

Offering Memorandum

4 Units in Redondo Beach

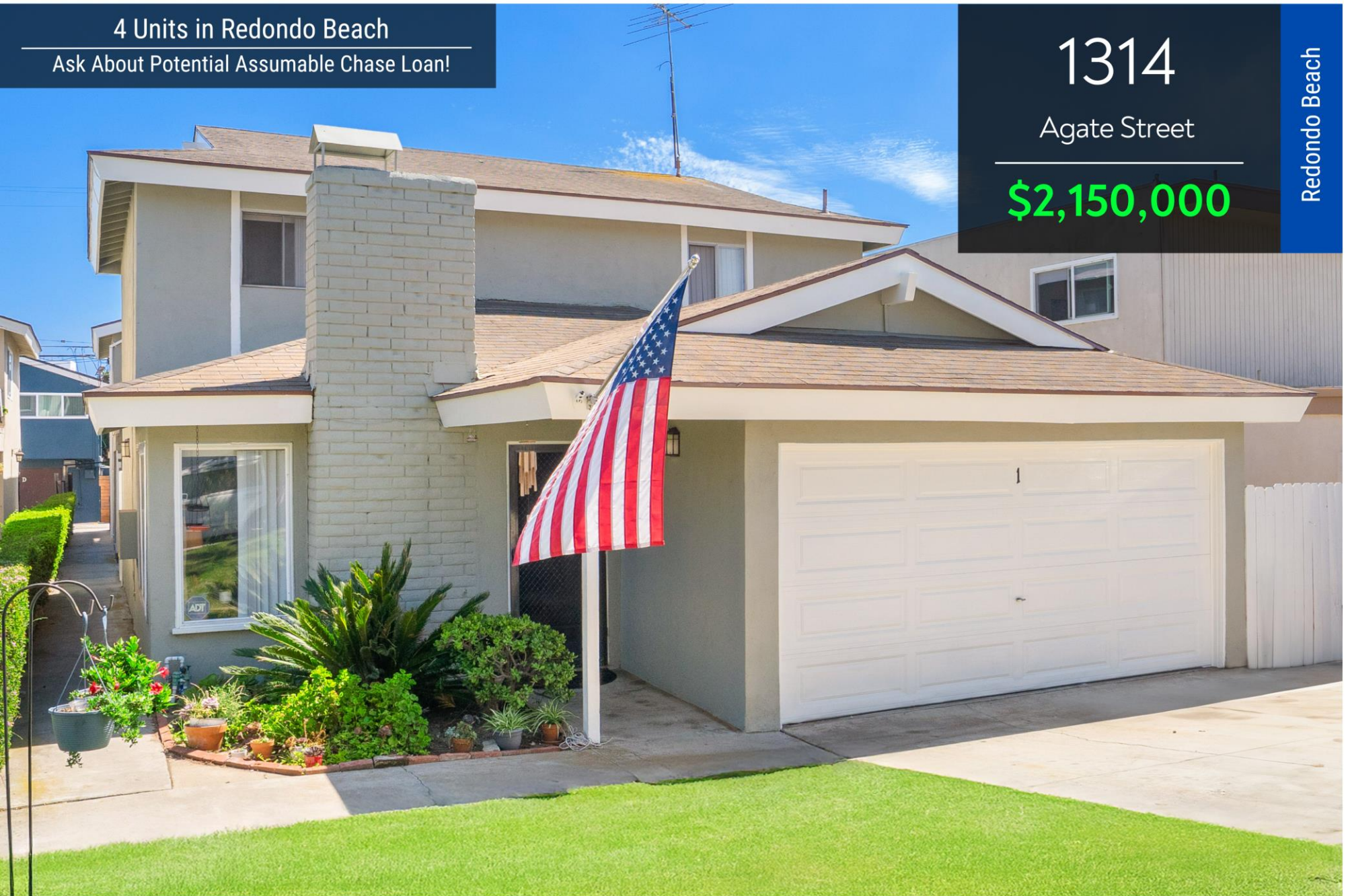
Ask About Potential Assumable Chase Loan!

1314

Agate Street

\$2,150,000

Redondo Beach



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INVESTMENT REAL ESTATE

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1314 Agate St
Redondo Beach, CA 90277



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Property Overview

1314 Agate St
Redondo Beach, CA 90277

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Property Overview

1314 Agate St
Redondo Beach, CA 90277

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Property Summary

Price	\$2,150,000
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Address	1314 Agate St
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City, State, Zip	Redondo Beach, CA 90277
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County	Los Angeles
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Zoning	RBRMD
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Year Built	1963
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Number Of Units	4
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Parking	(5) Garage Spaces
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Building Size	4,186 SF
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Lot Size	5,537 SF
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Cap Rate	4.30%
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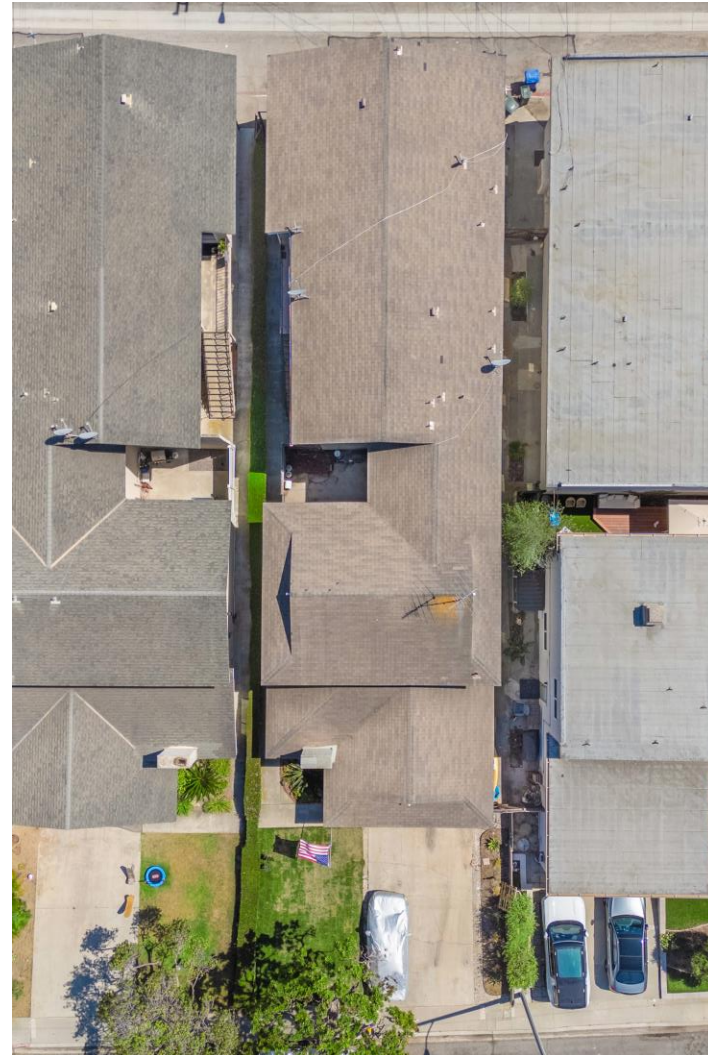
Pro Forma Cap Rate	5.61%
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GRM	15.61
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Pro Forma GRM	12.89
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Price / Bldg Sf	\$513.62
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Price / Unit	\$537,500
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Property Overview

