

LYONSTAHLL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

710 5TH ST

HERMOSA BEACH, CA 90254 4 UNITS \$3,200,000

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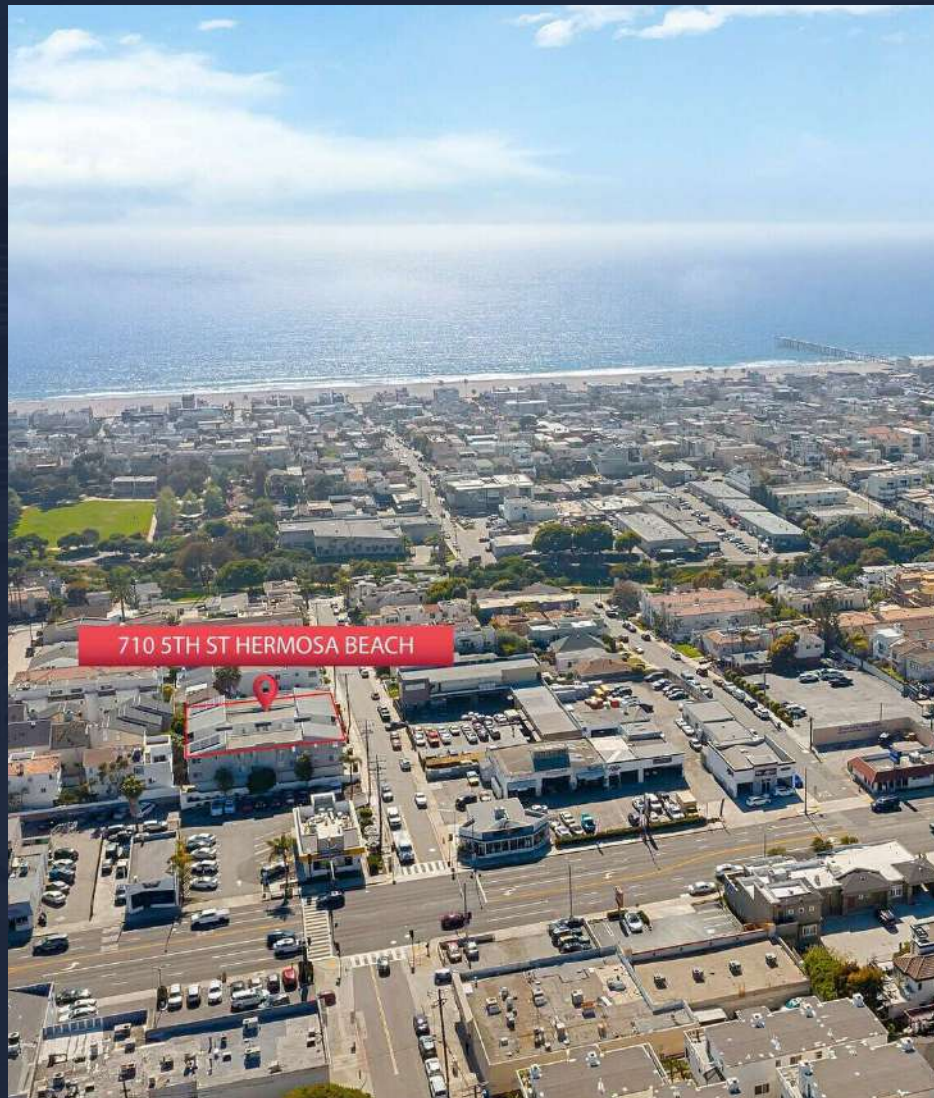
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THE OFFERING



710 5th St (4-Plex) offers a rare blend of coastal living and investment opportunity. Nestled atop a scenic hillside in the heart of Hermosa Beach. This striking four-unit property, built in 1987, stands out not only for its sturdy 80s construction but also for its commanding ocean views—a daily reminder of Southern California’s enviable lifestyle. Each of the four spacious units features two bedrooms and two bathrooms, making them highly desirable for both tenants and owner-occupiers seeking comfort, privacy, and the tranquility that comes with living just blocks from the Pacific.

