



ENGEL & VÖLKERS[®]

4-Unit Apartment Building

1326 Amethyst Street, Redondo Beach, CA 90277



\$2,299,000

- Rare 4-plex in prime South Redondo
- Highly desirable rental area
- Unique 4-bedroom owners unit
- 2/4 units have been renovated, remaining 2 have been upgraded throughout the years



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Redondo Beach, CA 90277

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OFFERED BY:

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EXECUTIVE SUMMARY

1326 Amethyst St
Redondo Beach, CA 90277

Right now this is the O-N-L-Y fourplex is all of South RB for sale!

Units are generously sized. 4,186 SF of living space total. The mix is really ideal:

- The front unit is a large 4 bed unit with a private attached 2 car garage and a driveway for 2 more cars - feels like its own home!
- Then there are 2 units each with 2 bedrooms and 2 bathrooms, plus a 1 bed unit.

This is perfect for an owner occupant.

Two of the units have been substantially renovated, and the remaining two units have various levels of upgrades through the years and are clean, cared for units. The property has been professionally managed since day one, so the property has been well kept.

Virtually zero traffic on Amethyst since we are at the very end of the culdesac. The high demand for rental housing, continuing economic growth in the South Bay, and high cost of home ownership all support strong investment fundamentals and future rent growth.





PROPERTY OVERVIEW

1326 Amethyst St
Redondo Beach, CA 90277

Sales Price: \$2,299,000

Address: 1326 Amethyst St

Year Built: 1963

Zoning: RMD

Lot Size: \pm 5,830 SF

Building Size: \pm 4,186 SF

Average Unit Size: \pm 1,046 SF

Walk Score: 78

Parking: 5 garage spaces plus 2 on driveway

Projected Rent:

