OFFERING MEMORANDUM



TWO-UNIT INVESTMENT OPPORTUNITY · NORTH REDONDO BEACH

2706 Robinson Street

Redondo Beach, California 90278

$1,029,000	2 Units	1,980 SF	5,092 SF
OFFERING PRICE	DUPLEX	BUILDING	CORNER LOT

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ESTATE PROPERTIES

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CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Estate Properties solely to help prospective purchasers evaluate 2706 Robinson Street, Redondo Beach, California (the "Property"). It does not purport to be all-inclusive or to contain all information a purchaser may require. Information has been obtained from sources believed reliable, including the multiple listing service and Los Angeles County Assessor records, but has not been independently verified. Pro forma rents, expenses and returns are estimates for illustration only and are not a guarantee of future performance.

Square footage, lot size, unit configuration, zoning, permitted use, ADU feasibility and rent-regulation status should be independently confirmed by the purchaser with the City of Redondo Beach and qualified professionals. The Property is offered subject to prior sale, price change or withdrawal without notice. The front unit is tenant-occupied; please do not disturb the tenants. All showings by appointment through the listing agents.

THE OFFERING

Executive Summary

Exceptional Investment Opportunity in Redondo Beach!

Well-priced duplex offering excellent potential for investors or owner-occupants. The rear unit has been remodeled, featuring an updated kitchen and bathroom, upgraded electrical, and mostly newer dual-pane windows. Both units are equipped with tankless water heaters, separate gas and electric meters, and inside laundry for added convenience. The front unit offers an appealing opportunity to secure long-term rental income, with established tenants in place. Its two bedrooms are located upstairs, along with one and a half bathrooms.

Each unit has its own garage, with a two-car garage for the rear unit and an approximately one-and-a-half-car garage for the front unit. A private yard is located behind the rear unit. Situated in desirable Redondo Beach with access to Redondo Beach schools, this duplex offers multiple possibilities for investors seeking rental income, future improvements, or potential ADU opportunities, subject to city approval and applicable requirements. A versatile property with income potential and room to explore future possibilities. Please do not disturb occupants.

$1,029,000	$514,500	$519.70	5.80%
OFFERING PRICE	PRICE / UNIT	PRICE / SF	PRO FORMA CAP

INVESTMENT HIGHLIGHTS

- **Price improved $90,000** on 10/23/2026, from $1,119,000 to $1,029,000.
- **Remodeled rear unit, delivered vacant:** newer kitchen and bath, upgraded electrical and mostly newer dual-pane windows.
- **Rent upside:** the front unit rents for $2,410/mo. against a $3,500/mo. pro forma.
- **Owner-user friendly:** live in one unit and rent the other. Listing terms include 1031 exchange, cash, new loan and VA financing.
- **Low-maintenance systems:** tankless water heaters in both units, separate gas and electric meters, copper plumbing and in-unit laundry.
- **Corner lot with separate garages:** 4 total parking spaces and a possible ADU opportunity with the garages, subject to City review.
- **Redondo Beach Unified schools** and no HOA.

OFFERING SUMMARY

Address	**2706 Robinson Street**
Offering Price	**$1,029,000**
Units	**2 (duplex)**
Building Size	**1,980 SF**
Lot Size	**5,092 SF (0.1169 AC)**
Year Built	**1947**
APN	**4153-029-029**
Current Income	**$28,920 / yr**
Pro Forma Gross Income	**$84,000 / yr**
Pro Forma GRM	**12.25**
Occupancy	**Front leased, rear vacant**

Pro forma assumes both units at $3,500/mo. See Financial Analysis for assumptions.

THE PROPERTY

Property Overview





BUILDING & SITE

Property Type	**Duplex, 1 common wall**
Buildings / Stories	**1 building / 2 stories**
Building Size	**1,980 SF**
Lot Size	**5,092 SF · corner lot**
Year Built	**1947 (Assessor)**
Construction	**Stucco, traditional style**
Roof	**Composition**
Parking	**2 garages + 2 open (4 total)**
Fencing / Yard	**Block fence, rear yard, sprinklers**
Area	**N. Redondo / Villas North**

SYSTEMS & FEATURES

Water Heaters	**Tankless, both units**
Electric Meters	**2 (separate)**
Gas Meters	**2 (separate)**
Water Meter	**1 (master)**
Plumbing	**Copper**
Heating	**Wall furnace**
Windows	**Double pane (most, rear unit)**
Laundry	**In unit (kitchen)**
Appliances	**Gas range, refrigerator, disposal**
Flooring	**Tile**

Source: MLS listing SB26217359 and Los Angeles County Assessor data as reported in MLS. Buyer to verify.