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1314 Agate St
Redondo Beach, CA 90277



1314 Agate St, Redondo Beach 4-Units | \$2,150,000

- Value-Add 4-Unit in South Redondo Beach Near Riviera Village & The Strand
- Great Unit Mix: (1) 4-Bed/2-Bath | (2) 2-Bed/2-Bath | (1) 1-Bed/1-Bath
- (5) Garage Spaces + Additional Driveway Parking
- 4.30% CAP | 15.61 GRM | \$537,500/Unit
- 21% Rental Upside | 5.61% Market Cap | 12.89 Market GRM
- Potential Assumable Financing Available at 3.95%
- Prime South Redondo Location, Minutes to Redondo Beach Pier, Riviera Village, The Strand, and Top-Rated Schools

1314 Agate St is a well-positioned 4-unit apartment building in the highly desirable South Redondo Beach neighborhood. Offering a strong unit mix of spacious units, the property provides functional layouts and classic coastal appeal, with significant value-add potential as rents are brought to market levels. This opportunity allows investors to capitalize on South Redondo's historically strong rental demand and consistent appreciation trends, while benefiting from a well-maintained asset.

The property offers ample parking with (5) garage spaces and additional driveway parking, a highly sought-after feature in this beachside community. With a 4.30% CAP rate, 15.61 GRM, and a price of \$537,500 per unit, the asset delivers strong in-place income with 21% rental upside. A projected 5.61% market CAP and 12.88 market GRM further highlight the property's long-term value once rents are adjusted to market.

Well-located in South Redondo, the property is just minutes from the Redondo Beach Pier, Riviera Village, and the Strand—offering tenants access to beaches, boutique shopping, dining, and year-round outdoor recreation. The location also provides excellent commuter access, just 7 miles south of LAX and 20 miles from Downtown LA, with top-rated schools in the Redondo Beach Unified School District. With its coastal proximity, strong appreciation potential, and value-add upside, this is an exceptional investment opportunity in one of LA's most in-demand coastal rental markets.



Financial Overview

1314 Agate St
Redondo Beach, CA 90277

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Financial Overview

1314 Agate St
Redondo Beach, CA 90277



Property Summary | Price: \$2,150,000

ADDRESS	1314 Agate Street	YEAR BUILT	1963
DOWN PAYMENT	35.0% \$752,500	PARKING	(5) Garage Spaces
NUMBER OF UNITS	4	CURRENT NOI	\$92,463
COST PER UNIT	\$537,500	PRO FORMA NOI	\$120,690
LOT SIZE	5,537 SF	CURRENT CAP RATE	4.30%
GROSS RENTABLE SF	4,186 SF	PRO FORMA CAP RATE	5.61%
PRICE PER BLDG SF	\$513.62	CURRENT GRM	15.61
PRICE PER LAND SF	\$388.30	PRO FORMA GRM	12.89

Proposed Financing

LOAN AMOUNT	\$1,290,000	LOAN-TO-VALUE	60%
DOWN PAYMENT	\$860,000	AMORTIZATION	30-YEAR
INTEREST RATE	5.375%	LOAN TERM	5-YEAR FIXED ARM
MONTHLY PAYMENT	\$7,224	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$86,683	DEBT COVERAGE RATIO (DCR)	N/A

Potential Assumable Financing Through Chase Bank

LOAN AMOUNT	\$1,185,000	LOAN-TO-VALUE	55%
DOWN PAYMENT	\$965,000	INTEREST ONLY	10 Years (Amortization Starting Sept 2032)
INTEREST RATE	3.950%	LOAN TERM	30 Years Initially – 7 Years Fixed (Converts to floating rate in Sept 2029)
PREPAYMENT PENALTY	1% UNITL SEPTEMBER 2029	ORIGINATION DATE	AUGUST 2022
MONTHLY PAYMENT	\$3,901	PROPOSED/EXISTING	EXISTING
ANNUAL PAYMENT	\$46,807	DEBT COVERAGE RATIO (DCR)	N/A

Financial Overview

1314 Agate St
Redondo Beach, CA 90277



Annualized Operating Data (New Financing)				
	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$137,700		\$166,800	
VACANCY RATE RESERVE	\$4,131	3%	\$5,004	3%
GROSS OPERATING INCOME	\$133,569		\$161,796	
EXPENSES	\$41,106	30%	\$41,106	25%
NET OPERATING INCOME	\$92,463		\$120,690	
LOAN PAYMENTS	\$86,684		\$86,684	
PRE TAX CASH FLOWS	\$5,779	0.67%	\$34,006	3.95%
PRINCIPAL REDUCTION	\$17,780		\$17,780	
TOTAL RETURN BEFORE TAXES	\$23,559	2.74%	\$51,786	6.02%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$11,475	\$13,900
LAUNDRY	\$0	\$0
ANNUALIZED SCHEDULED GROSS INCOME	\$137,700	\$166,800

Expense Summary		
Real Estate Taxes and Special Assessment Tax	(New Estimated)	\$24,719
Maintenance/Repairs	(4%)	\$5,508
Insurance	(\$1.5/SF)	\$6,279
Utilities	(\$800/Unit)	\$3,400
Landscaping	(\$100/mo)	\$1,200
Total Expenses		\$41,106
Expense Per Unit		\$10,277
Expense Per SF		\$7.42

Financial Overview

1314 Agate St
Redondo Beach, CA 90277



Annualized Operating Data (Assumable Financing)				
	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$137,700		\$166,800	
VACANCY RATE RESERVE	\$4,131	3%	\$5,004	3%
GROSS OPERATING INCOME	\$133,569		\$161,796	
EXPENSES	\$41,106	30%	\$41,106	25%
NET OPERATING INCOME	\$92,463		\$120,690	
LOAN PAYMENTS (INTEREST ONLY)	\$46,807		\$46,807	
PRE TAX CASH FLOWS	\$45,656	4.73%	\$73,883	7.66%
PRINCIPAL REDUCTION	\$0		\$0	
TOTAL RETURN BEFORE TAXES	\$45,656	4.73%	\$73,883	7.66%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$11,475	\$13,900
LAUNDRY	\$0	\$0
ANNUALIZED SCHEDULED GROSS INCOME	\$137,700	\$166,800

Expense Summary		
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Expense Per SF		\$7.42

Financial Overview

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1314 Agate St
Redondo Beach, CA 90277