1 Bed/1 Bath - \$2,150

2 Bed/2 Bath - \$2,450

4 Bed/2 Bath - \$3,600

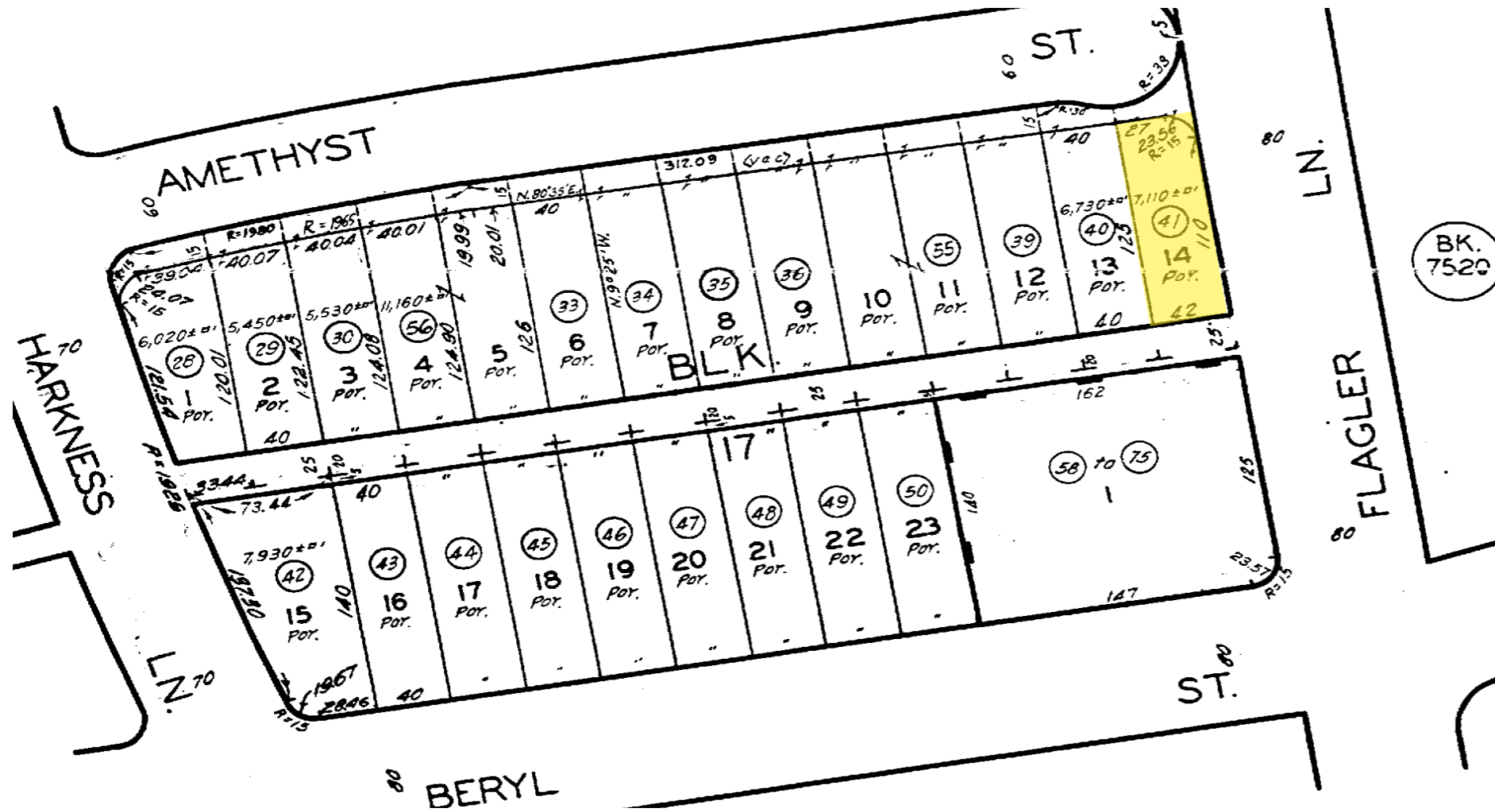




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PROPERTY