

IMPECCABLE 7 UNITS IN PRIME NORTH REDONDO BEACH



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2014 CARNEGIE LANE, REDONDO BEACH, CA 90278

Highlights

- Ideal unit mix consisting of all 2-Bedroom and 3-Bedroom units
- Full leased with excellent tenants and strong in place rents (\$288,600 current annual gross income)
- Only 2 miles to the sand and the Hermosa Pier, 85 walk score (very walkable) and 69 bike score
- Updated kitchens, bathrooms, flooring, electrical, exterior and much more!



PROPERTY DESCRIPTION

2014 CARNEGIE LANE



Offering Summary

We are proud to present 2014 Carnegie Lane, a completely remodeled 7 unit multi-family property in prime North Redondo Beach. 2014 Carnegie Lane was originally built in 1964 but just received a top to bottom renovation including the addition of a brand new 3BR/2BA ADU which is fully permitted and not subject to any rent control restrictions. The ideal unit mix consists of 1-3BR/2.5BA two story townhouse, 1-3BR/2BA and 5-2BR/1.5BA. The recent renovation was extensive and completed tastefully. The kitchens are brand new and include real wood slow close shaker cabinetry, quartz Carrera countertops, designer tiled backsplashes and high end stainless steel appliances, all completed with single family level finishes. The bathrooms have new modern themed vanities, new mirrors, new low flow toilets and new bathtubs or walk in showers with designer tiled enclosures. Flooring was updated with luxury wood vinyl designed to look sharp and last for years. The property has newer vinyl windows and all new window blinds. There are new ceiling fans in all bedrooms, new recessed lighting, new smooth finished ceilings, new tankless water heaters in every unit and new extra cabinets for storage in most units. The property also has new electric sub panels and electric GFI upgrades (no permits), new wall heaters in every unit and 4 units have new AC which is a rare amenity for beach rentals. 6 of the 7 units also have new high end Samsung or LG washers and dryers...another attractive amenity tenants seek in today's rentals. The exterior was updated with a new modern paint scheme, new outdoor lighting and new fencing to privatize an upstairs patio and front yard which was also updated with new AstroTurf.

The units are all individually metered which helps keep operating expenses at a minimum for ownership. The plumbing is all copper, almost all drain lines are new and the sewer line is only a few years old. New parking in the form of 4 spaces was also created providing almost every tenant with an onsite parking spot.

The property is 100% leased and stabilized with great tenants at great rental rates....a huge advantage that renders the subject property virtually immune to any existing or future rent control ordinance. Currently the property has a scheduled gross monthly income of \$24,050 and an annual SGI of \$288,600. There is \$1,600 per month upside in just one of the 2BR/1.5BA units, already proven by identical units at the subject property. Priced to sell at \$4,200,000 the property is offered at an actual CAP of 4.81% which is significantly higher than any other comparable property on the market. Due to the condition and stabilized tenancy the building should operate with extremely low operating costs for many years to come. Due to the phenomenal revenue generation provided by the subject property there are financing options with much higher leverage available versus what is usually afforded to similar properties.

2014 Carnegie Lane is perfectly located only a few blocks to the crux of Hermosa Beach, Manhattan Beach and Redondo Beach. Just less than 2 miles away are the sand and the Hermosa Beach Pier. It has an excellent walk score of 85 (very walkable) and bike score of 69. It's the perfect opportunity for almost any buyer, from those that are in a 1031 exchange to anyone looking for a better than market cashflow or simply wanting a well located asset in excellent condition.

FINANCIAL SUMMARY

2014 CARNEGIE LANE



Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
3 Bedroom 2.5 Bath	1	\$4,175	\$4,175	\$4,350	\$4,350
2 Bedroom 1.5 Bath	1	\$2,975	\$2,975	\$3,650	\$3,650
2 Bedroom 1.5 Bath	1	\$2,200	\$2,200	\$3,650	\$3,650
2 Bedroom 1.5 Bath	1	\$3,350	\$3,350	\$3,650	\$3,650
2 Bedroom 1.5 Bath	1	\$3,650	\$3,650	\$3,650	\$3,650
2 Bedroom 1.5 Bath	1	\$3,400	\$3,400	\$3,650	\$3,650
3 Bedroom 2 Bath	1	\$4,295	\$4,295	\$4,300	\$4,300
Totals	7		\$24,045		\$26,900

Investment Summary

Price	\$4,200,000
Year Built	1964
Units	7
Price/Unit	\$600,000
RSF	6,336
Price/RSF	\$662.88
Lot Size	7,510 sf
Floors	2
APN	4156-010-005
Cap Rate	4.84%
Market Cap Rate	5.63%
GRM	14.56
Market GRM	13.01

Financing Summary

Loan 1 (Fixed)	\$2,310,000
Initial Equity	\$1,890,000
Interest Rate	5.75%
Term	30 years
Monthly Payment	\$13,481
DCR	1.26

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$288,540	\$322,800
- Less: Vacancy	(\$8,656)	(\$9,684)
Effective Gross Income	\$279,884	\$313,116
- Less: Expenses	(\$76,719)	(\$76,719)
Net Operating Income	\$203,165	\$236,397
- Debt Service	(\$161,766)	(\$161,766)
Net Cash Flow after Debt Service	\$41,398	\$74,631
+ Principal Reduction	\$29,716	\$29,716
Total Return	\$71,115	\$104,347

Annualized Expenses

Description	Actual	Market
Property Tax	\$48,300	\$48,300
Building Insurance	\$3,750	\$3,750
Utilities & Trash	\$4,315	\$4,315
Maintenance & Repairs	\$5,250	\$5,250
Management	\$11,304	\$11,304
Gardener / Cleaning	\$1,800	\$1,800
Misc/Reserves	\$2,000	\$2,000
Total Expenses	\$76,719	\$76,719
Expenses Per RSF	\$12.11	\$12.11
Expenses Per Unit	\$10,960	\$10,960

