



3 Units
508 S. Catalina Ave
Redondo Beach, 90277
\$2,150,000



Summary		Current	Market	Financing
Price:		\$2,150,000		Proposed Financing:
Down Payment	25%	\$537,500		First Loan Amount: \$1,612,500 New
Number of Units:	3			Terms:
Cost per Unit:	\$716,667			Interest rate: 5.00%
Current GRM:	16.59	15.45		Gorgeous Craftsman home with 2 rental apartments 1 block to beach
Current CAP:	4.14%	4.6%		
Approx. Age:	66			
Approx. Lot Size:	5,737			
Bldg Square Feet	2,850			
Cost per Net RSF:	\$754.39			Contact: Jim Gallagher Phone: 310-717-4359

Annualized Operating Data				Market
		Current Rents		Market Rents
Scheduled Gross Income:		\$129,600		\$139,200
Less Vacancy Rate Reserve:		(\$2,592)	2%	(\$2,784) 2% *
Gross Operating Income:		\$127,008		\$136,416
Less Expenses:		(\$38,102)	30%	(\$38,102) 27% *
Net Operating Income:		\$88,906		\$98,314
Less Loan Payments:		(\$103,875)		(\$103,875)
Pre-Tax Cash Flow:		(\$14,969)	-2.8%	(\$5,561) -1.0%
Plus Principal Reduction:		\$23,790		\$23,790
Total Return Before Taxes:		\$8,821	1.6% **	\$18,229 3.4% **
**Plus Appreciation **Plus tax depreciation return				

Scheduled Income						Estimated Expenses		
		Current Rents			Market Rents		Taxes 2022	
No. of Units	Bdrms/ Baths	Approx Sq.Ft.	Monthly Avg Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	Tax Rate	2022
1	2&1.75		\$3,800.00	\$3,800	\$3,800	\$3,800	0.01125	\$24,188
1	1&1		\$2,000.00	\$2,000	\$2,800	\$2,800		
1	2&1.5		\$5,000.00	\$5,000	\$5,000	\$5,000		
Total Scheduled Rent:				\$10,800		\$11,600		
Laundry:								
Other Income:								
Monthly Scheduled Gross Income:				\$10,800		\$11,600		
Annual Scheduled Gross Income:				\$129,600		\$139,200		
Utilities Paid by Tenant:						Electric, Gas		
							*Total Expenses:	\$38,102
							Per Net Sq. Ft.:	\$13.37
							Expenses Per Unit:	\$12,700.50

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