OVERVIEW

1326 Amethyst St
Redondo Beach, CA 90277



APN
7502-015-041

Zoning
RMD

Units
4

Lot Area
±5,830 SF

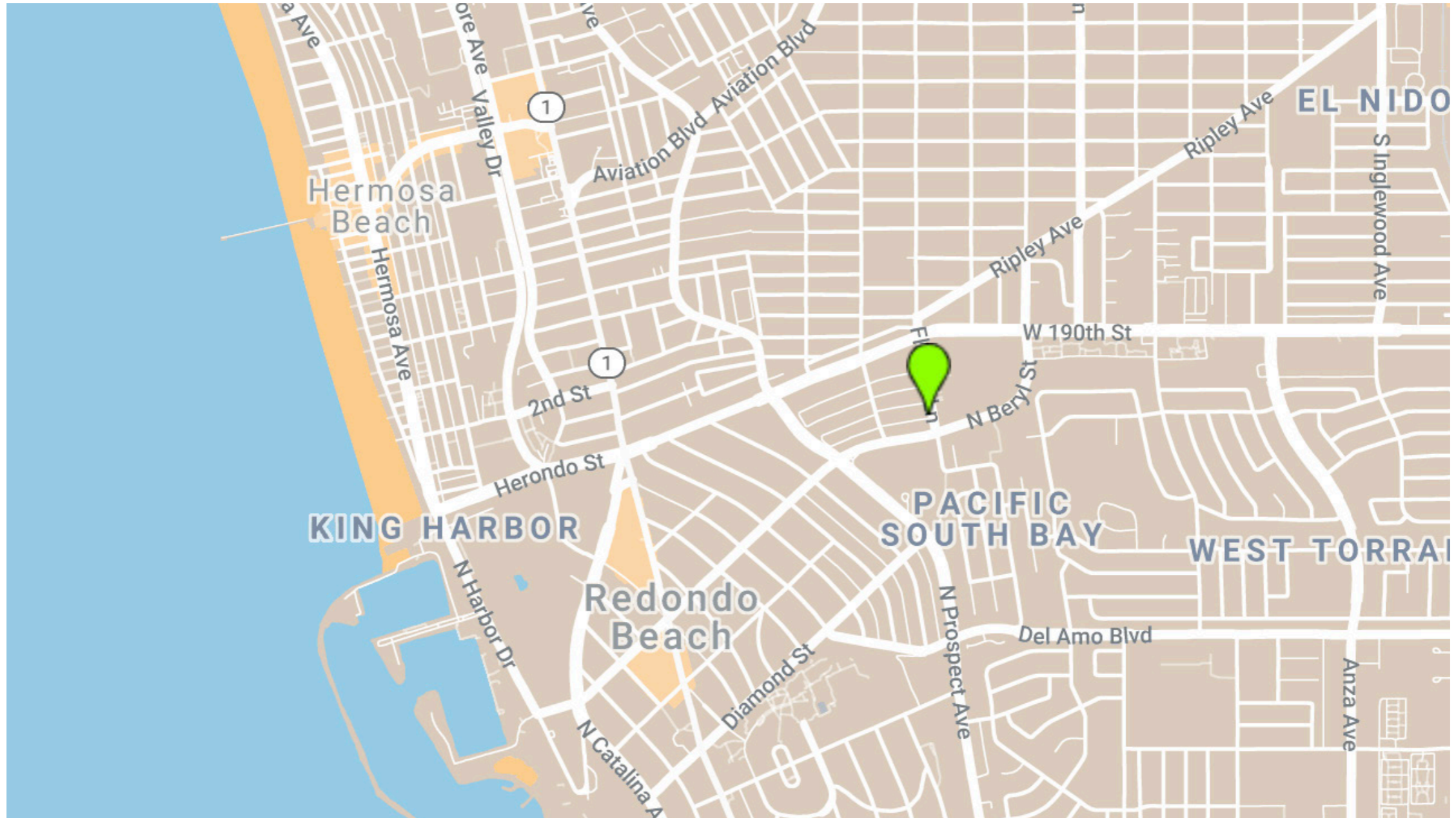
Building Size
±4,186 SF



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NEIGHBORHOOD MAP

1326 Amethyst St
Redondo Beach, CA 90277