PROPERTY PHOTOS

2014 CARNEGIE LANE



PROPERTY PHOTOS

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2014 CARNEGIE LANE



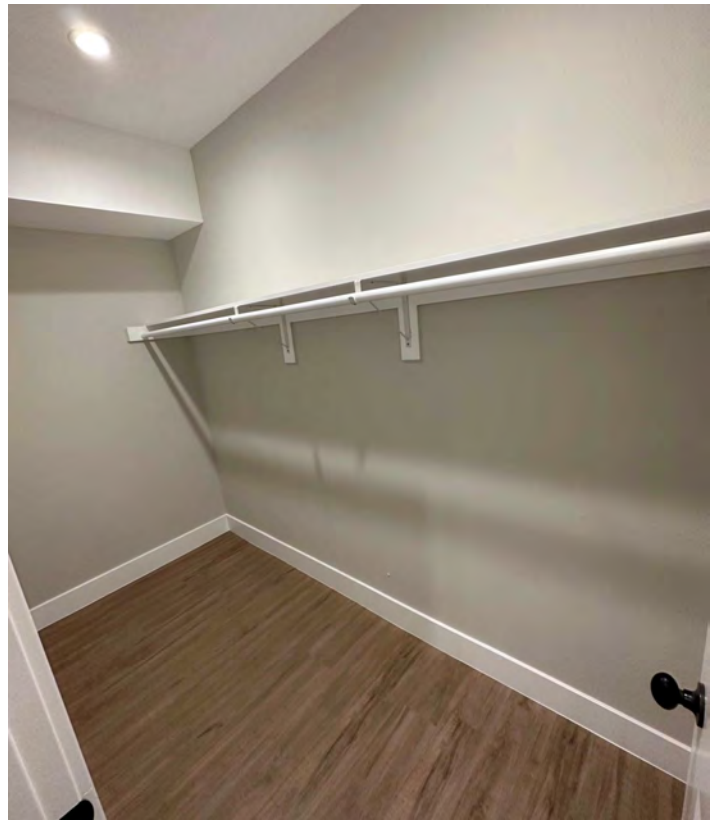
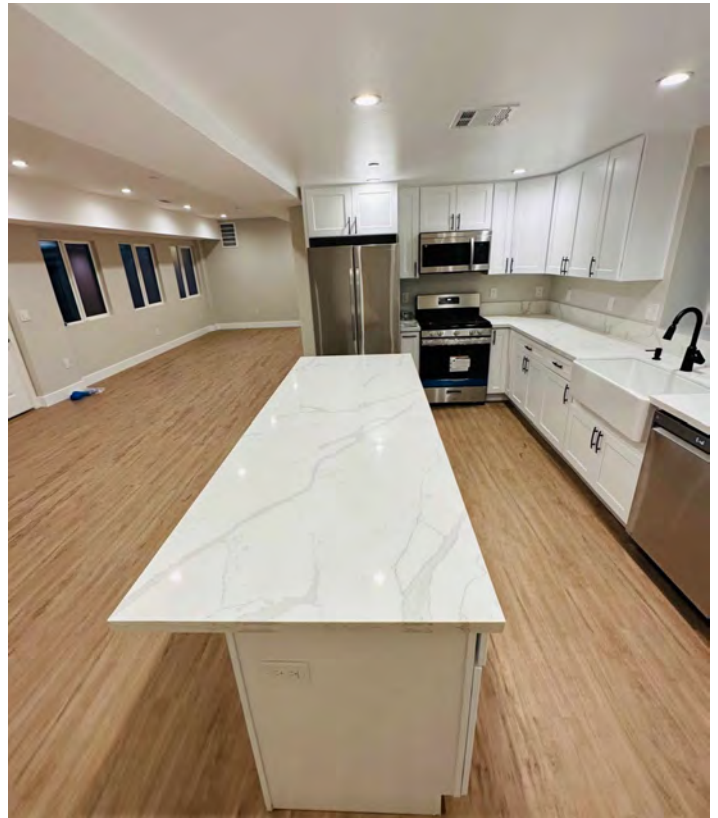
PROPERTY PHOTOS

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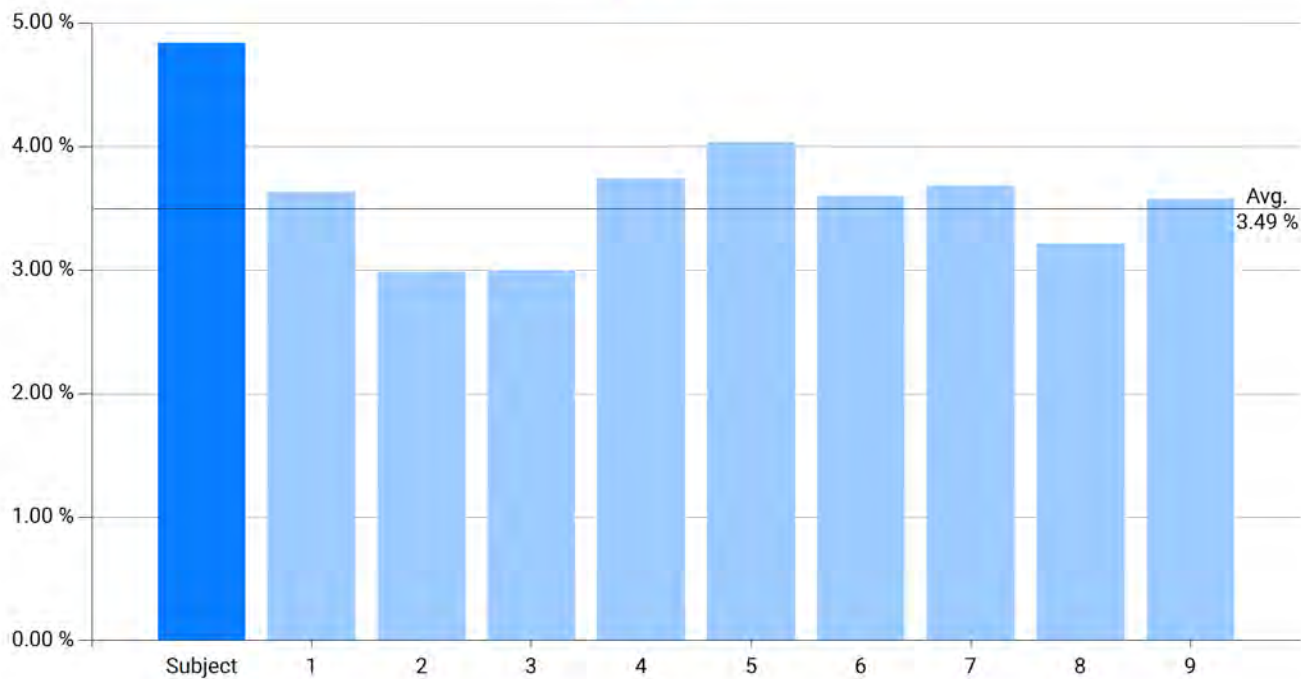