Location is everything, and this property delivers. Perfectly positioned at the intersection of Pacific Coast Highway and 2nd Street, residents enjoy easy access to the vibrant Hermosa Beach community, while investors benefit from the high visibility and strong rental demand that define this sought-after neighborhood. The building’s modern layout and curb appeal are complemented by its generous 4,906 square feet of living space, set on a 4,339 square foot lot—ample room for relaxation, entertaining, or future enhancements.

What truly sets 710 5th St apart, however, is its unmatched value. Priced at \$3,200,000, it currently offers the best price per square foot among comparable properties in the area. This unique combination of location, ocean views, and investment upside makes it an exceptional opportunity for discerning buyers looking to secure a foothold in one of the South Bay’s most dynamic markets with option to purchase (2) adjacent Buildings***

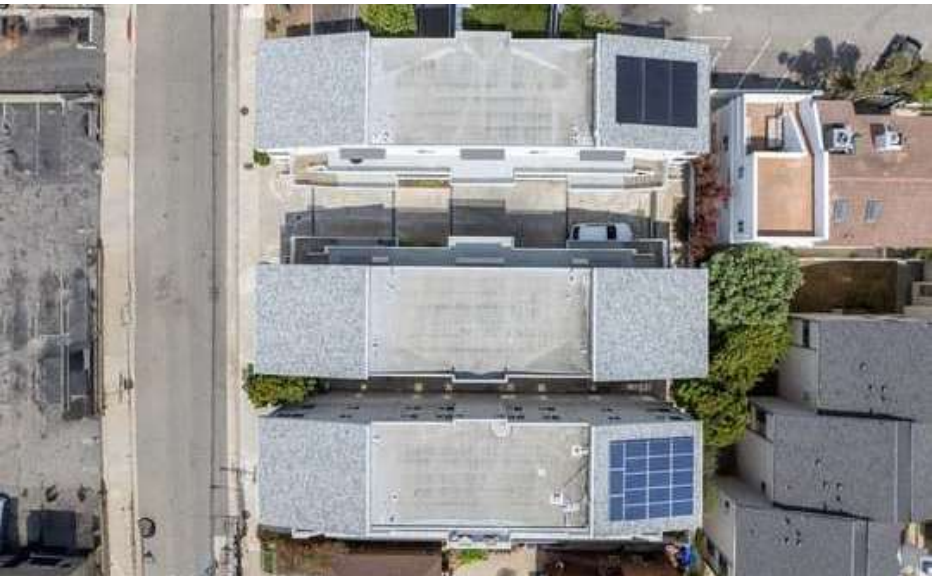
PROPERTY INFORMATION

710 5th St - Hermosa Beach, CA 90254

PROPERTY INFORMATION

PROPERTY DETAILS

Address	710 5th St Hermosa Beach, CA 90254
Total Units	4
Total Building Sqft.	4,906 SF
Total Lot Size	4,339 SF
Year Built	1987