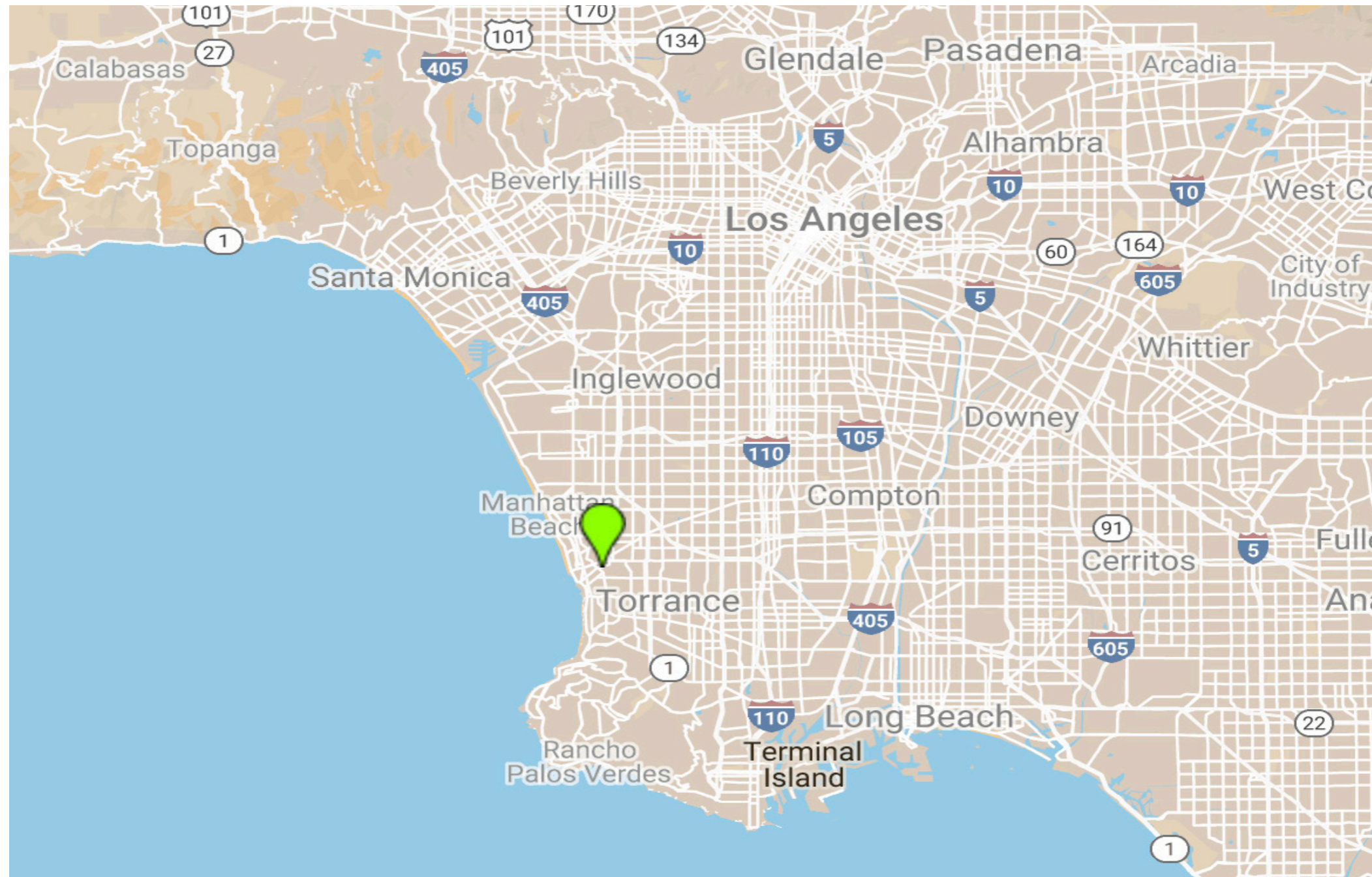




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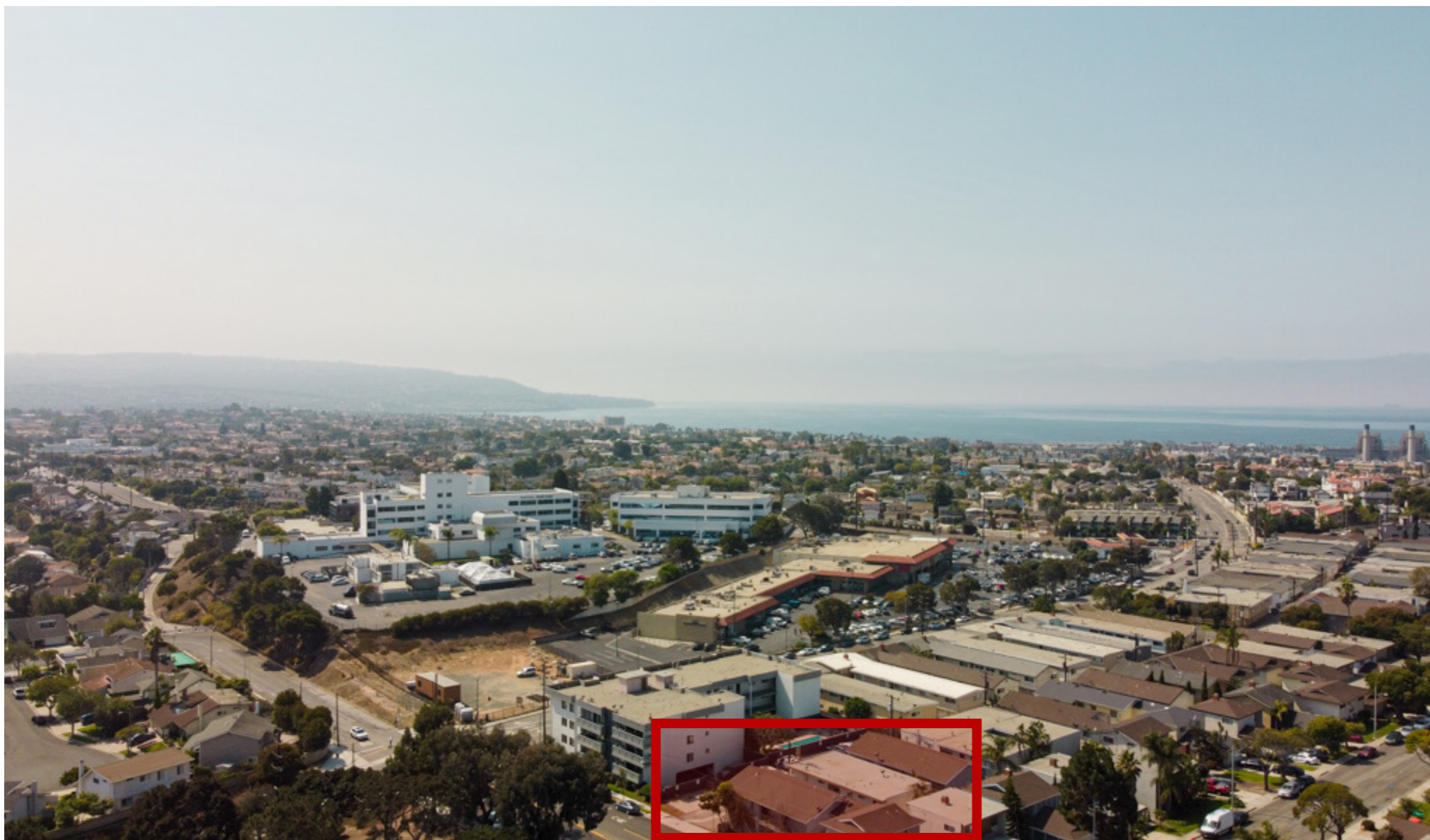
COUNTY MAP