SALE COMPARABLES

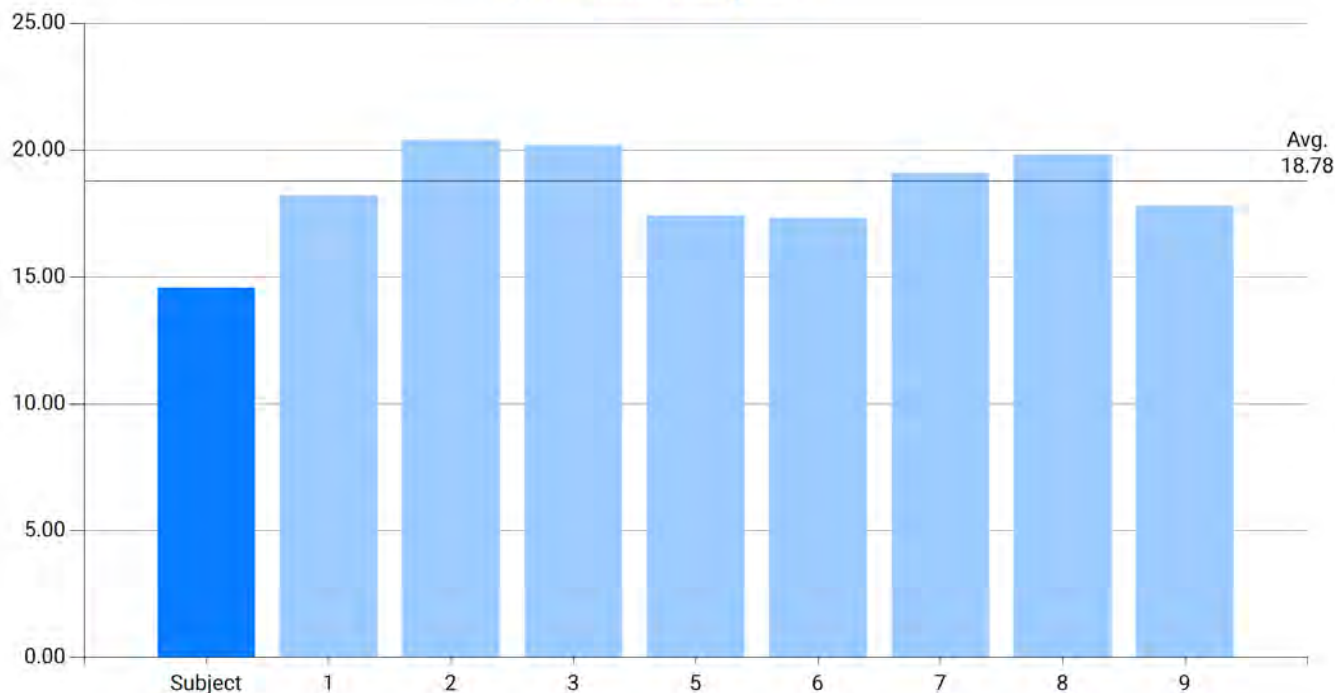
2014 CARNEGIE LANE



Cap Rate



Gross Rent Multiplier

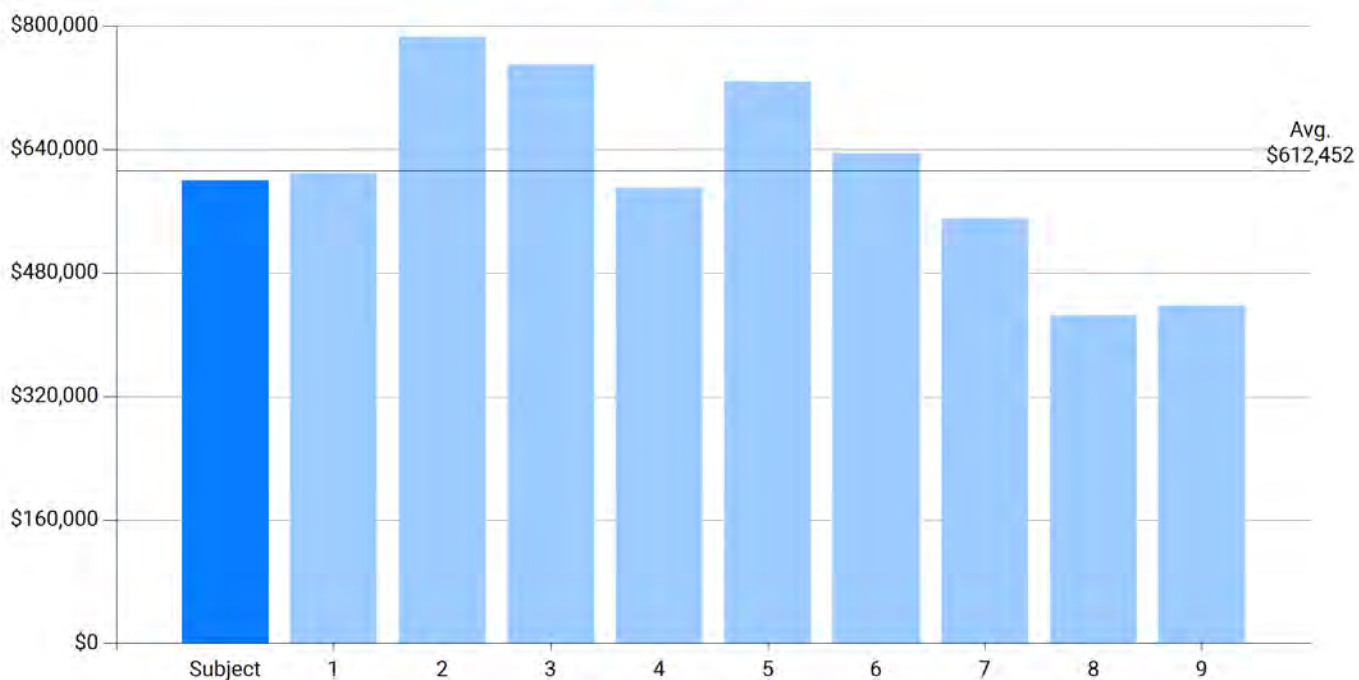


SALE COMPARABLES

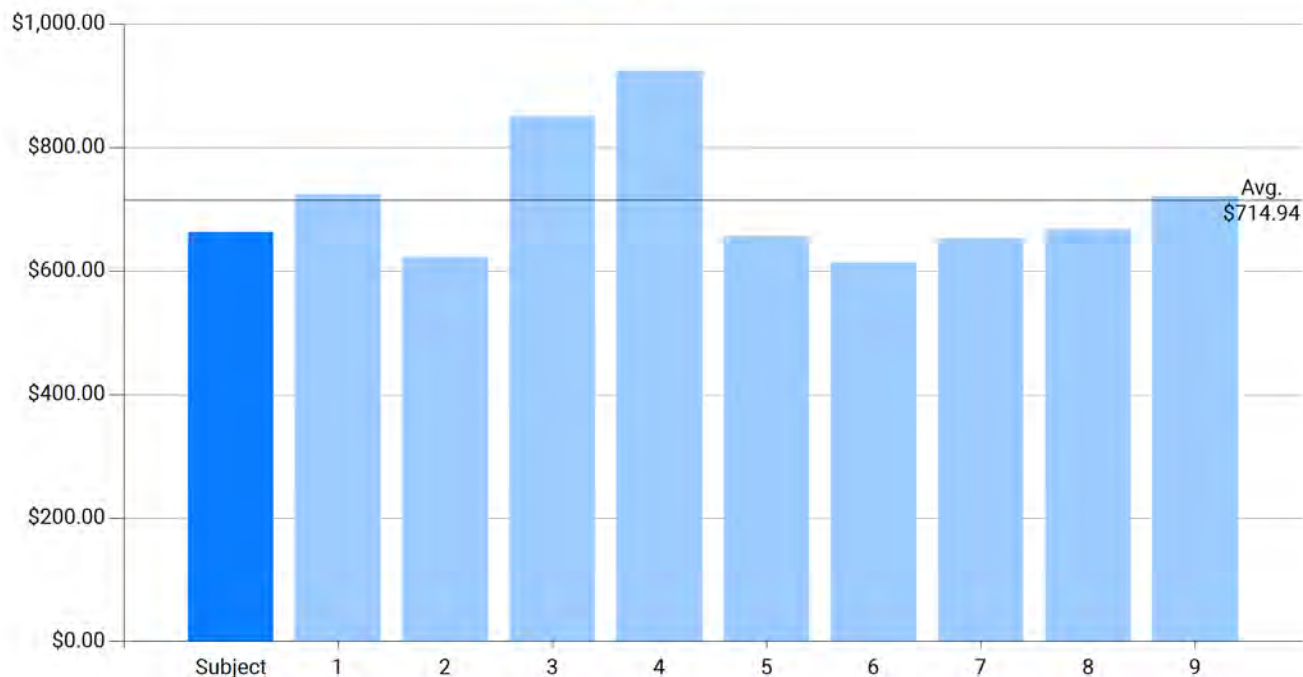
2014 CARNEGIE LANE



Price per Unit



Price per SF



SALE COMPARABLES

2014 CARNEGIE LANE

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Sale Price	\$4,200,000	Units	7
Units	7	Unit Type	1 3 Bedroom 2.5 Bath
Price/Unit	\$600,000		5 2 Bedroom 1.5 Bath
Price/SF	\$662.88		1 3 Bedroom 2 Bath
Lot Size	7,510		
Cap Rate	4.84%		
GRM	14.56		
Year Built	1964		

