

OFFERING MEMORANDUM

18508 AND 18510 MANSEL AVENUE, REDONDO BEACH



SEPT 2024

Reméo Realty | (949) 433-4372 | remeorealty.com

Highly desirable investment and live-in building. Great opportunity to invest or live with supplemental rental income.

- **Large:** 6,006 sq. ft. lot
- **Identical Unit Mix:** Spacious, two bedroom, 1 bath units with washer and dryer hookups inside.
- **Ample Parking:** Each Unit includes one enclosed shared garage, 4 additional designated parking spaces.
- **Shared backyard** and only 1 common wall



18508 AND 18510 MANSEL AVENUE, RB

List Price	\$1,300,000
Units/BR	2 Units / 4 BR
Built	1960
SF Bld/Lot	1,625 / 6,006
Parcel	4083006011

	Pro Forma
GRM	17.33
CAP RATE	3.91%

Rent Roll & Pro Forma P&L

Description	Bedroom	Bath	SF Unit	Current Rent	Pro Forma
18508	2	1	800	\$1579	\$3100
18510	2	1	825	\$1633	\$3150
Total	4	2	1625	\$3212	\$6250

	P&L	Current	Pro Forma
Rental Income		\$38,544	\$75,000
Gross Scheduled Income (GSI)		\$38,544	\$75,000

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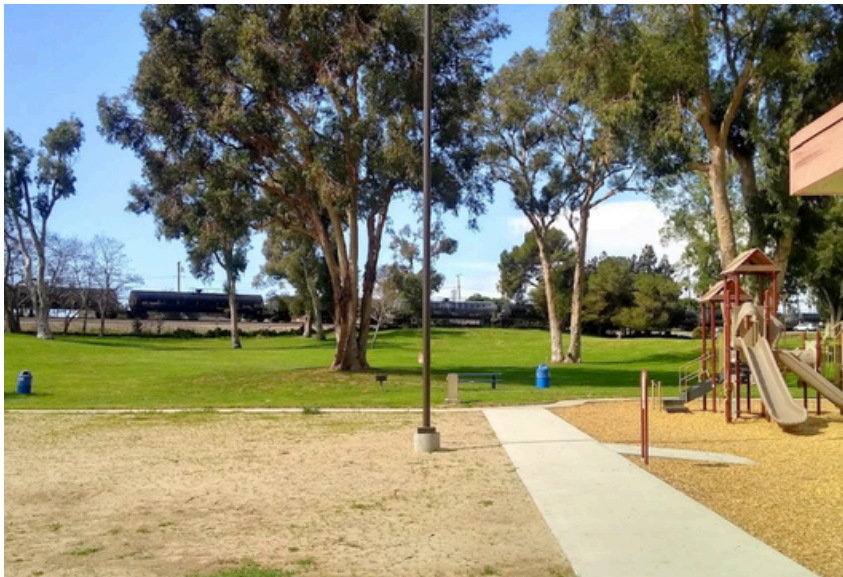


PRO FORMA FINANCIAL ANALYSIS

List Price	\$1,300,000
Cost Per building SF	\$800.00
Cost per unit	\$650,000
Cost per bedroom	\$325,000