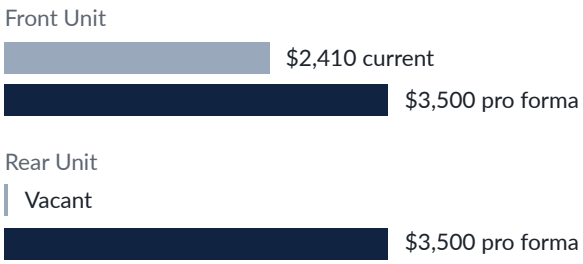
INCOME

Unit Mix & Rent Roll

UNIT	TYPE	GARAGE	STATUS	CURRENT RENT	PRO FORMA
Front Unit	2 Bd / 1.5 Ba	Approx. 1.5-car	Long-term tenant	$2,410	$3,500
Rear Unit	2 Bd / 1 Ba	2-car	Vacant, remodeled	—	$3,500
Monthly Total				**$2,410**	**$7,000**
Annual Total				**$28,920**	**$84,000**

Rents per MLS. Front unit bath count per listing remarks (1.5 baths); the MLS unit grid shows 2. Pro forma rents are estimated market rents, not current contract rents.

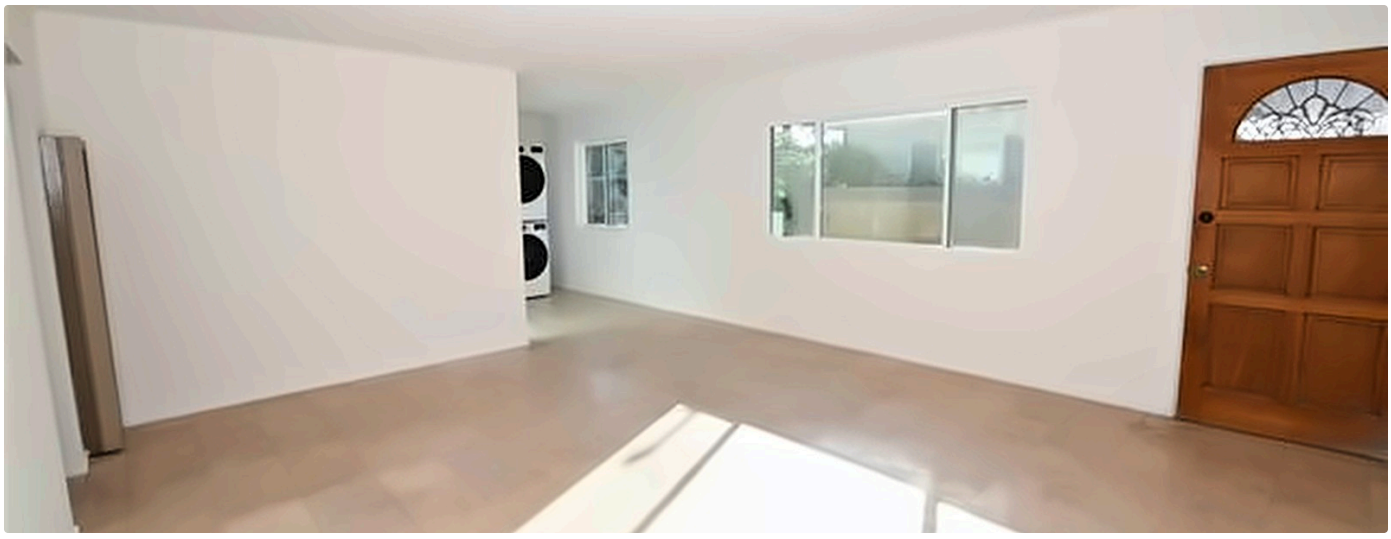
RENT UPSIDE



Gross income can rise from $28,920 to $84,000 a year at pro forma rents. Leasing the vacant rear unit alone takes scheduled income to **$70,920**.