Remodeled 7 Unit Multi-Family Property

2014 Carnegie Lane, Redondo Beach, CA 90278

1



Sale Price	\$6,100,000	Units	10
Units	10	Unit Type	8 2 Bedroom 1 Bath
Price/Unit	\$610,000		2 3 Bedroom 2 Bath
Price/SF	\$724.47		
Lot Size	11,227		
Cap Rate	3.63%		
GRM	18.2		
Year Built	1958		
Sale Date	3/24/2023		
Days-On-Mkt	7		

2118 Manhattan Beach Blvd, Redondo Beach, CA 90278

2



Sale Price	\$3,930,000	Units	5
Units	5	Unit Type	4 2 Bedroom 2 Bath
Price/Unit	\$786,000		1 4 Bedroom 3 Bath
Price/SF	\$622.62		
Lot Size	7,466		
Cap Rate	2.98%		
GRM	20.4		
Year Built	1963		
Sale Date	12/9/2022		
Days-On-Mkt	25		

910 South Catalina Avenue, Redondo Beach, CA 90277

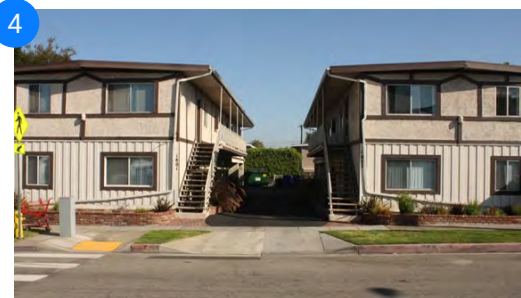
SALE COMPARABLES

2014 CARNEGIE LANE



236 Manhattan Avenue, Hermosa Beach, CA 90254

Sale Price	\$4,500,000	Units	Unit Type
Units	6	4	1 Bedroom 1 Bath
Price/Unit	\$750,000	2	2 Bedroom 2 Bath
Price/SF	\$850.98		
Lot Size	3,920		
Cap Rate	3.0%		
GRM	20.2		
Year Built	1970		
Sale Date	11/18/2022		
Days-On-Mkt	105		



1801-1803 Manhattan Beach Blvd, Manhattan Beach, CA 90266

Sale Price	\$5,900,000	Units	Unit Type
Units	10	10	2 Bedroom 1 Bath
Price/Unit	\$590,000		
Price/SF	\$924.19		
Lot Size	7,845		
Cap Rate	3.74%		
Year Built	1957		
Sale Date	11/16/2022		



706 North Prospect Avenue, Redondo Beach, CA 90277

Sale Price	\$5,100,000	Units	Unit Type
Units	7	1	1 Bedroom 1 Bath
Price/Unit	\$728,571	5	2 Bedroom 1 Bath
Price/SF	\$657.22	1	3 Bedroom 3 Bath
Lot Size	10,019		
Cap Rate	4.04%		
GRM	17.4		
Year Built	1980		
Sale Date	10/25/2022		
Days-On-Mkt	194		

SALE COMPARABLES

2014 CARNEGIE LANE

6



350 Concord Street, El Segundo, CA 90245

Sale Price	\$3,175,000
Units	5
Price/Unit	\$635,000
Price/SF	\$612.82
Lot Size	5,606
Cap Rate	3.6%
GRM	17.3
Year Built	1929
Sale Date	6/22/2022
Days-On-Mkt	32

Units	Unit Type
4	2 Bedroom 1 Bath
1	3 Bedroom 2 Bath

7



1509-1515 Aviation Blvd, Redondo Beach, CA 90278

Sale Price	\$3,850,000
Units	7
Price/Unit	\$550,000
Price/SF	\$652.54
Lot Size	11,326
Cap Rate	3.68%
GRM	19.1
Year Built	1952
Sale Date	5/19/2022
Days-On-Mkt	246

Units	Unit Type
2	Studio/Efficiency
3	1 Bedroom 1 Bath
2	2 Bedroom 1 Bath

8



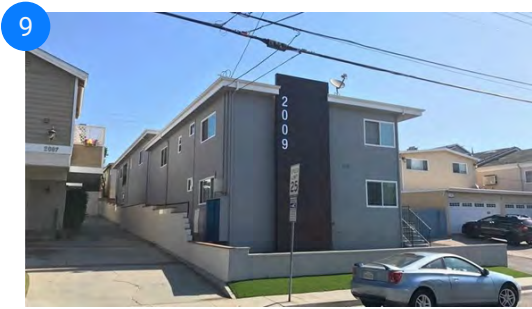
2621-2623 Ruhland Avenue, Redondo Beach, CA 90278

Sale Price	\$5,100,000
Units	12
Price/Unit	\$425,000
Price/SF	\$668.24
Lot Size	7,841
Cap Rate	3.21%
GRM	19.8
Year Built	1959
Sale Date	5/16/2022

