

# 1816 SPEYER LN. REDONDO BEACH, CA 90278

4 UNIT COMPLEX BUILDING  
3 UNITS ARE 2 BEDROOM & 1 BATH AND FRONT UNIT IS 3 BEDROOMS & 2.5 BATH



**THOMPSON TEAM**  
REAL ESTATE SINCE 1981



**EXCLUSIVELY LISTED BY:**

**GREG FABIAN**

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**1816 SPEYER LN.**  
**REDONDO BEACH, CA 90278**

Well-maintained 4-unit complex in desirable Jefferson Elementary neighborhood. 100% tenant-occupied. Three units are 2BD/1BA with separate powder area, all recently remodeled with granite counters, vinyl windows, tile floors, tiled stairwells to rooftop decks, vinyl flooring, new E-pipe plumbing, and newly sealed/coated roof. Termite repairs have been completed. Each unit has a private courtyard and garage parking.

Front owner's unit is approx. 1,500 sq. ft. 3BD/2.5BA + den with fireplace, vaulted ceilings, washer/dryer, and private courtyard. Strong rental history, pride of ownership, and excellent owner-user or investor opportunity. Highlights: • 4 Units – 100% occupied • Three remodeled 2BD/1BA units w/ powder area • Owner's unit ~1,500 sq. ft. 3BD/2.5BA + den • Private courtyards for all units • Garage parking for every tenant • New E-pipe plumbing, vinyl windows, sealed/coated roof • Termite repairs completed • Located in Jefferson Elementary School district

**OFFERED AT \$2,495,000**



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## PROPERTY DETAILS

|                 |                                        |
|-----------------|----------------------------------------|
| Address:        | 1816 SPEYER LN.<br>Redondo Beach 90278 |
| APN:            | 4160-001-004                           |
| Construction:   | 4 Unit Apartment Building              |
| Zoning:         | RBR-2                                  |
| Lot Size:       | 7,501 SQ.FT                            |
| Building SQ.FT: | 5,080                                  |
| Built:          | 1973                                   |

## ANNUAL EXPENSES

|              |           |                  |             |
|--------------|-----------|------------------|-------------|
| Electricity: | \$2,170   | Sale             | \$2,400,000 |
| Water:       | \$3,600   | Tax on Sale      | \$30,000    |
| Gas:         | \$2,000   |                  |             |
| Trash:       | \$350     | Total Exp        | \$42,535    |
| Insurance:   | \$3,164   | NOI              | \$82,265    |
| Gardener:    | \$1,200   | Market Value NOI | \$102,665   |
| License:     | \$51      |                  |             |
|              |           | CAP              | 3.43%       |
| Total Exp.   | \$12,535  | Market Value CAP | 4.28%       |
| Gross Income | \$124,800 |                  |             |
| Market Value |           |                  |             |
| Gross Income | \$145,200 |                  |             |

**REDONDO BEACH, CA 90278**

LN 40

## REDONDO VILLA

TRACT

C-PM 324 - 51 - 52

50 SHEET 8 1 7488 SF 145 45 1.07

40  
Z

N 0° 07' W

40 FLAGLER

LN40

40 MORGAN

40

42

40

PG



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