1326 Amethyst St
Redondo Beach, CA 90277



AREA OVERVIEW

1326 Amethyst St
Redondo Beach, CA 90277



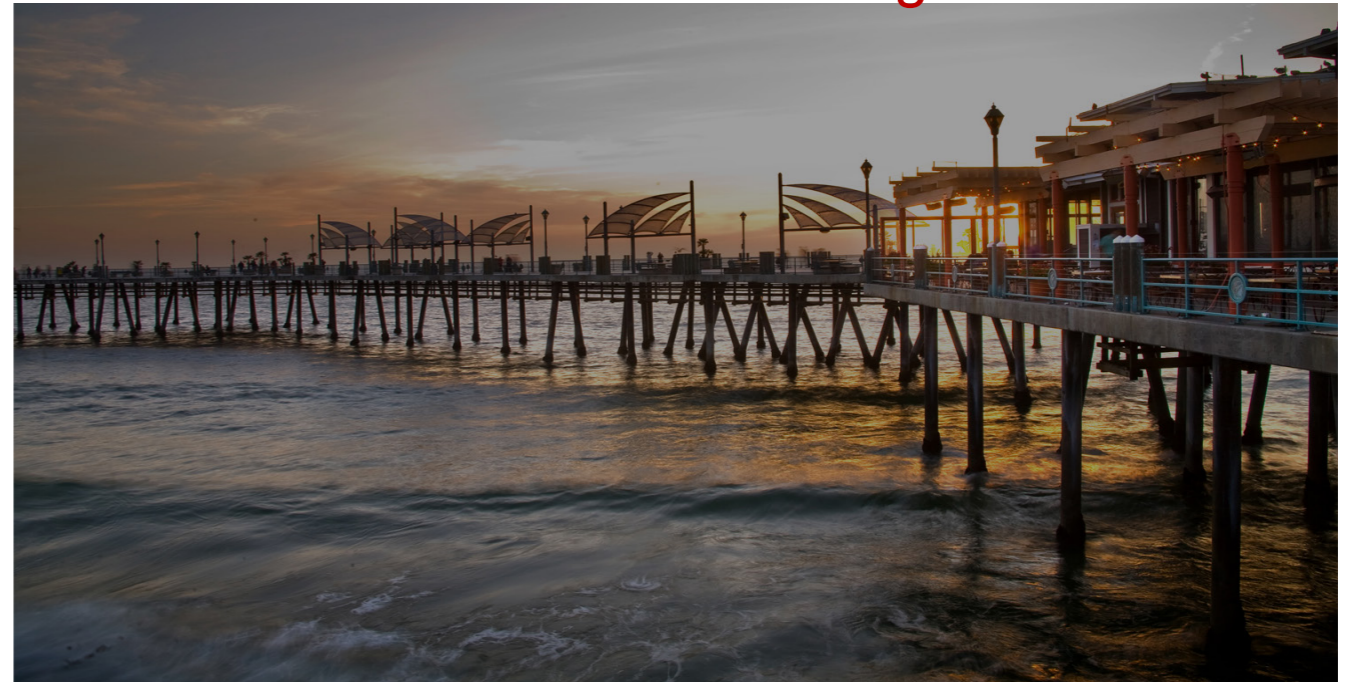


Originally built in 1888 to handle the enormous lumber trade from the Pacific Northwest, Redondo's Wharf 1 was the first of Redondo's era of piers, wharfs, and harbors. The current seventh generation horseshoe-shaped pier stands 25 feet above the water, spans 70,000 square-feet of open space, and is known as the largest "endless" pier on the California coast. Redondo Beach Pier continues to host visitors from around the world and generations of local families who have grown up with regular visits to the Redondo Beach Municipal Pier.



Located just steps to the famous Hermosa Beach Strand, you can enjoy walking, biking or skating on miles of coastal bike path. Or take a leisurely stroll to the Redondo Beach, Manhattan Beach, or Hermosa Beach Pier where a wide range of dining, shopping and recreational activities await you. King Harbor Marina is the largest privately owned marina from Marina Del Rey to Newport Beach. We are a short distance away from Southern California's myriad of entertainment attractions and close to the freeways.