Units	Unit Type
12	2 Bedroom 1 Bath

SALE COMPARABLES

2014 CARNEGIE LANE

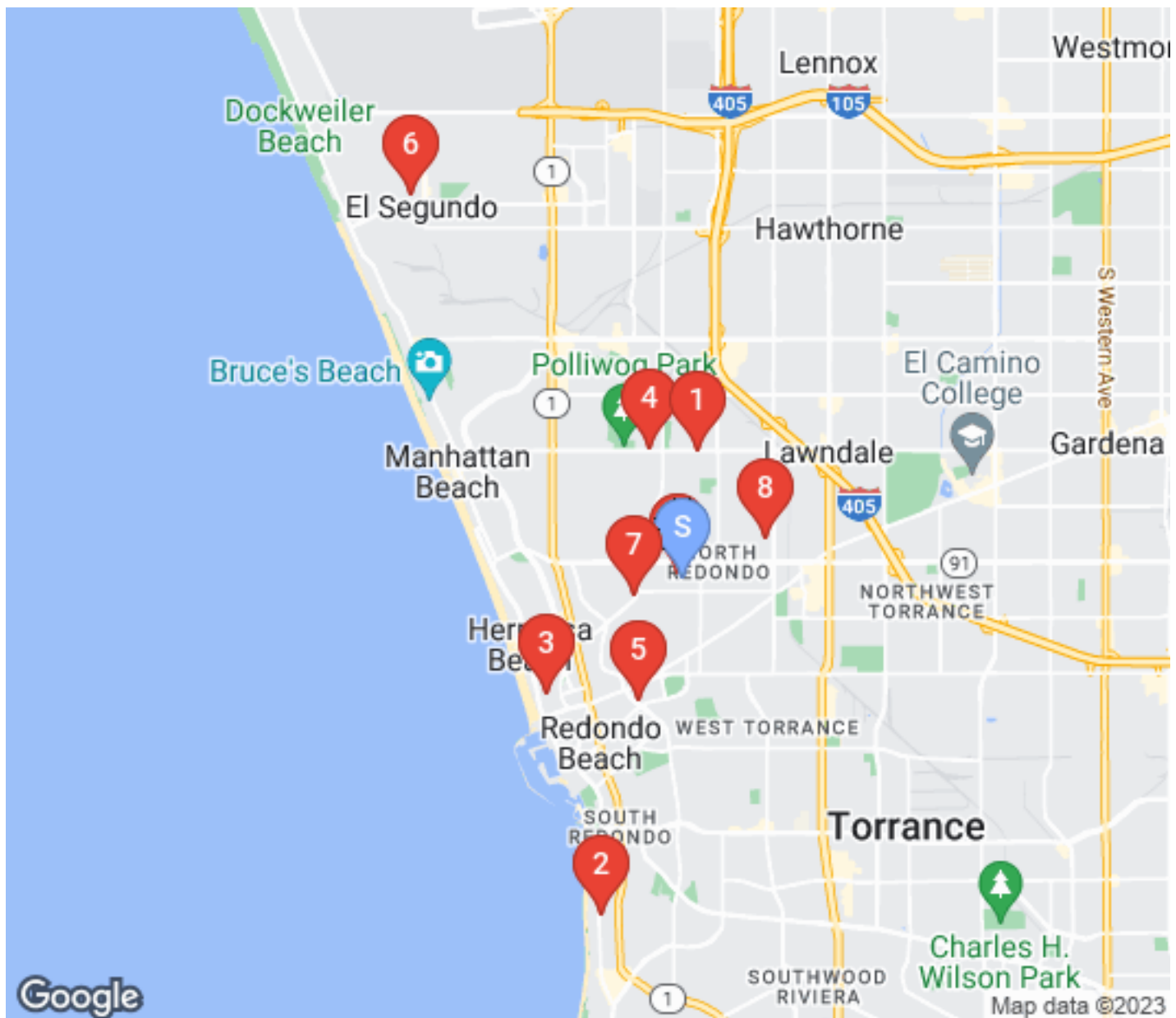


2009 Carnegie Lane, Redondo Beach, CA 90278

Asking Price	\$3,500,000	Units	Unit Type
Units	8	7	1 Bedroom 1 Bath
Price/Unit	\$437,500	1	2 Bedroom 2 Bath
Price/SF	\$721.35		
Lot Size	7,301		
Cap Rate	3.57%		
GRM	17.8		
Year Built	1963		
Sale Date	In Escrow		

SALE COMPARABLES

2014 CARNEGIE LANE



S Remodeled 7 Unit Multi-Family
2014 Carnegie Lane
Redondo Beach, CA, 90278
\$4,200,000