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CONVOY
HOME LOANS

Prepared for:
Address: 1314 Agate St



Jonathan Yoo
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Jonathan@Convoyhomeloans.com
NMLS #1590915

8/8/2025
Quote #1

Loan Options	Option 1 5 Year Fixed ARM	Option 2 5 Year Fixed ARM	Option 3 5 Year Fixed ARM	Option 4 5 Year Fixed ARM 10 Year IO	Option 5 5 Year Fixed ARM 10 Year IO
Market Value	\$2,150,000	\$2,150,000	\$2,150,000	\$2,150,000	\$2,150,000
Loan Amount	\$1,397,500	\$1,505,000	\$1,290,000	\$1,505,000	\$1,397,500
Doc Type	Conventional Investment	Conventional Investment	Conventional Investment	Full Doc Investment Portfolio Loan	Full Doc Investment Portfolio Loan
Loan-to-Value	65.0%	70%	60%	70%	65%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with NO Buydown	5.625%	5.750%	5.375%	6.125%	5.875%
Rate with Buydown	5.250%	5.250%	4.990%	5.625%	5.500%
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	20	20
I/O Monthly Payment					
Monthly Payment (P+I+MI)	\$8,045	\$8,783	\$7,224	\$7,682	\$6,842
Monthly Payment with Buydown	\$7,717	\$8,311	\$6,917	\$7,055	\$6,405
PMI (Private Mortgage Insurance)	No	No	No	No	No
Index/Caps	SOFR 2/1/5	SOFR 2/1/5	SOFR 2/1/5	SOFR 2/1/5	SOFR 2/1/5
Pre-Payment Penalty*	None	None	None	None	None
Loan Origination	1.00%	1%	1.00%	1.00%	1.00%
Buydown (If Selected)	1.25%	1.25%	1.50%	1.25%	1.25%
Estimated Costs:					
Appraisal	\$725	\$725	\$725	\$725	\$725
Closing/Processing/Underwriting	\$1,295	\$1,295	\$1,295	\$2,745	\$2,745

* Alternative fixed and adjustable rate options and Prepayment Penalty Periods may be available upon request
Quote subject to satisfactory lender review of credit, property condition, and borrower's financials

Rates and programs are subject to change without notice

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licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE#02147305

Rent Roll

1314 Agate St
Redondo Beach, CA 90277



	Unit Type	Actual Rent	Market Rent	Move-in-Date	Notes
A	4+2	\$3,870	\$4,500	4/20/2016	
B	2+2	\$2,691	\$3,500	4/22/2021	
C	2+2	\$2,808	\$3,500	9/13/2024	
D	1+1	\$2,106	\$2,400	9/1/2024	
MONTHLY TOTALS		\$11,475	\$13,900		
ANNUALIZED TOTALS		\$137,700	\$166,800		

Property Photography

1314 Agate St
Redondo Beach, CA 90277

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Exterior Photos

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Exterior Photos

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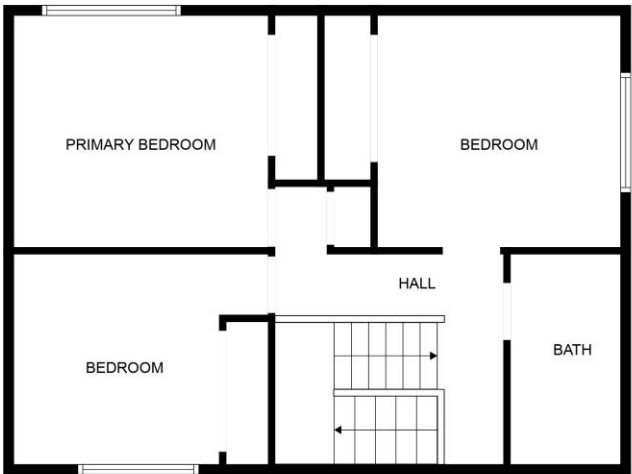
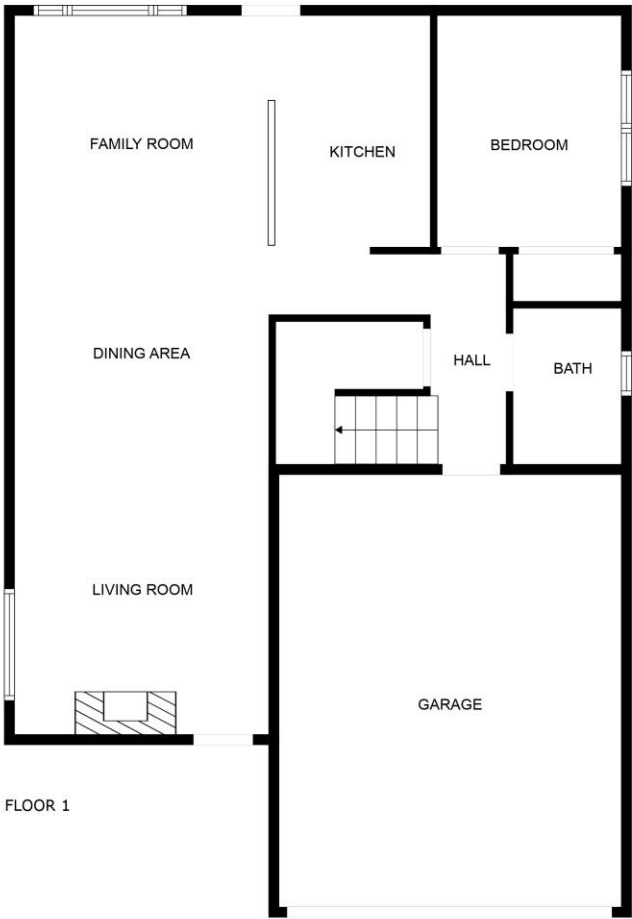