RENT REGULATION NOTE

The MLS reports no local rent control. The front unit may still be subject to California's Tenant Protection Act (AB 1482), which limits annual increases to 5% plus regional CPI, up to 10%. Reaching the $3,500 pro forma on that unit may take several years or occur at turnover. Buyers should confirm with counsel.



Rear unit living area.

UNDERWRITING

Financial Analysis

ANNUAL	CURRENT MLS-reported	LEASE-UP Rear at market	PRO FORMA Both at market
INCOME			
Front Unit	$28,920	$28,920	$42,000
Rear Unit	$0	$42,000	$42,000
Gross Scheduled Income	**$28,920**	**$70,920**	**$84,000**
Less Vacancy (3%)	—	($2,128)	($2,520)
Effective Gross Income	**$28,920**	**$68,792**	**$81,480**
EXPENSES			
Property Taxes (est. 1.20% of price)	—	$12,348	$12,348
Insurance (est.)	—	$2,400	$2,400
Water / Sewer / Trash (est.)	—	$2,400	$2,400
Repairs & Maintenance (est.)	—	$2,400	$2,400
Operating Expenses per MLS	$2,264	$2,264	$2,264
Total Expenses	**$2,264**	**$21,812**	**$21,812**
Net Operating Income	**$26,656**	**$46,980**	**$59,668**
RETURNS AT $1,029,000			
Cap Rate	2.59%	4.57%	**5.80%**
Gross Rent Multiplier	35.58	14.51	**12.25**
Expense Ratio (of EGI)	7.8%	31.7%	26.8%

KEY ASSUMPTIONS

Market rent of $3,500/mo. per unit as shown in MLS pro forma. The Lease-Up case leases the vacant rear unit and keeps the front unit at its current $2,410. Property taxes are reassessed at an estimated 1.20% of the purchase price. Insurance, utilities and maintenance are broker estimates.

ABOUT THE CURRENT COLUMN

The Current column repeats the seller's MLS figures: $28,920 gross income and $2,264 in expenses, for a $26,656 NOI. Those expenses do not include property taxes or insurance, so the Lease-Up and Pro Forma cases use a fuller expense load for a buyer.

All figures are estimates for illustration only and are not a guarantee of future performance. Buyer to verify all income, expenses and tax rates.

MARKET SUPPORT

Sale Comparables



2410 Vail Avenue
$1,235,000 · Sold 12/29/2025
Corner lot · 3+1 bd units



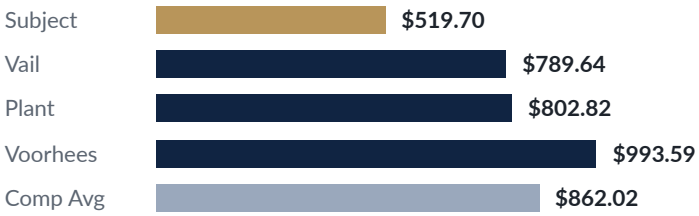
1906 Plant Avenue
$1,482,000 · Sold 12/31/2025
Two 2 bd units · rear remodeled



2020 Voorhees Avenue
$1,550,000 · Sold 10/02/2026
Two detached homes

PROPERTY	SALE PRICE	SOLD	BLDG SF	LOT SF	BUILT	$/UNIT	$/SF
Subject	**$1,029,000**	**Asking**	**1,980**	**5,092**	**1947**	**$514,500**	**$519.70**
1 · 2410 Vail Ave	$1,235,000	12/29/25	1,564	5,591	1970	$617,500	$789.64
2 · 1906 Plant Ave	$1,482,000	12/31/25	1,846	6,654	1947	$741,000	$802.82
3 · 2020 Voorhees Ave	$1,550,000	10/02/26	1,560	7,508	1949	$775,000	$993.59
Comp Average	**$1,422,333**	**—**	**1,657**	**6,584**	**—**	**$711,167**	**$862.02**

