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1215

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

A 4-Unit Apartment Opportunity



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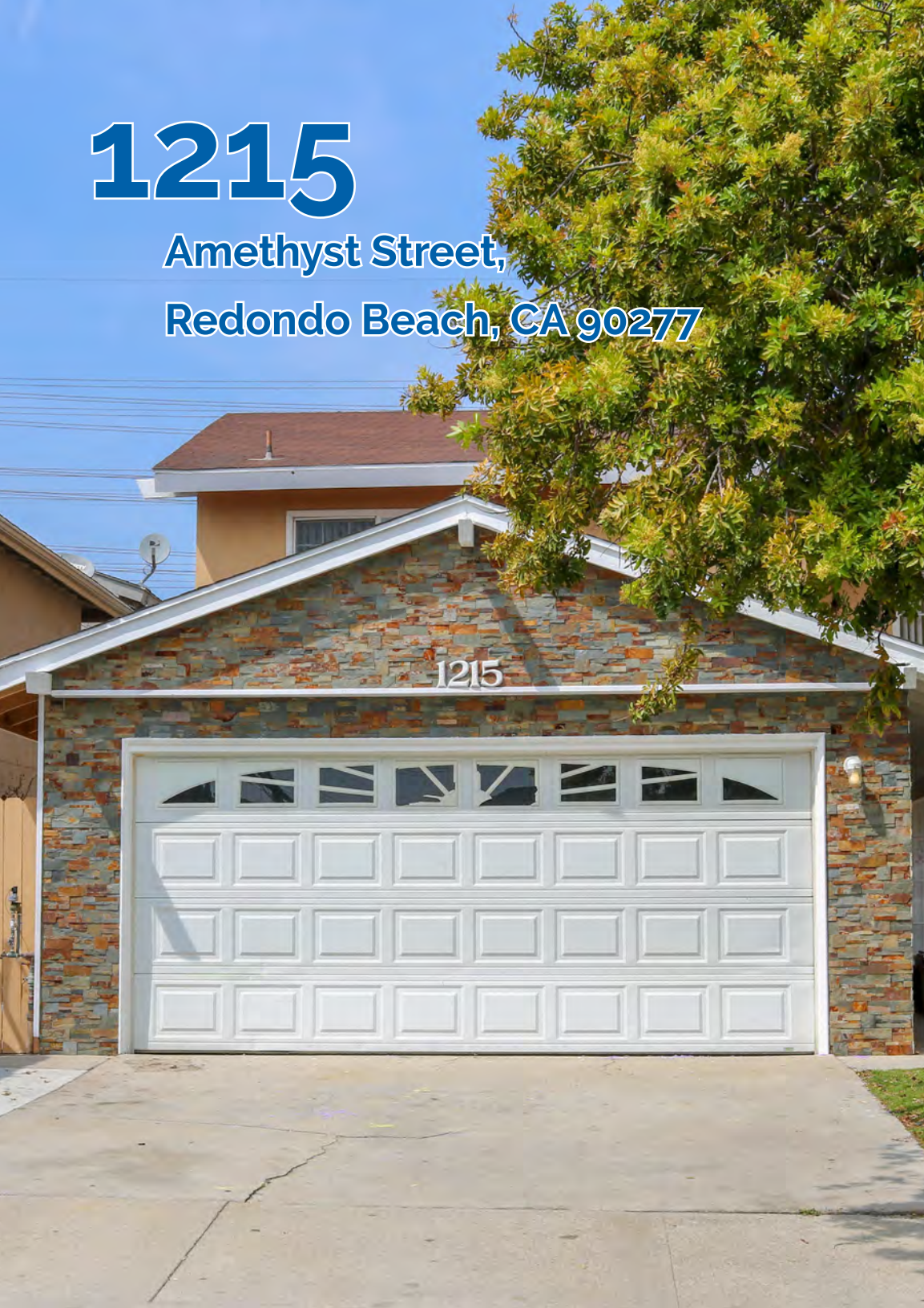
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Amethyst Street,
Redondo Beach, CA 90277