	Current	Pro Forma
GRM		17.33
Cap Rate		3.89%
NOI	\$29,756	\$50,575

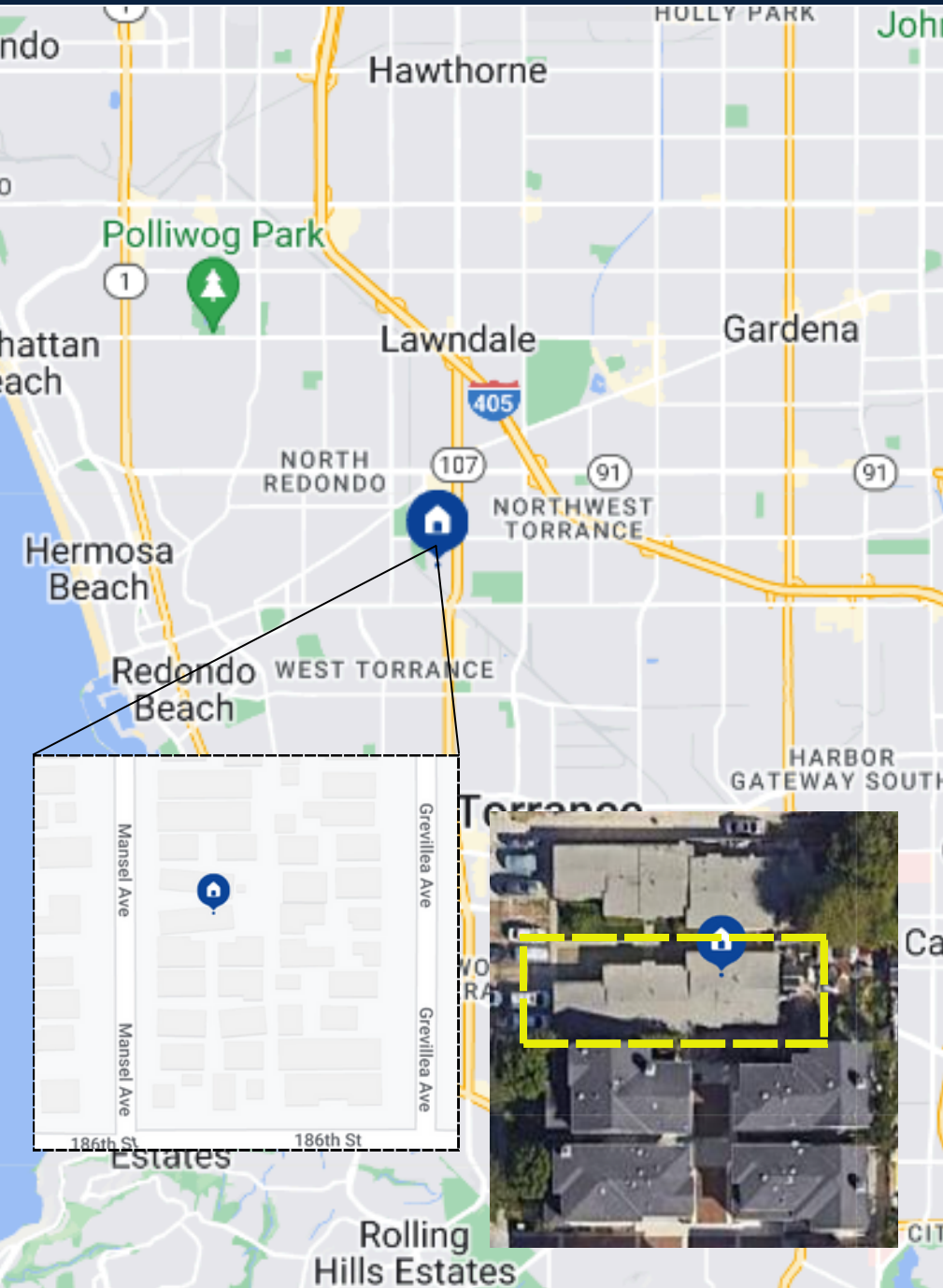
P&L	Current	Pro Forma
Rental Income	\$38,544	\$75,000
Vacancy	\$0	\$0
Gross Scheduled Income(GSI)	\$38,544	\$75,000
Repairs and Maintenance	418	250
Trash	869	925
Water and Sewer	721	800
Landscaping	1,790	1,850
Insurance	783	1,800
Property taxes (new estimate)	1,365	\$14,040
Total operating Expenses	8,778	24,165
Net Operating Income (NOI)	29,756	50,835
Cash on cash return		3.91%



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CHRISTINE DICARLO

FOUNDER / BROKER

PRIMARY PHONE LICENSE NUMBER
(949) 433-4372 #01290192

EMAIL
christine@remeorealty.com

WEBSITE
<http://remeorealty.com>

ADDRESS
4952 Warner Ave. Suite 210,
Huntington Beach, CA 92649



Christine DiCarlo, an accomplished real estate expert in OC and LA County, is renowned for her strategic, leadership-focused approach and her ability to build lasting relationships. Leveraging her marketing and social media prowess, deep market knowledge, and extensive experience in California's real estate sector, Christine has achieved a remarkable 100% sale rate. Her success is evidenced by the significant portion of her business generated through referrals and stellar online reviews. In recognition of her outstanding contributions, she was honored as Realtor of the Year in 2021 by the Orange County chapter of the Women's Council of Realtors®. Additionally, Christine is ranked among the top 1% of agents nationwide and in California on the RealTrends' Verified List of America's Best Real Estate Professionals in 2024.