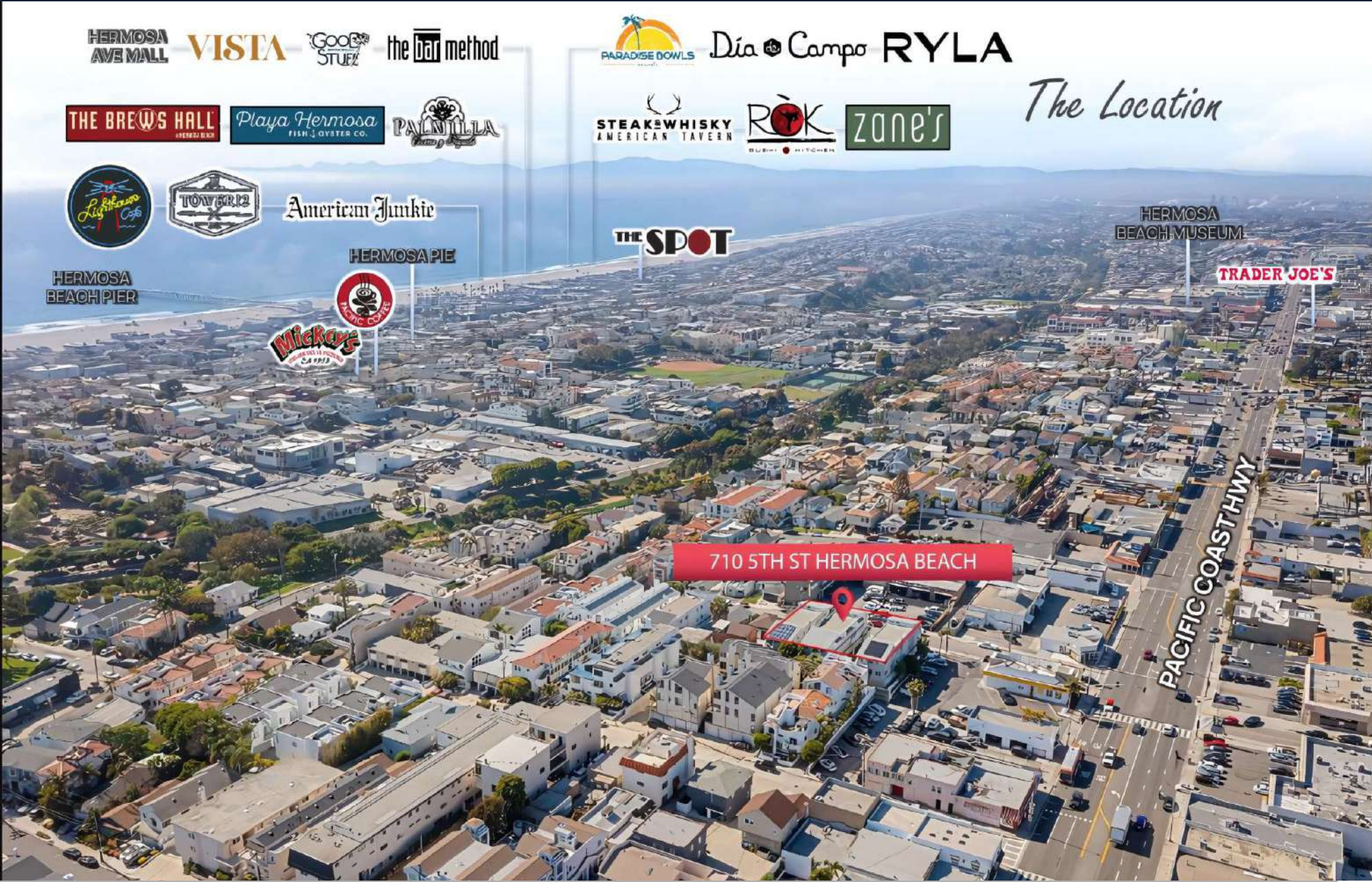


INVESTMENT HIGHLIGHTS

- Built in 1987, providing the advantages of 1980s construction standards, including modern layouts and durable materials
- Ocean views from an elevated hillside location
- BEST price per square foot compared to nearby listings at \$652
- Situated at major cross streets (PCH & 2nd St) for maximum exposure
- Strong rental demand in a highly desirable beach community
- Unit mix (4) Spacious 2 bed + 2 bath units over 1,200 sq.ft per unit
- Each unit features its own in-unit washer/dryer
- Excellent opportunity for both investors and owner-users seeking stable cash flow and long-term appreciation
- Walkable to Hermosa Pier, Greenbelt, and King Harbor Marina

PROPERTY INFORMATION

THE LOCATION



PROPERTY PHOTOS

710 5th St - Hermosa Beach, CA 90254

PROPERTY PHOTOS

PROPERTY PHOTOS

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710 5th St - Hermosa Beach, CA 90254



FINANCIAL OVERVIEW

FINANCIAL OVERVIEW

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1 - VACANT	2	2	\$4,250	\$4,250
2 - VACANT	2	2	\$4,250	\$4,250
3	2	2	\$3,250	\$4,250
4	2	2	\$3,600	\$4,250
TOTALS			\$15,350	\$17,000