Floor Plans

1314 Agate St
Redondo Beach, CA 90277



Unit A: 4-Bed/4-Bath

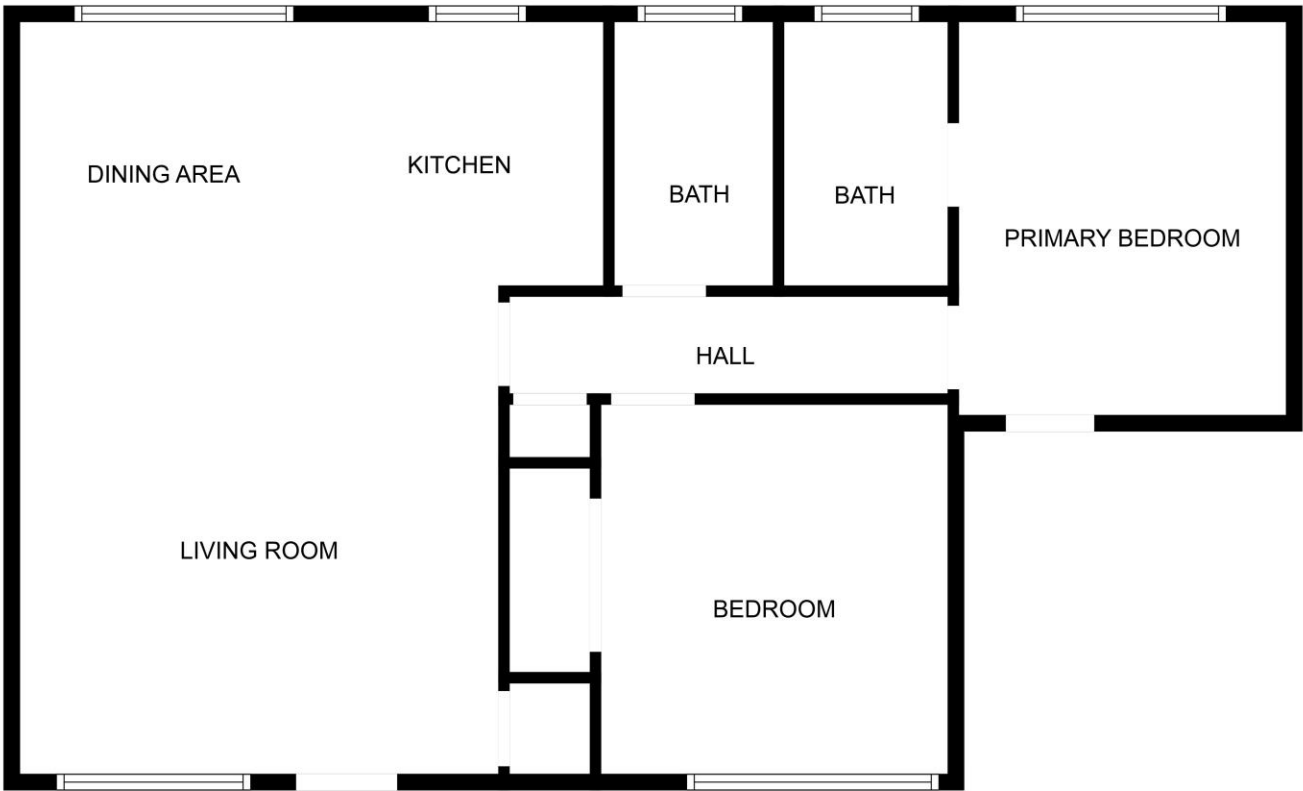


Floor Plans

1314 Agate St
Redondo Beach, CA 90277



Unit B: 2-Bed/2-Bath



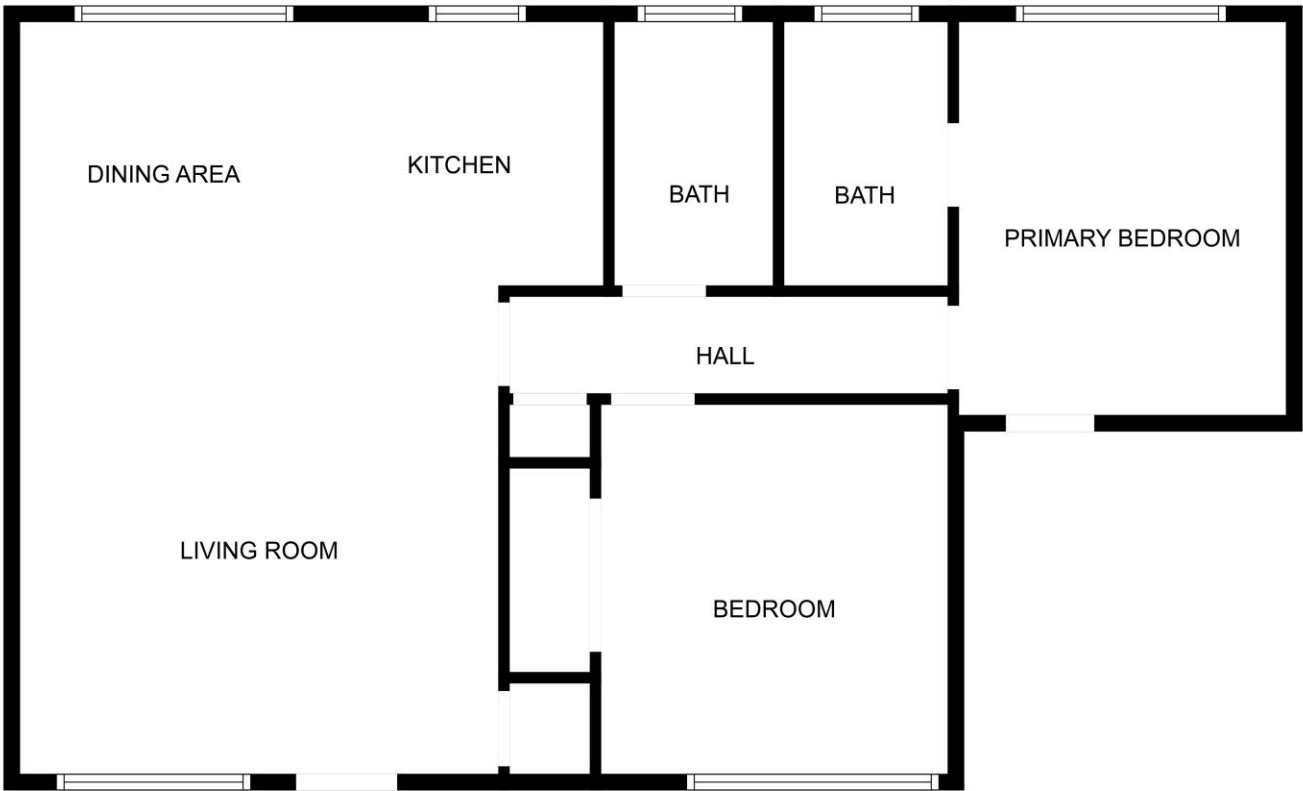
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plans