SECTIONS

- I PROPERTY DESCRIPTION
- II FINANCIAL ANALYSIS

I. PROPERTY DESCRIPTION



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



PROPERTY PHOTOS



PROPERTY PHOTOS



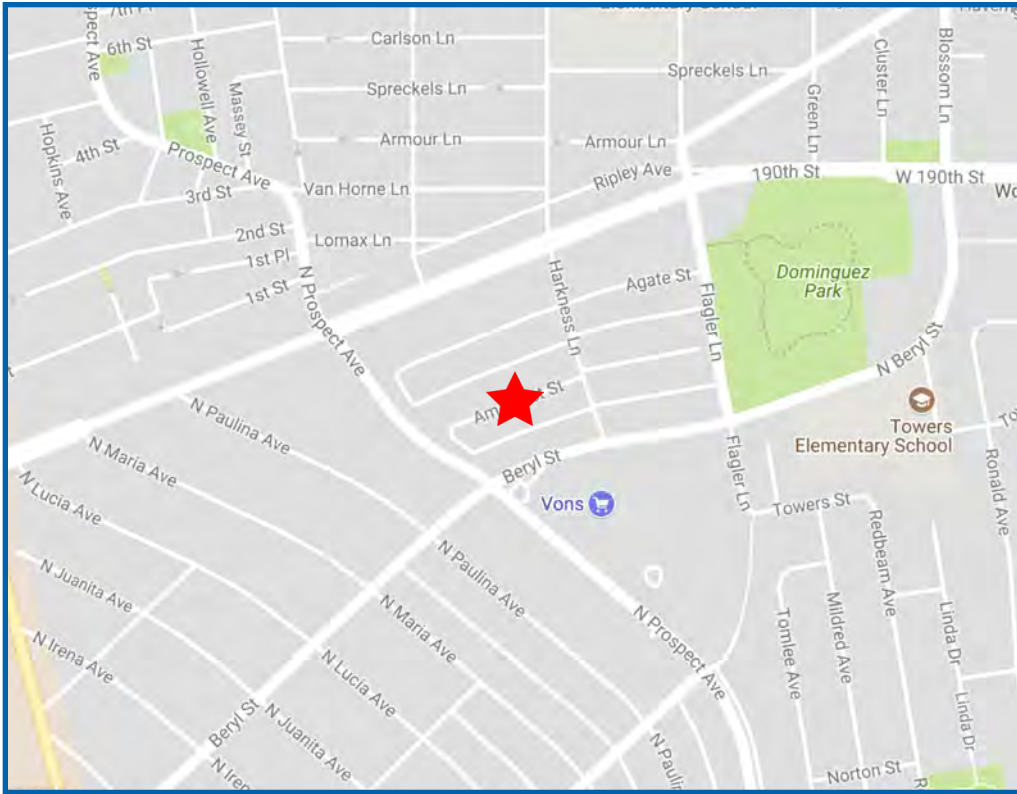
PROPERTY PHOTOS



1215 Amethyst Street, Redondo Beach, CA 90277

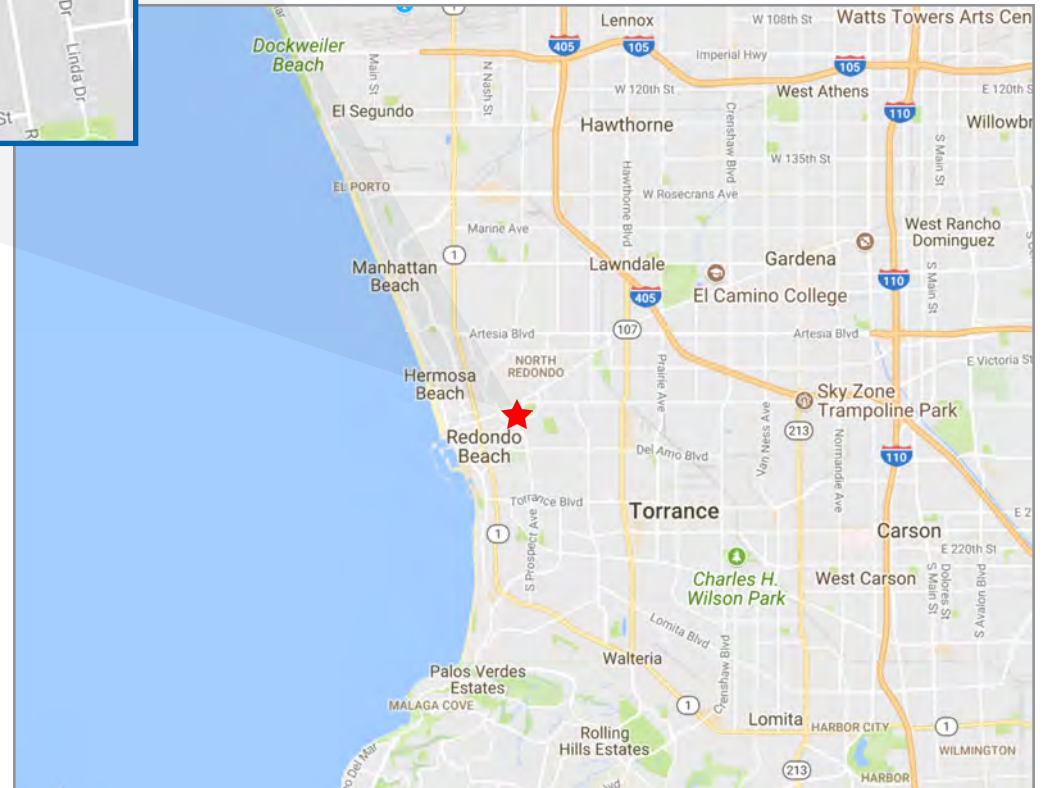
PROPERTY PHOTOS



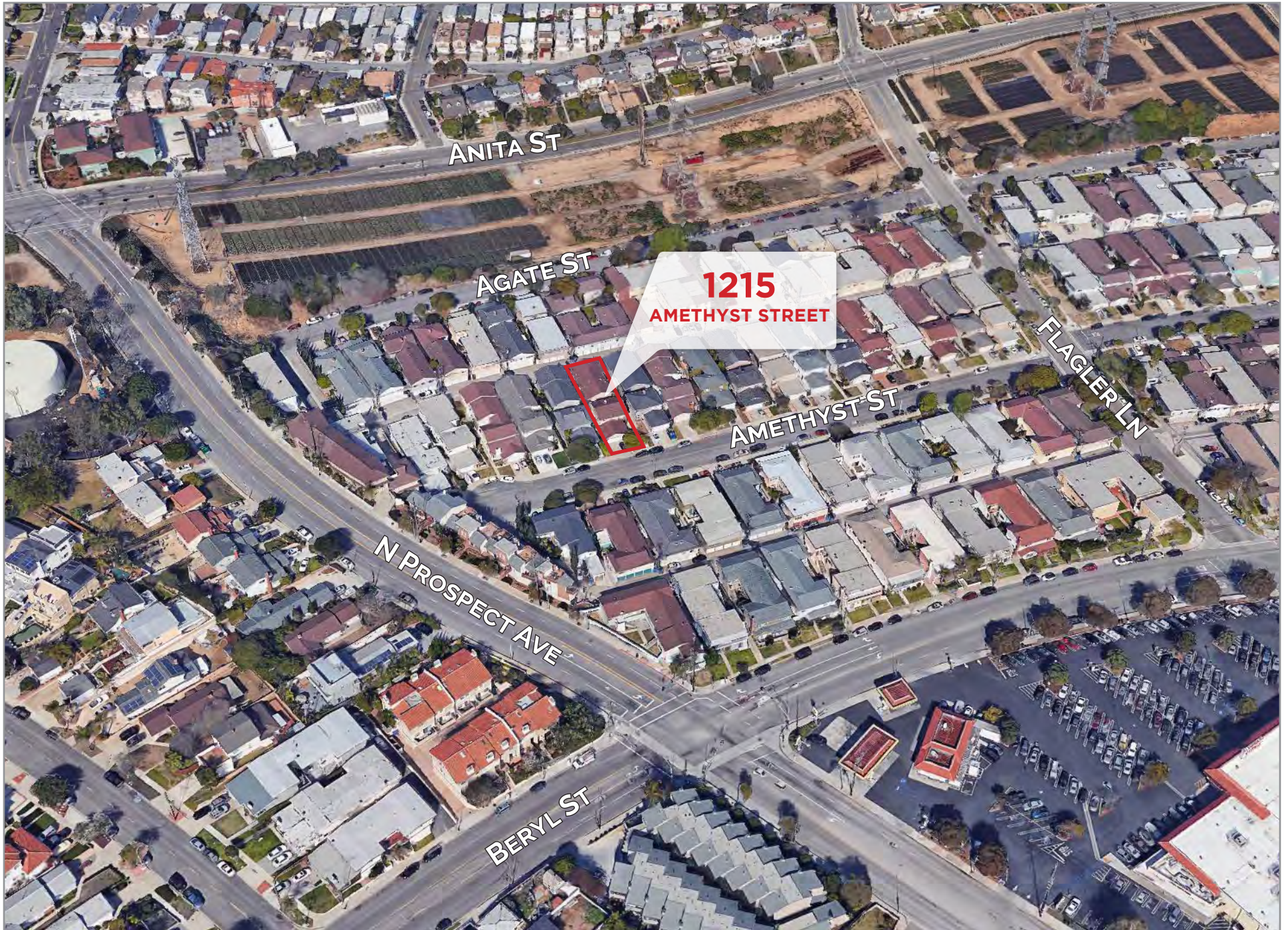


LOCATION MAP

REGIONAL MAP



AERIAL VIEW



II. FINANCIAL ANALYSIS



RENT ROLL

			CURRENT		MARKET	
Unit No.	Status	Unit Type	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
TOTAL			\$8,895	\$106,740	\$10,550	\$126,600

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INCOME & EXPENSE

Total Number of Units: 4
Total Rentable area: 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
GROSS POTENTIAL INCOME	\$106,740	\$26,685	\$126,600	\$31,650
Vacancy/Collection Allowance (GPR)	3.0% / \$3,202	\$801	3.0% / \$3,798	\$950
EFFECTIVE GROSS INCOME	\$103,538	\$25,885	\$122,802	\$30,701
Expenses				
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
TOTAL EXPENSES	\$34,083	\$8,521	\$34,083	\$8,521
Expenses per SF	\$8.17		\$8.17	
Expenses per Unit	\$8,521		\$8,521	
% of EGI	32.9%		27.8%	
NET OPERATING INCOME	\$69,455	\$17,364	\$88,719	\$22,180

NOTES: Some Expenses Are Estimated

FINANCIAL SUMMARY

Price		\$1,999,000
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
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

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
Total Expenses:		\$34,083	\$34,083
Total Expenses per Unit:		\$8,521	\$8,521
Total Expenses per Sq. Ft.:		\$8.17	\$8.17

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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