FINANCIAL OVERVIEW

SET UP SHEET

Property Address 710 5th St, Hermosa Beach			Annualized Operating Data	Current Rents			Market Rents		
List Price:		\$3,200,000	Scheduled Gross Income:		\$184,200			\$204,000	
Down Payment:	50.0%	\$1,600,000	Vacancy Rate Reserve:		\$5,526	3%	*1	\$6,120	3% *1
Number of units:		4	Gross Operating Income:		\$178,674			\$197,880	
Cost per Unit:		\$800,000	Expenses:		\$48,940	27%	*1	\$48,940	24% *1
Current GRM:		17.37	Net Operating Income:		\$129,734			\$148,940	
Market GRM:		15.69	Loan Payments:		\$118,218			\$118,218	
Current CAP:		4.05%	Pre Tax Cash Flows:		\$11,516	0.72%	*2	\$30,722	1.92% *2
Market CAP:		4.65%	Principal Reduction:		\$18,749			\$18,749	
Year Built / Age:		1987	Total Return Before Taxes:		\$30,265	1.89%	*2	\$49,471	3.09% *2
Approx. Lot Size:		4,339	*1 As a percent of Scheduled Gross Income						
Approx. Gross RSF:		4,906	*2 As a percent of Down Payment						
Cost per Net RSF:		\$652.26							

Proposed Financing				Scheduled Income							
First Loan Amount:	\$1,600,000	Amort:	30					Current Income		Market Income	
Terms:	6.25%	Fixed:	5	# of	Bdrms/	Notes	Monthly	Total Monthly	Monthly	Total	
Payment:	\$9,851	DCR:	1.10	Units	Baths		Rent/Average	Income	Rent/Unit	Income	
				1	2+2	VACANT	\$4,250	\$4,250	\$4,250	\$4,250	
				1	2+2	VACANT	\$4,250	\$4,250	\$4,250	\$4,250	
				1	2+2		\$3,250	\$3,250	\$4,250	\$4,250	
				1	2+2		\$3,600	\$3,600	\$4,250	\$4,250	
Annualized Expenses											
*Estimated											
New Taxes (New Estimated):			\$35,200								
Repairs & Maintenance (\$600/unit):			\$2,400								
Insurance (\$1/SF):			\$4,906								
Electricity (2024 Actuals):			\$799								
Telephone & Internet (2024 Actuals):			\$821								
Water & Trash (2024 Actuals)			\$4,814								
				Total Scheduled Rent:				\$15,350	\$17,000		
				Laundry				\$0	\$0		
				Garages				\$0	\$0		
Total Expenses:			\$48,940	Monthly Scheduled Gross Income:				\$15,350	\$17,000		
Expenses as %/SGI			26.57%	Annualized Scheduled Gross Income:				\$184,200	\$204,000		
Per Net Sq. Ft:			\$9.98	Utilities Paid by Tenant:				Gas & Electric			
Per Unit			\$12,235								

SALES COMPARABLES

SALES COMPARABLES SALE COMPS



113 MONTEREY BLVD
Hermosa Beach, CA 90254

Sold 5/10/2021

Price:	\$3,550,000	Bldg Size:	3,288 SF
Lot Size:	2,999 SF	No. Units:	4
Year Built:	1969	Price/SF:	\$1,079.68
Price/Unit:	\$887,500		



606 LOMA DR
Hermosa Beach, CA 90254

Sold 9/26/2024

Price:	\$3,001,769	Bldg Size:	3,313 SF
No. Units:	4	Year Built:	1920
Price/SF:	\$906.06	Price/Unit:	\$750,442



323 MONTEREY BLVD
Hermosa Beach, CA 90254

Sold 10/2/2023

Price:	\$3,000,000	Bldg Size:	4,176 SF
Lot Size:	3,017 SF	No. Units:	4
Year Built:	1972	Price/SF:	\$718.39
Price/Unit:	\$750,000		



SALES COMPARABLES SALE COMPS



630 3RD ST
Hermosa Beach, CA 90254

Sold 4/10/2023

Price:	\$3,325,000	Bldg Size:	4,930 SF
No. Units:	4	Year Built:	1986
Price/SF:	\$674.44	Price/Unit:	\$831,250



850 LOMA DR
Hermosa Beach, CA 90254

Sold 11/30/2022

Price:	\$3,052,000	Bldg Size:	3,816 SF
Lot Size:	3,170 SF	No. Units:	4
Year Built:	1971	Price/SF:	\$799.79
Price/Unit:	\$763,000		