1314 Agate St
Redondo Beach, CA 90277



Unit C: 2-Bed/2-Bath



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

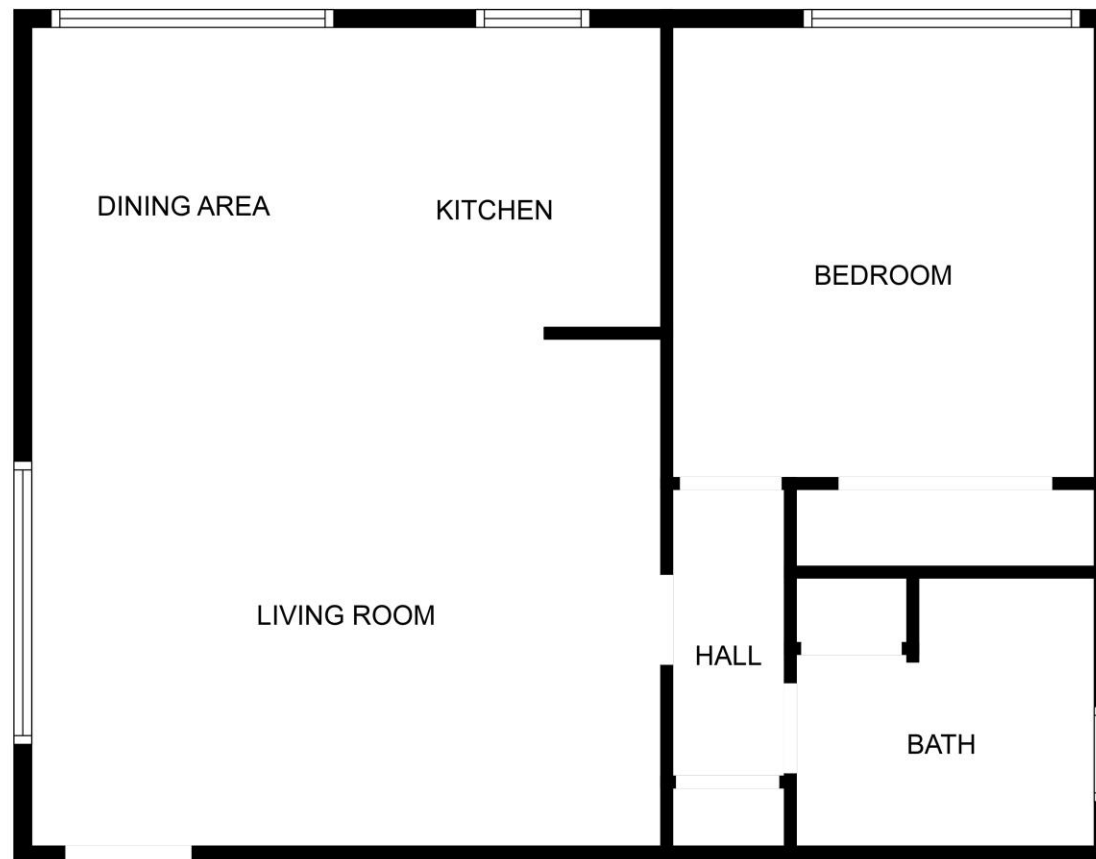
Floor Plans

1314 Agate St
Redondo Beach, CA 90277

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Unit D: 1-Bed/1-Bath



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Comparables

1314 Agate St
Redondo Beach, CA 90277

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Sold Comparables

1314 Agate St
Redondo Beach, CA 90277

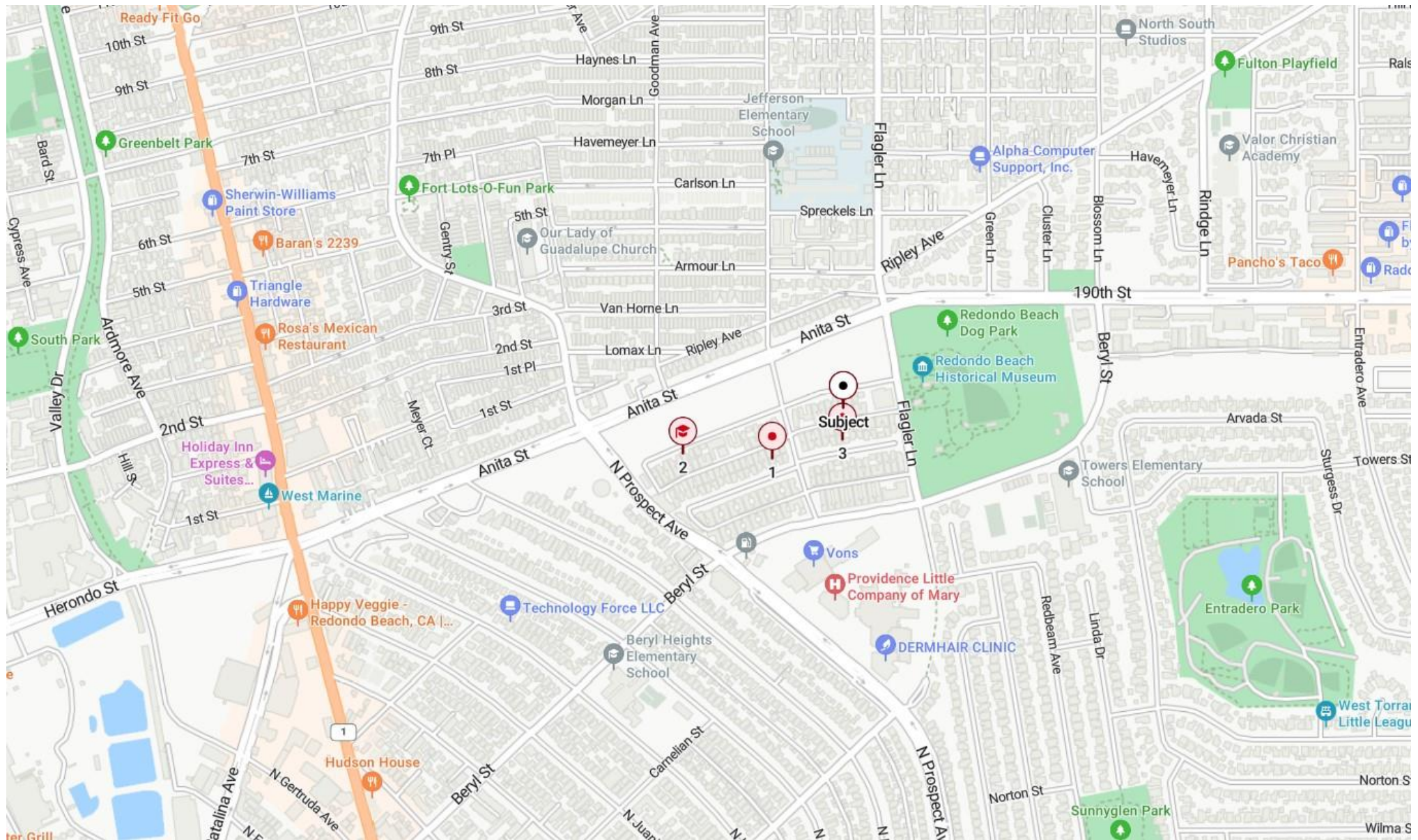


	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	Sold Date
1	1235 Amethyst St Redondo Beach, CA 90277	\$2,025,000	4	1963	4,170 SF	\$506,250	\$485.61	3.89%	03/15/2025
2	1214 Agate St Redondo Beach, CA 90277	\$2,133,000	4	1963	4,170 SF	\$533,250	\$511.51	3.80%	03/20/2025
3	1311 Amethyst St Redondo Beach, CA 90278	\$4,000,000	9	1963	8,720 SF	\$444,444	\$458.72	3.60%	03/10/2025
	Averages	\$2,719,333	5	1963	5,686 SF	\$494,648	\$485.28	3.76%	
*	1314 Agate St Redondo Beach, CA 90277	\$2,150,000	4	1963	4,186 SF	\$537,500	\$513.62	4.30%	ACTIVE