3 236 Manhattan Avenue
Hermosa Beach, CA, 90254
\$4,500,000

6 350 Concord Street
El Segundo, CA, 90245
\$3,175,000

9 2009 Carnegie Lane
Redondo Beach, CA, 90278
\$3,500,000

1 2118-2120 Manhattan Beach
Redondo Beach, CA, 90278
\$6,100,000

4 1801-1803 Manhattan Beach
Manhattan Beach, CA, 90266
\$5,900,000

7 1509-1515 Aviation Boulevard
Redondo Beach, CA, 90278
\$3,850,000

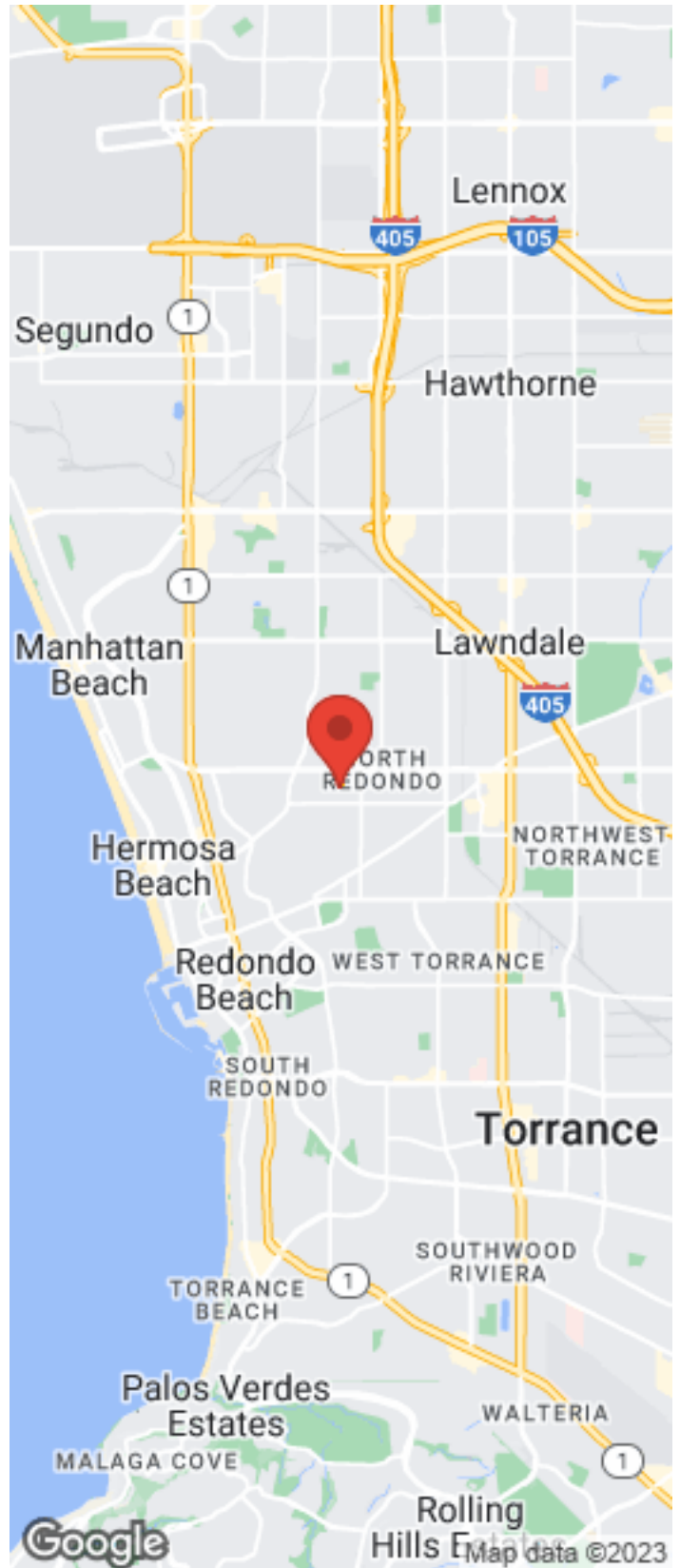
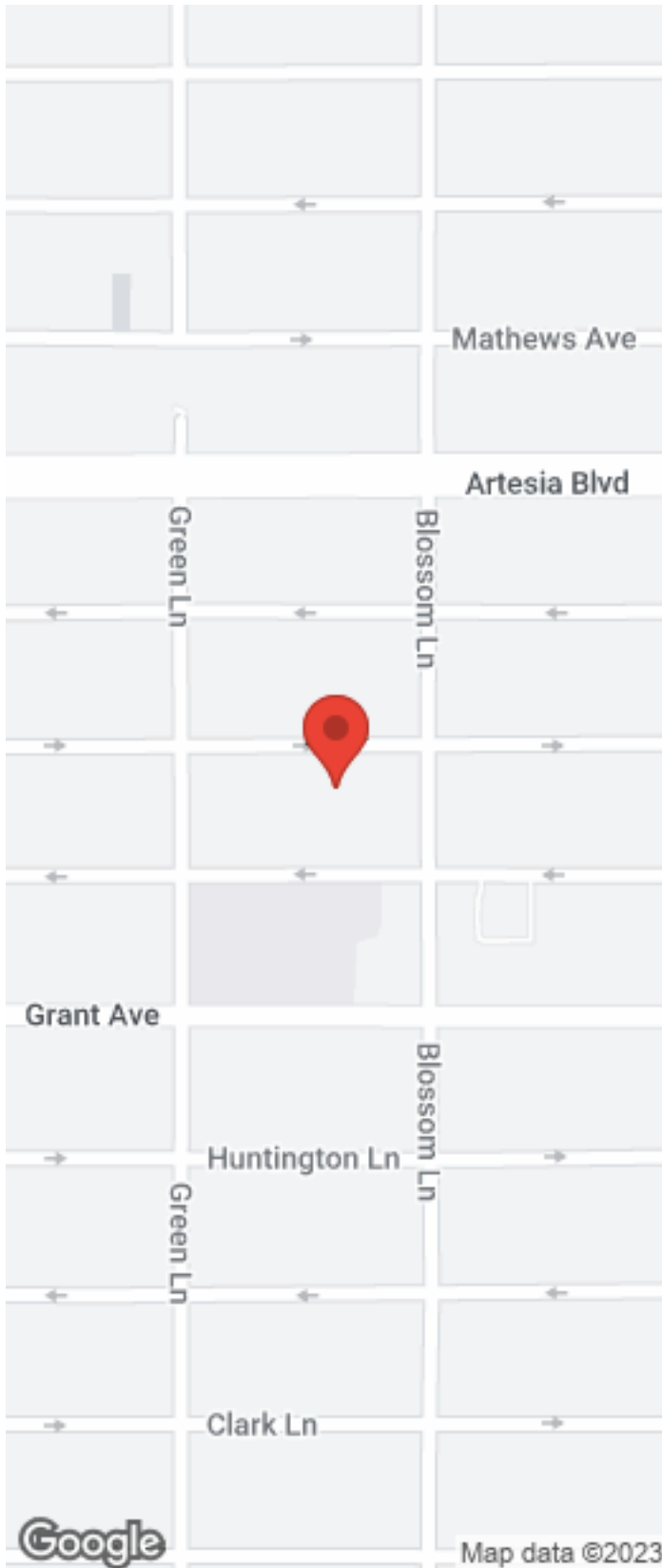
2 910 South Catalina Avenue
Redondo Beach, CA, 90277
\$3,930,000