24 11TH CT
Hermosa Beach, CA 90254

Sold 12/9/2024

Price:	\$2,415,000	Bldg Size:	1,622 SF
Lot Size:	124,276,680 SF	No. Units:	3
Year Built:	1922	Price/SF:	\$1,488.90
Price/Unit:	\$805,000		



SALES COMPARABLES SALE COMPS



934 MANHATTAN AVE
Hermosa Beach, CA 90254

Sold 12/31/2024

Price:	\$3,000,000	Bldg Size:	1,702 SF
Lot Size:	109,335,600 SF	No. Units:	3
Year Built:	1910	Price/SF:	\$1,762.63
Price/Unit:	\$1,000,000		



1122 LOMA DR
Hermosa Beach, CA 90254

Sold 3/12/2025

Price:	\$3,150,000	Bldg Size:	2,216 SF
Lot Size:	184,607,280 SF	No. Units:	3
Year Built:	1923	Price/SF:	\$1,421.48
Price/Unit:	\$1,050,000		



1640 LOMA DR
Hermosa Beach, CA 90254

On Market

Price:	\$3,095,000	Bldg Size:	2,913 SF
Lot Size:	172,889,640 SF	No. Units:	4
Year Built:	1959	Price/SF:	\$1,062.48
Price/Unit:	\$773,750		



SALES COMPARABLES ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GSI	GRM	NOI	CAP	\$/SF	\$/Unit	COE	Unit Mix
113 Monterey Blvd	\$3,550,000	4	1969	3,288	2,999	\$184,800	19.21	\$123,816	3.49%	\$1,080	\$887,500	2/21/2025	(1) 1+1, (3) 2+2
606 Loma Dr	\$3,001,769	4	1920	3,313	6,381	N/A	N/A	N/A	N/A	\$906	\$750,442	9/26/2024	2+2, (3) 2+1
323 Monterey Blvd	\$3,000,000	4	1972	4,176	3,017	\$126,600	23.70	\$84,822	2.83%	\$718	\$750,000	10/2/2023	(3) 2+1, (1) 2+1.5
630 3rd St	\$3,325,000	4	1986	4,930	4,843	\$172,000	19.33	\$115,240	3.47%	\$674	\$831,250	4/10/2023	(4) 2+2
850 Loma Dr	\$3,052,000	4	1971	3,816	3,170	\$199,260	15.32	\$133,504	4.37%	\$800	\$763,000	11/30/2022	(2) 2+2, (2) 1+1
24 11th Ct	\$2,415,000	3	1922	1,622	2,853	N/A	N/A	N/A	N/A	\$1,489	\$805,000	12/9/2024	(3) 1+1
934 Manhattan Ave	\$3,000,000	3	1910	1,702	2,510	\$144,000	20.83	\$96,480	3.22%	\$1,763	\$1,000,000	12/31/2024	3+1, 1+1, 0+1
1122 Loma Dr	\$3,150,000	3	1923	2,216	4,238	\$137,100	22.98	\$91,857	2.92%	\$1,421	\$1,050,000	3/12/2025	2+2, 2+1, 1+1
1640 Loma Dr	\$3,095,000	4	1959	2,913	3,969	N/A	N/A	N/A	N/A	\$1,062	\$773,750	ACTIVE	3+2, 2+1, 1+1, 0+1
Average			1947	3,133	3,751		20.23		3.38%	\$1,106	\$854,649		
710 5th St	\$3,200,000	4	1987	4,906	4,339	\$184,200	17.37	\$129,734	4.05%	\$652	\$800,000		(4) 2+2