Sold Comparables Map

1314 Agate St
Redondo Beach, CA 90277

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Lease Comparables

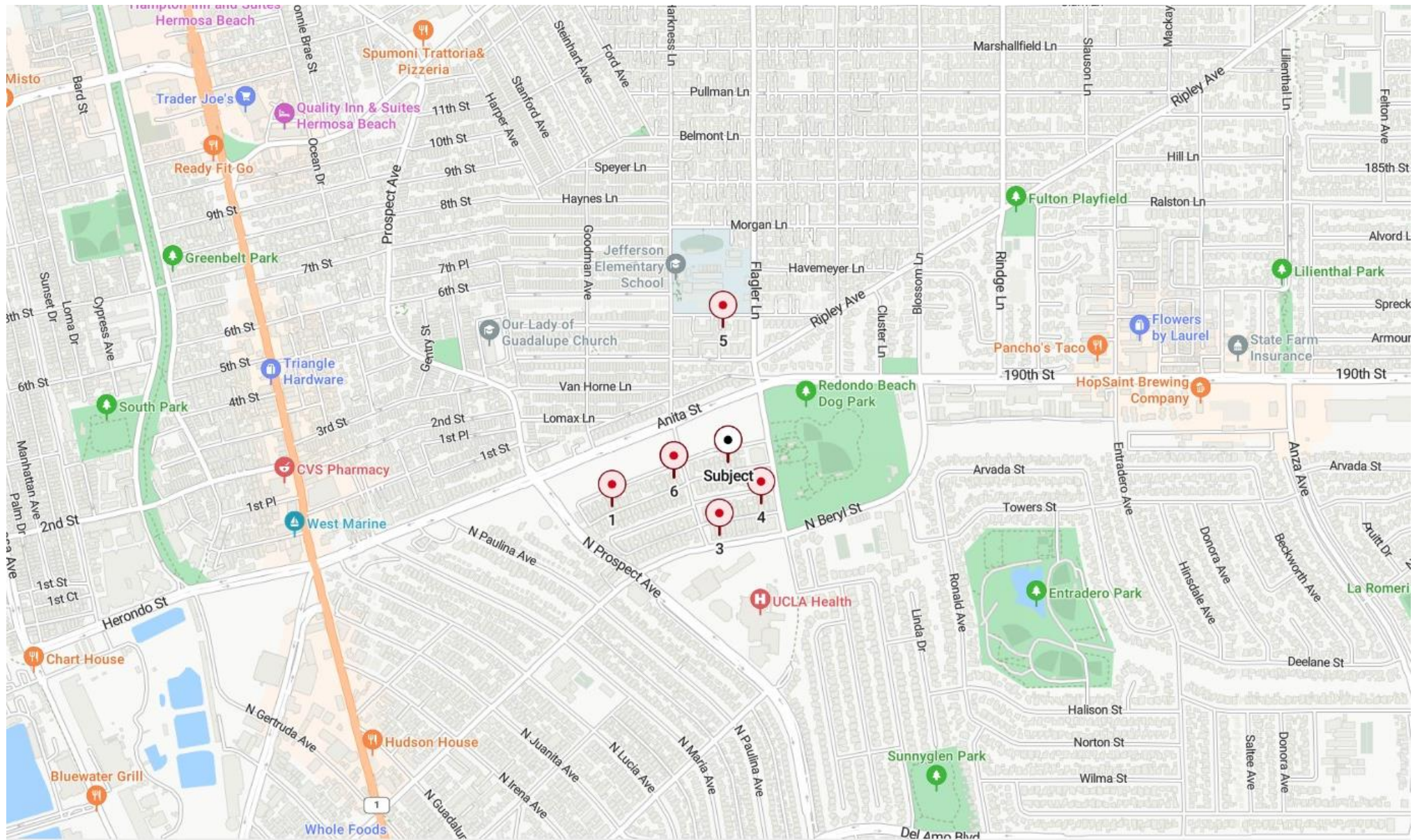
1314 Agate St
Redondo Beach, CA 90277



	Address	Date Listed	Unit Type	Unit Size	Rental Rate
1	1214 Agate St #D Redondo Beach, CA 90277	JUL 20205	1-Bed/1-Bath	570 SF	\$2,600
2	1240 Agate St Redondo Beach, CA 90277	FEB 2025	1-Bed/1-Bath	750 SF	\$2,550
3	1303 Beryl St Redondo Beach, CA 90277	FEB 2025	2-Bed/2-Bath	875 SF	\$3,645
4	1322 Amethyst St Redondo Beach, CA 90277	APR 2025	2-Bed/2-Bath	900 SF	\$3,595
5	1814 ½ Spreckels Ln Redondo Beach, CA 90278	APR 2025	4-Bed/2-Bath	1,800 SF	\$4,800
6	1240 Agate St #A Redondo Beach, CA 90277	JUN 2025	4-Bed/2-Bath	1,650 SF	\$4,850
Average				1-Bed 2-Bed 4-Bed	\$2,575 \$3,620 \$4,825
*	2204 Mathews Ave Redondo Beach, CA 90278		1-Bed/1-Bath 1-Bed/1-Bath 1-Bed/1-Bath		\$2,106 \$2,750 \$3,870

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Area Overview

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Redondo Beach, CA 90277

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City Overview

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Redondo Beach, CA 90277



Redondo Beach

Redondo Beach, a charming coastal city in the South Bay region of Los Angeles County, California, offers a delightful blend of serene seaside living, vibrant community life, and diverse amenities. With a population of approximately 67,000 residents, Redondo Beach is celebrated for its relaxed atmosphere and scenic oceanfront.

The city boasts an array of housing options, catering to various tastes and budgets. From luxurious oceanfront homes and modern condos to quaint cottages and mid-century residences, Redondo Beach provides a diverse range of living spaces. The median home price in Redondo Beach reflects its desirability as a prime coastal destination, appealing to those seeking both comfort and style.

Residents of Redondo Beach enjoy a wealth of amenities and recreational activities. The city is home to several beautifully maintained parks and the iconic Redondo Beach Pier, where families and visitors can engage in fishing, dining, and enjoying breathtaking sunsets. Outdoor enthusiasts can explore the scenic Esplanade and the Marvin Braude Bike Trail, offering panoramic views of the Pacific Ocean and opportunities for jogging, cycling, and rollerblading.