5 706 North Prospect Avenue
Redondo Beach, CA, 90277
\$5,100,000

8 2621-2623 Ruhland Avenue
Redondo Beach, CA, 90278
\$5,100,000

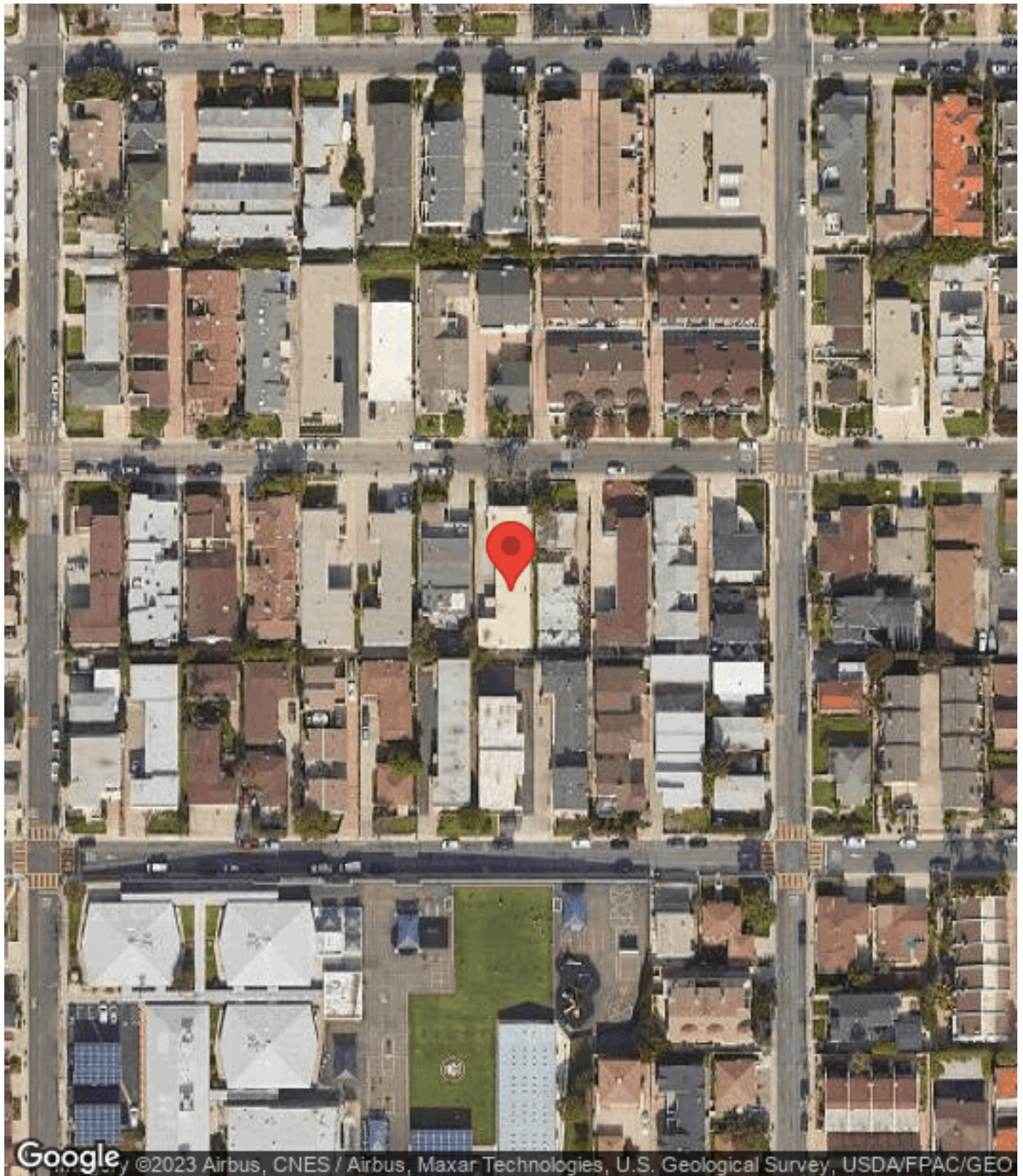
LOCATION MAPS

2014 CARNEGIE LANE



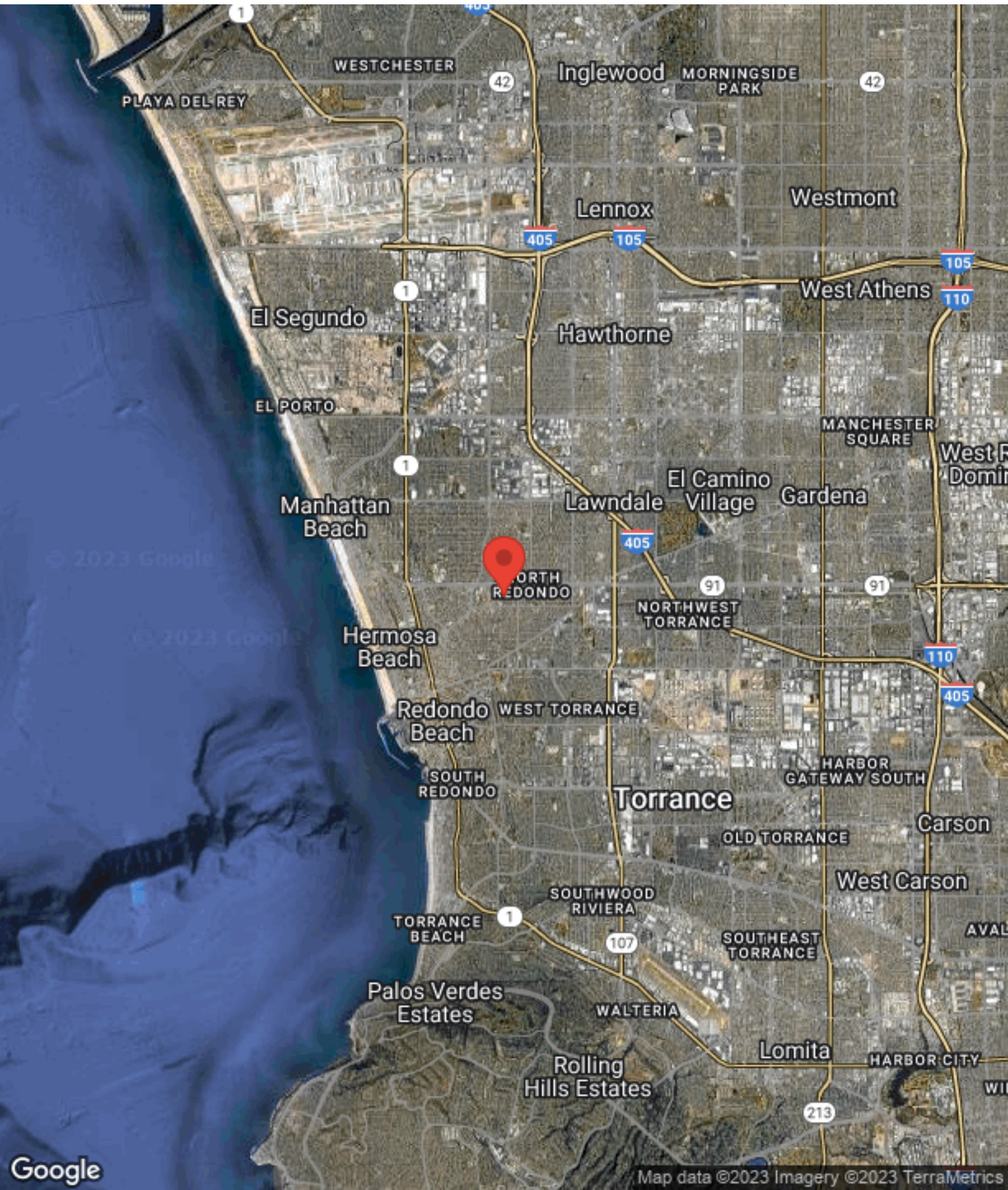
AERIAL MAP

2014 CARNEGIE LANE



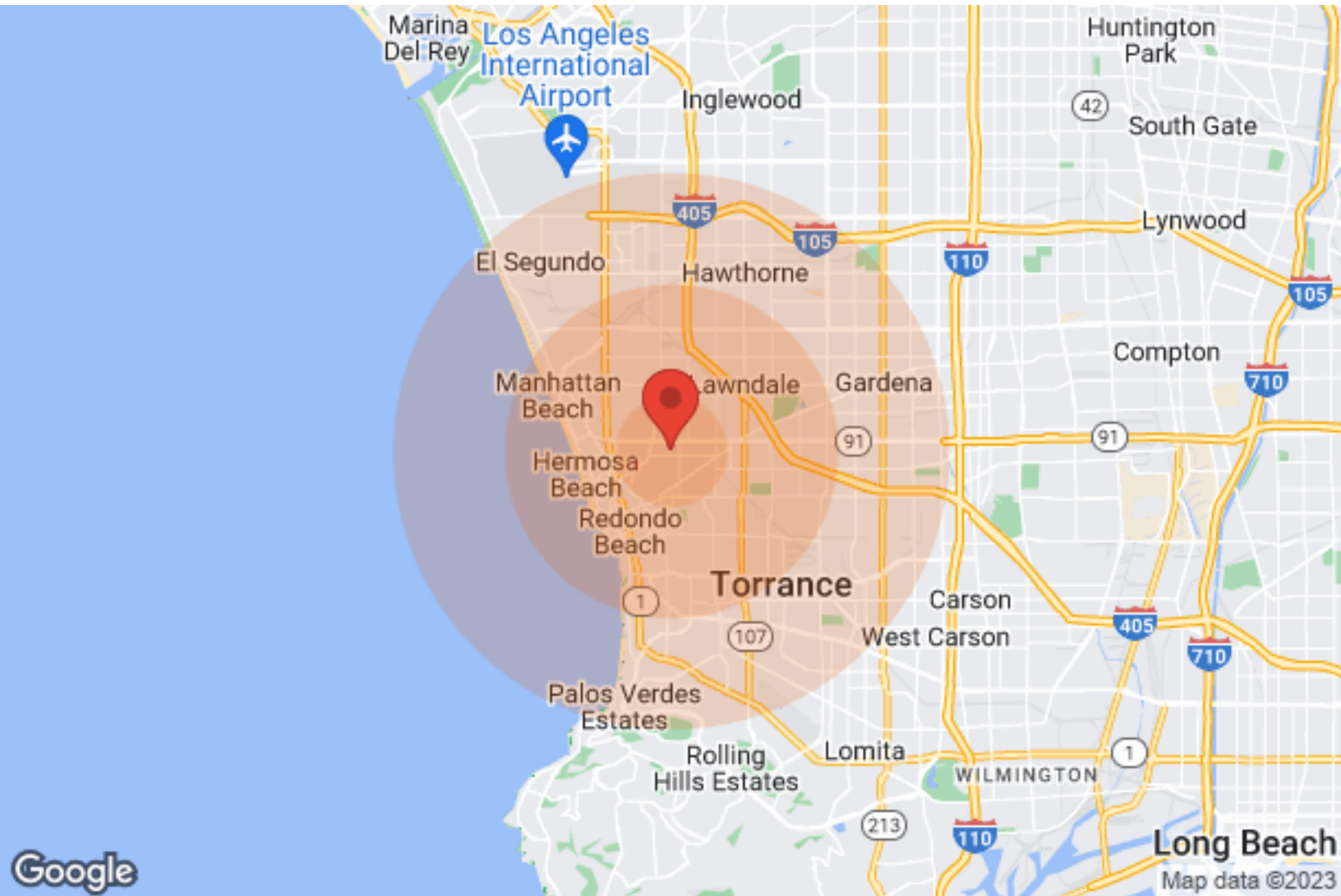
REGIONAL MAP

2014 CARNEGIE LANE



DETAILED DEMOGRAPHICS

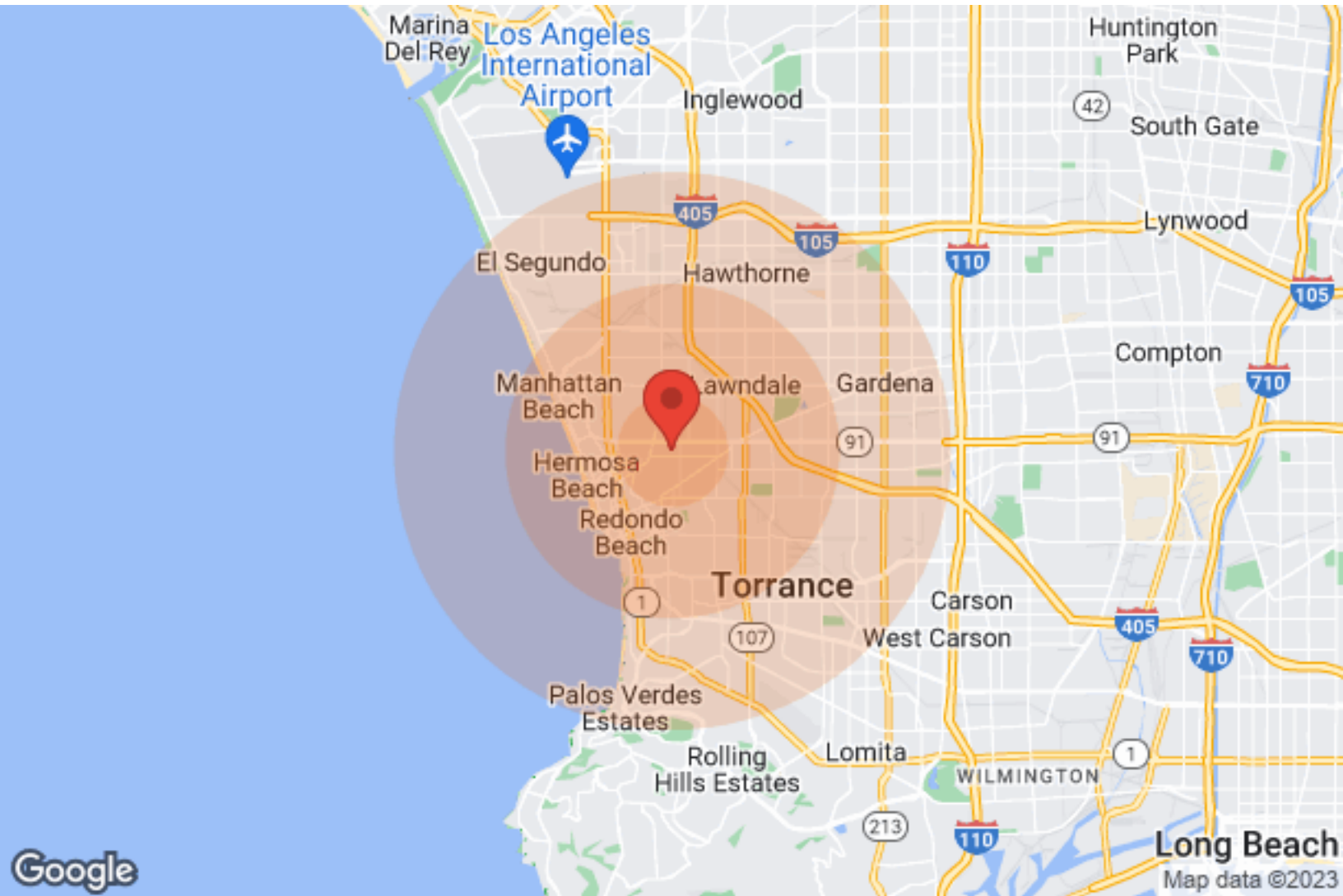
2014 CARNEGIE LANE



	1 Mile	3 Miles	5 Miles
Population			
Male	20,058	112,321	248,078
Female	19,826	110,112	250,937
Total Population	39,884	222,433	499,015
Housing			
Total Units	16,731	92,345	198,303
Occupied	16,172	87,864	188,924
Owner Occupied	9,684	45,838	89,721
Renter Occupied	6,488	42,026	99,203
Vacant	559	4,481	9,379
Race			
White	30,342	146,631	261,909
Black	541	6,716	43,470
Am In/AK Nat	15	121	398
Hawaiian	8	372	1,183
Hispanic	6,677	56,268	172,069
Multi-Racial	8,196	67,128	211,472

DETAILED DEMOGRAPHICS

2014 CARNEGIE LANE



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	1,828	10,680	25,946	Median	\$104,674	\$86,982	\$72,189