SALES COMPARABLES LEASE COMPS



710 5TH ST

Hermosa Beach, CA 90254

Subject Property

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$3,838	1,226 SF	\$3.13



415 HERONDO ST

Hermosa Beach, CA 90254

Leased

RENT:	SIZE SF:	RENT/SF:
\$4,544	1,200 SF	\$3.79



415 HERONDO ST UNIT 2

Hermosa Beach, CA 90254

Leased

RENT:	SIZE SF:	RENT/SF:
\$3,844	717 SF	\$5.36



415 HERONDO ST UNIT 3

Hermosa Beach, CA 90254

Leased

RENT:	SIZE SF:	RENT/SF:
\$3,765	1,120 SF	\$3.36

SALES COMPARABLES LEASE COMPS



4

415 HERONDO ST UNIT 4
Hermosa Beach, CA 90254

Leased

RENT:	SIZE SF:	RENT/SF:
\$4,101	910 SF	\$4.51



5

417 OCEAN VIEW AVE
Hermosa Beach, CA 90254

Leased

RENT:	SIZE SF:	RENT/SF:
\$4,500	800 SF	\$5.63



6

404 PROSPECT AVE
Hermosa Beach, CA 90254

Leased

RENT:	SIZE SF:	RENT/SF:
\$4,250	1,200 SF	\$3.54



7

826 7TH ST
Hermosa Beach, CA 90254

Leased

RENT:	SIZE SF:	RENT/SF:
\$6,500	1,647 SF	\$3.95

SALES COMPARABLES

LEASE COMPS



427 MANHATTAN AVE
Hermosa Beach, CA 90254

Leased

RENT:	SIZE SF:	RENT/SF:
\$3,300	1,137 SF	\$2.90



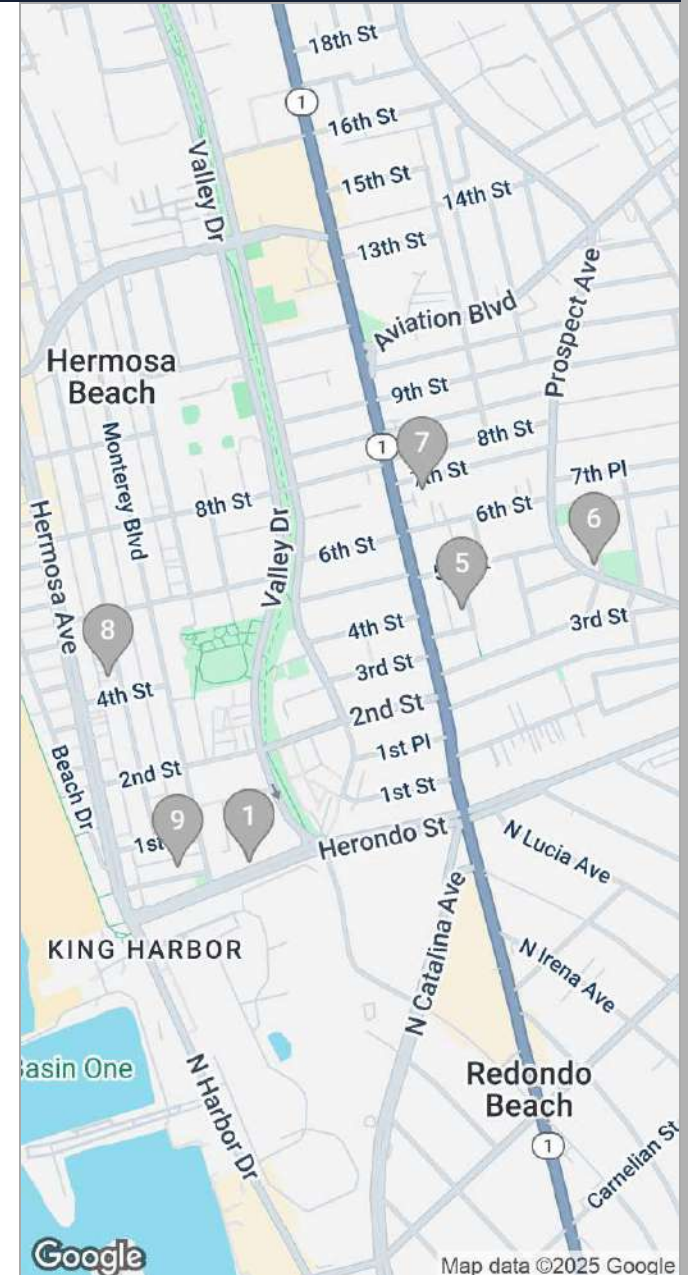
167 LYNDON ST
Hermosa Beach, CA 90254

Leased

RENT:	SIZE SF:	RENT/SF:
\$5,000	1,300 SF	\$3.85

LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	SPACE SIZE	AVG RENT/SF	AVG RENT
1	415 Herondo St Hermosa Beach, CA	1,200 SF	\$3.79	\$4,544
2	415 Herondo St Unit 2 Hermosa Beach, CA	717 SF	\$5.36	\$3,844
3	415 Herondo St Unit 3 Hermosa Beach, CA	1,120 SF	\$3.36	\$3,765
4	415 Herondo St Unit 4 Hermosa Beach, CA	910 SF	\$4.51	\$4,101
5	417 Ocean View Ave Hermosa Beach, CA	800 SF	\$5.63	\$4,500
6	404 Prospect Ave Hermosa Beach, CA	1,200 SF	\$3.54	\$4,250
7	826 7th St Hermosa Beach, CA	1,647 SF	\$3.95	\$6,500
8	427 Manhattan Ave Hermosa Beach, CA	1,137 SF	\$2.90	\$3,300
9	167 Lyndon St Hermosa Beach, CA	1,300 SF	\$3.85	\$5,000
AVERAGES		1,115 SF	\$4.10	\$4,423



LOCATION OVERVIEW

710 5th St - Hermosa Beach, CA 90254

Hermosa BEACH, CA

A sunny small beach City of 1.43 square miles, Hermosa Beach sits at the center of Los Angeles County's South Bay coastline, just 6 miles south of Los Angeles International Airport and twenty-one miles from Downtown Los Angeles. A bedroom community with a flourishing downtown, the City of Hermosa Beach serves a stable population of 19,847, according to the State's latest population estimate.

TOURISM DRIVERS

The city's Economic Development Strategy emphasizes supporting existing businesses while attracting new enterprises and tourism. Key goals include diversifying the economy beyond its main industries of accommodation, food service, and retail trade, and fostering a creative economy that supports a range of services, arts, entertainment, and retail.