PRICE PER SQUARE FOOT



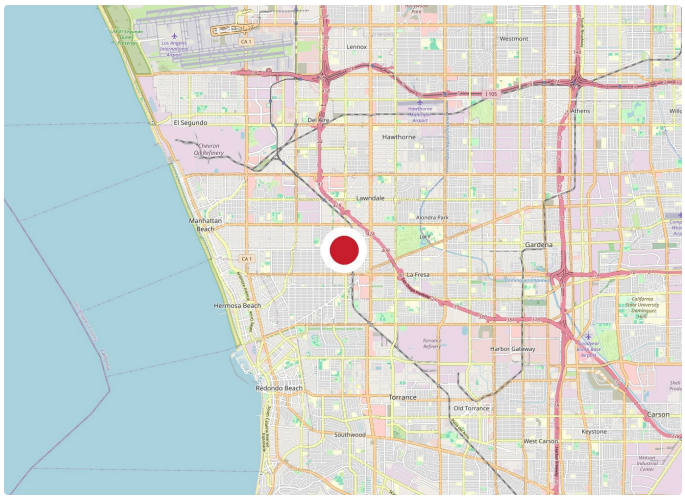
TAKEAWAY

At $519.70/SF and $514,500/unit, the subject is priced about **40% below** the comp average of $862/SF, and $393,000 below the lowest comp sale. The comps sit on larger lots, so buyers should weigh lot size along with price.

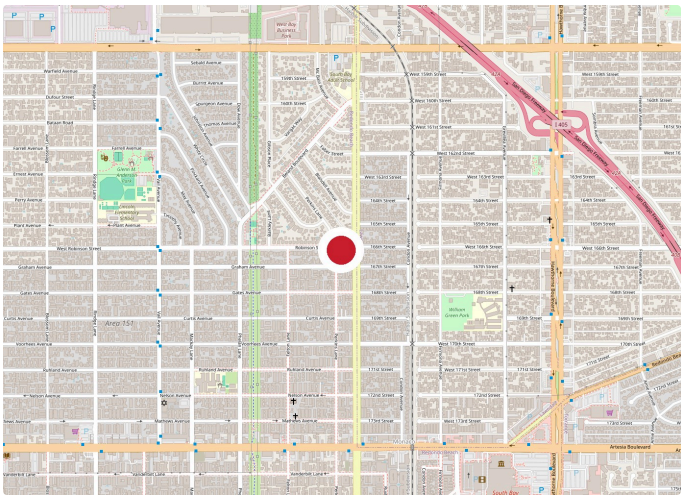
Source: CRMLS closed duplex sales, Redondo Beach 90278, 9/21/2025–10/26/2026. Comp 3 was entered in MLS for comparable purposes only. Data deemed reliable but not guaranteed.

