/SF		\$479.38
Current GRM		18.73
Pro Forma GRM		15.79
Ownership		Fee Simple

## Property Information

Address	1215 Amethyst Street Redondo Beach, CA 90277	
No. of Units	4	
Year Built	1963	
Lot Size (SF)	5,393	
Lot Size (AC)	0.12	
Net Rentable SF:	4,170	
APN	7502-011-070	

## Annualized Income & Expense

		Current		Pro Forma
<b>INCOME</b>				
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
<b>Net Operating Income</b>		<b>\$69,455</b>		<b>\$88,719</b>

## Annualized Expenses

	Current	Pro Forma
Operating 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
<b>Total Expenses:</b>	<b>\$34,083</b>	<b>\$34,083</b>
<b>Total Expenses per Unit:</b>	<b>\$8,521</b>	<b>\$8,521</b>
<b>Total Expenses per Sq. Ft.:</b>	<b>\$8.17</b>	<b>\$8.17</b>

## CURRENT

## MARKET

Unit Mix	# of Units	Average Rent	Monthly Income	Average Rent	Monthly Income
3 Bed 2 Bath House	1	\$3,200	\$3,200	\$3,550	\$3,550
2 Bed 2 Bath	2	\$2,050	\$4,100	\$2,550	\$5,100
1 Bed 1 Bath	1	\$1,595	\$1,595	\$1,900	\$1,900
Current Occupancy: 100%		Annual Current:	\$106,740	Annual Market:	\$126,600

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