Premier Coastal Location


19,847

POPULATION


\$2,986,000

MEDIAN HOME SALE


\$152,019

MED HH INCOME



LOCATION OVERVIEW AMENITIES

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- ❖ Minutes from the ocean and within walking distance to high-end shopping, dining, hotels, entertainment, outdoor recreation and attractions.
- ❖ Nearby affluent communities include Redondo Beach, Manhattan Beach, and Palos Verdes among other beach communities.
- ❖ Centrally located, the property offers tenants excellent regional access. It has been a preferred resort destination for more than a century.
- ❖ The Hermosa Beach Pier is at the end of Pier Avenue, which is one of the beach community's main shopping, dining and entertainment areas.



Business Environment

Hermosa Beach is characterized by its "bedroom community" nature, with over 10,000 households and fewer than 1,000 in-city businesses (excluding apartments and home occupations). Despite its small size, the city has experienced steady economic growth, with a 6.2% increase in assessed property valuation as of 2022.

TOP REGIONAL EMPLOYERS



Location Highlights

Hermosa Beach, a picturesque coastal city in Los Angeles County's South Bay region, boasts a vibrant and diverse economy that reflects its unique blend of residential charm and tourist appeal.

LEISURE & HOSPITALITY

This sector is a cornerstone of Hermosa Beach's economy, accounting for approximately 23% of employment. The city's scenic beaches, surf culture, and vibrant nightlife attract numerous visitors, supporting a range of businesses from hotels to recreational services.

EDUCATION & HEALTH SERVICES

Comprising about 19% of the employment landscape, this sector includes local schools, healthcare providers, and wellness centers, serving both residents and neighboring communities.

PROFESSIONAL AND MANAGEMENT SERVICES

Representing around 12% of employment, this sector encompasses a variety of businesses, including consulting firms, legal services, and administrative support, reflecting the city's educated workforce.

HIGH BARRIER-TO-ENTRY -MARKET

HERMOSA BEACH: SINGLE FAMILY MARKET

Demand for single-family homes in the Hermosa Beach submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking urban amenities.

In terms of supply, Hermosa Beach has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Hermosa Beach tends to be competitive, with properties often selling quickly at or above asking prices.



\$152,019

Median Household Income



50 Days

Median Days On Market



\$2,986,000

Median Home Sale Price

EXCLUSIVELY MARKETING BY

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