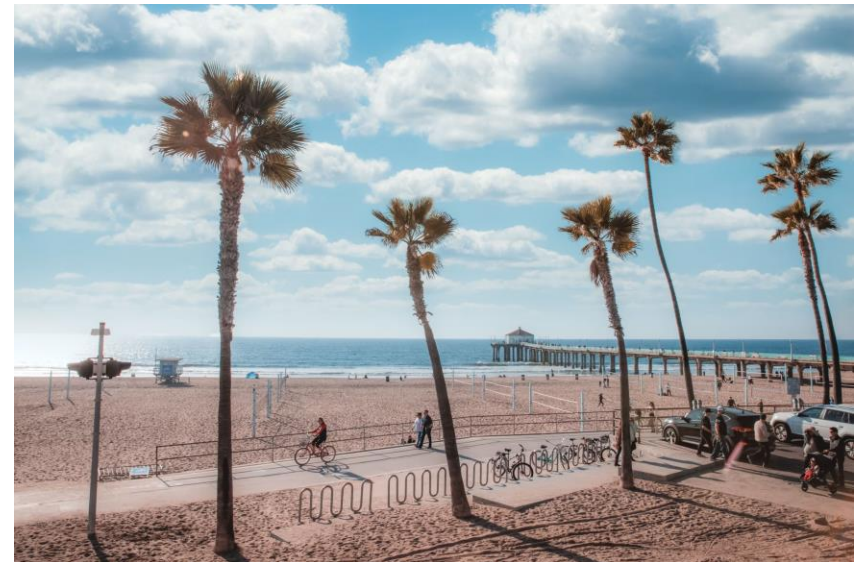
For premier shopping and dining experiences, residents can visit Riviera Village, a charming shopping district featuring an array of boutiques, gourmet restaurants, and cozy cafes. Redondo Beach also boasts a rich cultural scene with art galleries, theaters, and live music venues, fostering a vibrant community spirit and appreciation for the arts.

The local economy in Redondo Beach thrives with a focus on tourism, technology, and small businesses, providing residents with ample job opportunities and contributing to the city's overall prosperity. This dynamic economic environment, combined with the city's commitment to sustainability and innovation, makes Redondo Beach an attractive place for both living and working.

Situated along the picturesque Southern California coastline, Redondo Beach offers residents easy access to pristine beaches and a variety of outdoor activities. From surfing and paddleboarding to beach volleyball and swimming, residents can fully embrace the quintessential beach lifestyle year-round.

Redondo Beach also hosts a variety of community events throughout the year, including farmers' markets, art fairs, and seasonal festivals. These events foster a strong sense of community and cultural pride among residents, enhancing the city's welcoming and inclusive atmosphere.

In summary, Redondo Beach presents an enticing option for those seeking a coastal lifestyle with a perfect balance of relaxation and activity. Its diverse housing options, vibrant cultural scene, thriving economy, and stunning beaches combine to create a truly captivating and desirable community.



County Overview

1314 Agate St
Redondo Beach, CA 90277

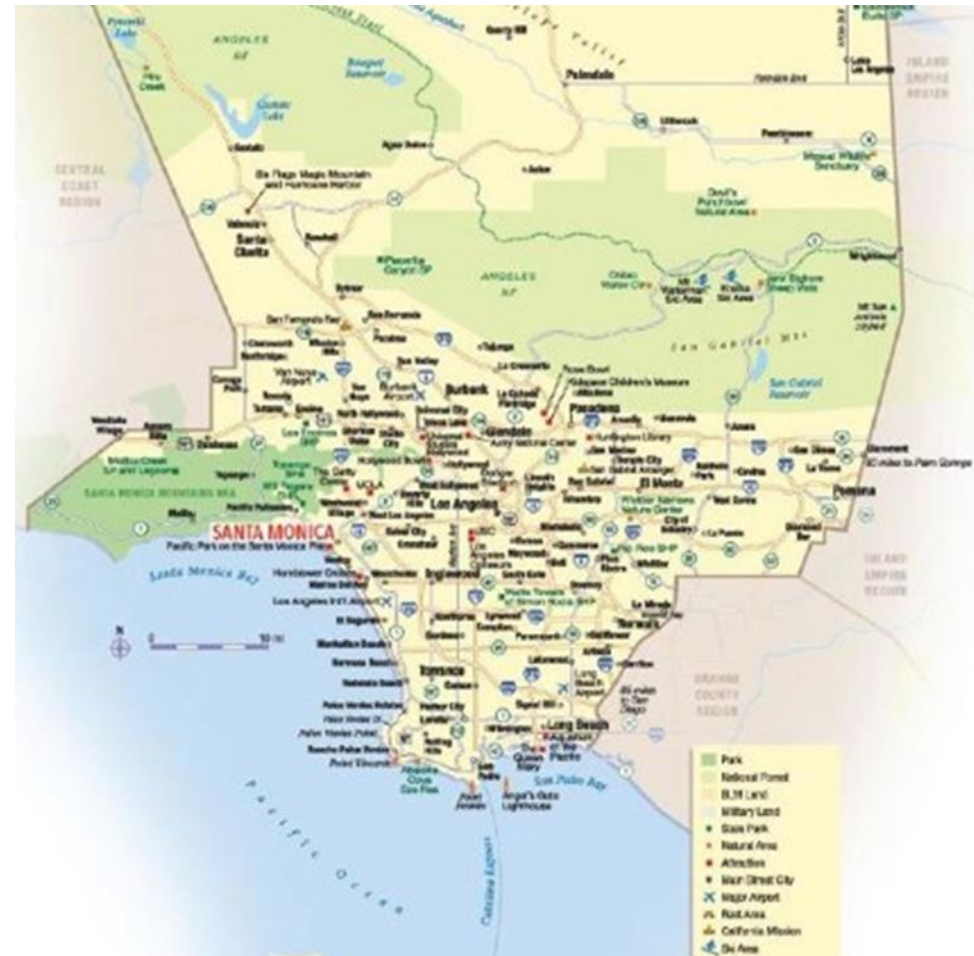


Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.