Ages 5-9	2,585	14,088	33,171	< \$10,000	300	3,025	8,815
Ages 10-14	2,610	13,740	31,967	\$10,000-\$14,999	481	2,603	7,813
Ages 15-19	2,517	13,553	31,536	\$15,000-\$19,999	320	2,722	7,422
Ages 20-24	2,278	13,130	31,531	\$20,000-\$24,999	472	3,297	8,703
Ages 25-29	2,056	12,554	30,680	\$25,000-\$29,999	468	2,614	6,616
Ages 30-34	2,068	12,920	30,983	\$30,000-\$34,999	348	2,682	7,657
Ages 35-39	2,489	14,801	33,788	\$35,000-\$39,999	391	2,779	7,155
Ages 40-44	3,124	17,291	37,721	\$40,000-\$44,999	436	2,613	7,386
Ages 45-49	3,585	18,997	40,376	\$45,000-\$49,999	322	2,638	6,704
Ages 50-54	3,649	18,781	39,100	\$50,000-\$60,000	721	5,918	13,620
Ages 55-59	3,281	16,970	35,090	\$60,000-\$74,000	1,292	8,239	18,954
Ages 60-64	2,646	13,996	29,087	\$75,000-\$99,999	2,015	11,439	24,592
Ages 65-69	1,936	10,723	22,355	\$10,000-\$124,999	1,827	9,186	17,654
Ages 70-74	1,293	7,544	16,218	\$125,000-\$149,999	1,486	6,239	11,603
Ages 74-79	822	5,079	11,189	\$150,000-\$199,999	2,005	8,431	13,711
Ages 80-84	490	3,129	7,198	> \$200,000	2,673	11,212	15,901
Ages 85+	627	4,457	11,079				