THE LOCATION

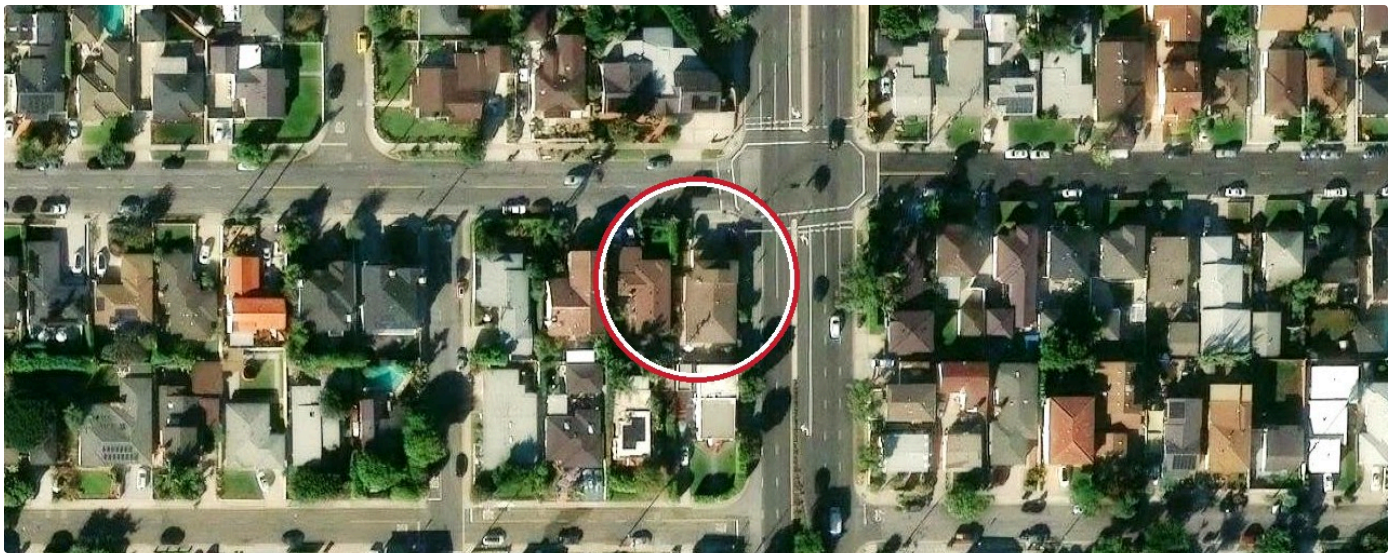
Location Overview



Regional map. Map data © OpenStreetMap contributors.



Neighborhood map. Map data © OpenStreetMap contributors.



Aerial view; circle marks approximate subject location at the south side of Robinson Street and Inglewood Avenue. Imagery © Esri and its data providers.

NORTH REDONDO BEACH

The property sits on a corner at Inglewood Avenue and Robinson Street in North Redondo Beach, a mostly residential South Bay neighborhood served by Redondo Beach Unified schools. Inglewood Avenue gives quick access to Manhattan Beach Boulevard, Artesia Boulevard and the 405 Freeway, connecting tenants to South Bay job centers and LAX.

APPROXIMATE DISTANCES

South Bay Galleria	**0.7 mi**
Metro Redondo Beach Station	**1.1 mi**
Manhattan Beach Pier	**3.0 mi**
Redondo Beach Pier	**3.3 mi**
LAX	**5.5 mi**

Straight-line distances; driving distances will vary.

GALLERY

Exterior Photos







Separate garages for each unit with a deck above; side yard and driveway at the rear unit.

GALLERY

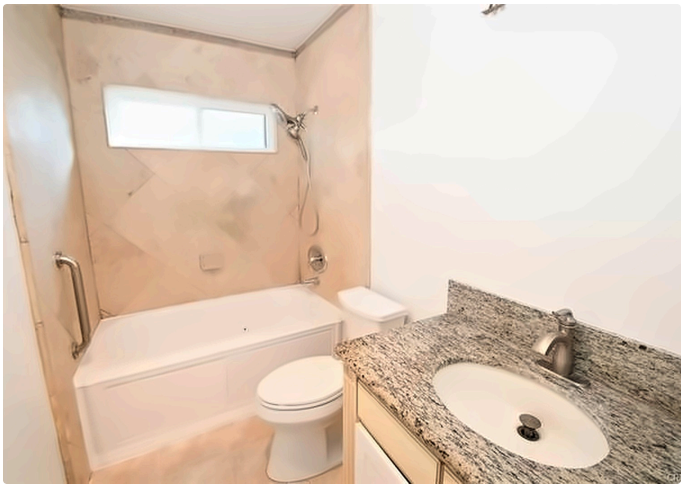
Rear Unit Interiors

Remodeled and vacant: newer kitchen with stone-look counters and stainless gas range, newer bath, in-unit stacked washer and dryer, tile floors and upgraded electrical.













GALLERY & UPSIDE

Front Unit & Value-Add Potential





Front unit, tenant-occupied: 2 bedrooms upstairs, 1.5 baths, approx. 1.5-car garage. Showings by appointment only after an accepted offer.

WAYS TO ADD VALUE

- **Lease the rear unit** at market to lift scheduled income from $28,920 to about $70,920 a year.
- **Grow front-unit rent** over time or at turnover, within state rent-cap limits.
- **Explore an ADU** using the separate garages. California law allows ADUs on many two-unit lots, subject to City of Redondo Beach review and approval.
- **Owner-user option:** occupy the remodeled rear unit and let the front unit help with the mortgage.



Rear unit bedroom.

> ADU potential has not been reviewed by the City. Zoning, setbacks, parking and permit requirements should be confirmed by the buyer.



EXCLUSIVELY LISTED BY

For More Information

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Offers: scottbriscoe50@yahoo.com · **Showings:** Rear unit on Supra lockbox. Front unit by appointment only with an accepted offer. Please do not disturb tenants.

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