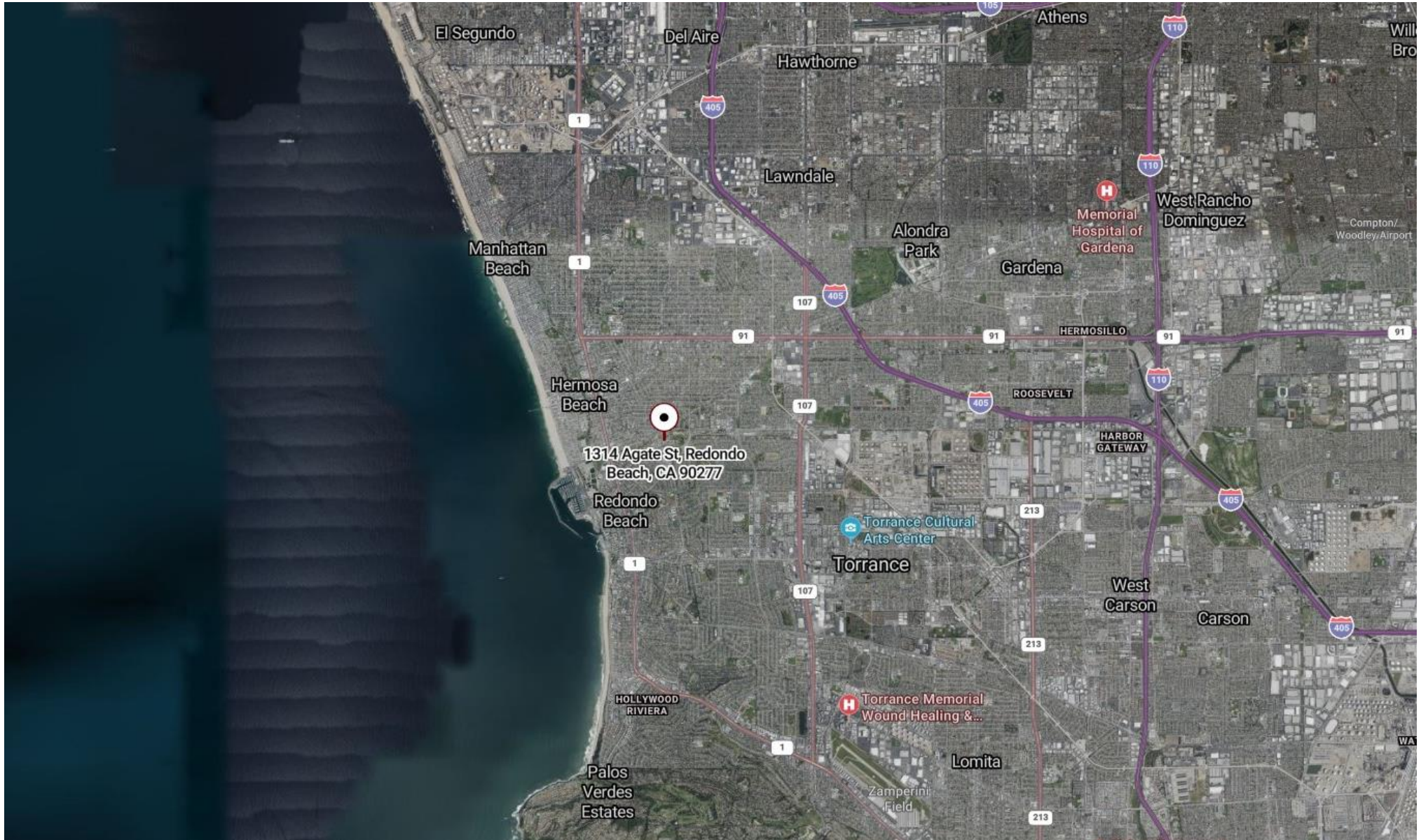


Local Map

1314 Agate St
Redondo Beach, CA 90277

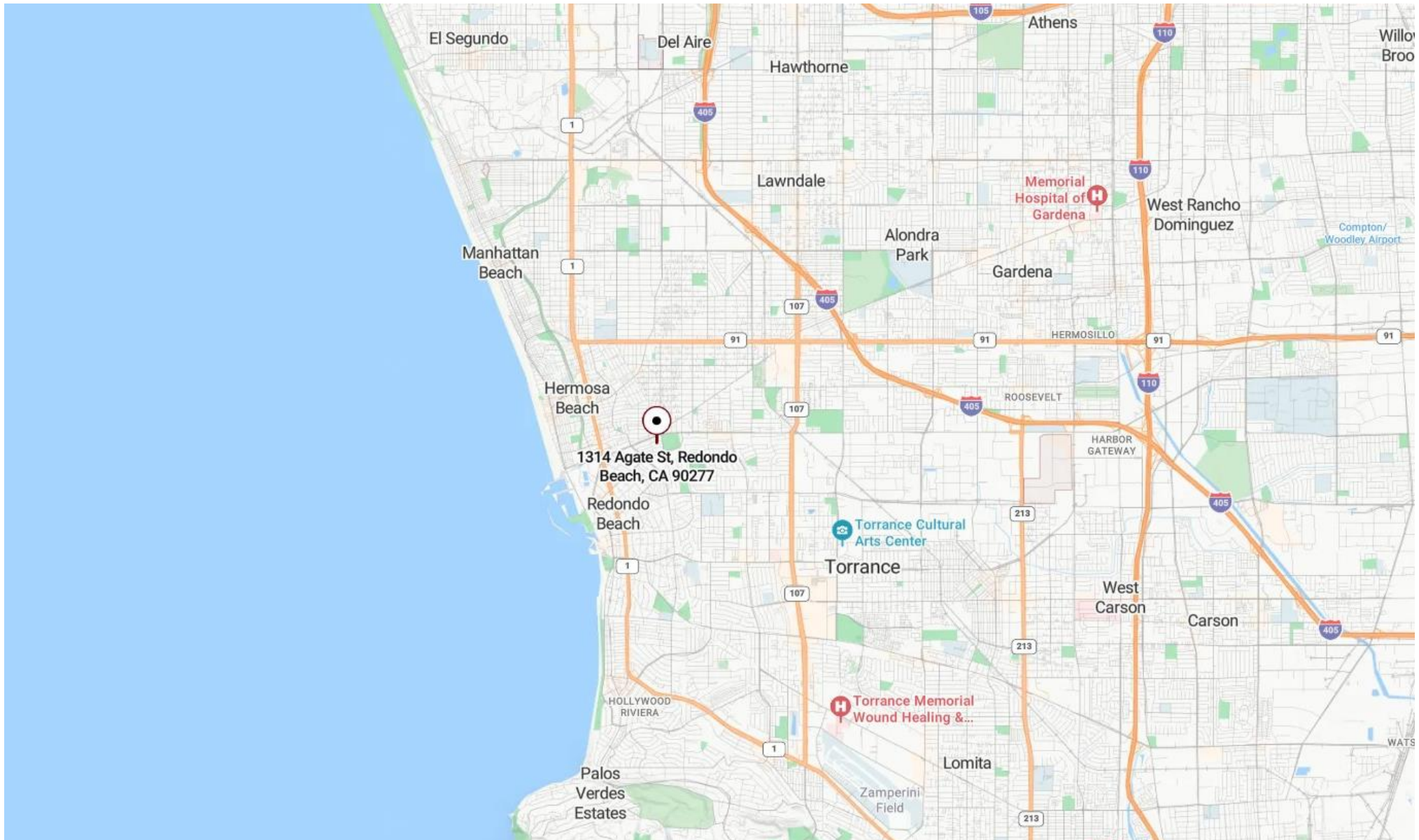
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Local Map

1314 Agate St
Redondo Beach, CA 90277



Disclaimer & Confidentiality Agreement



The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Exclusively Marketed By



Brett Lyon

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