Redondo Beach Pier & King Harbor Marina



Riviera Village & Hermosa Beach Strand



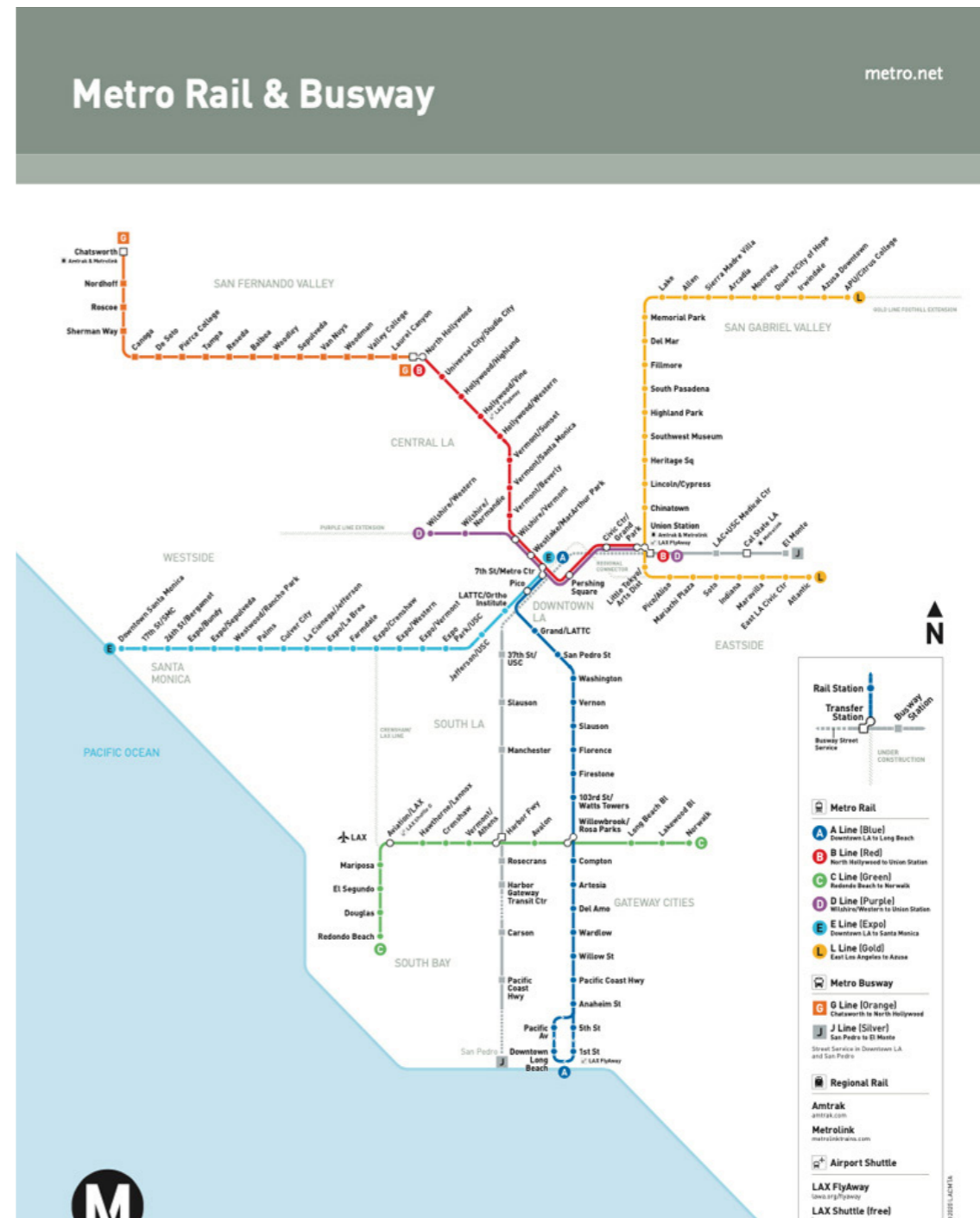
RIVIERA VILLAGE

Riviera Village is unlike any of our neighboring South Bay beach towns. Here, the world slows down, people stroll the tree-lined streets stopping to shop, dine and relax. In a six-block radius you'll find a unique collection of clothing and gift shops, restaurants and cafes as well as professional offices to fulfill any need. The Village provides complimentary views of the Pacific Ocean and the golden green dramatic cliffs of the Palos Verdes Peninsula.

The Strand and Pier Plaza

Enjoy a laid-back attitude and surf-inspired charm at Hermosa Beach's Pier and Pier Plaza. Easy living is the name of the game in this friendly beachside enclave, which is absolutely packed with shops, restaurants, bars, and clubs. The Pier itself is just for strolling, fishing, and sunset selfies. Walk a couple of blocks to Pier Ave and Pier Plaza to find all the action you need, from Irish pubs to surf shops to trendy gastropubs.





Dominguez Park

0.3 mi

Beryl Heights Elementary

0.5 mi

Towers Elementary

0.5 mi

Entradero Park

0.7 mi

South Bay Medical Center

0.9

Redondo Beach Public Library

1.1 mi

West High Torrance

1.6 mi

Redondo Beach Pier

2.0 mi

South Bay Galleria

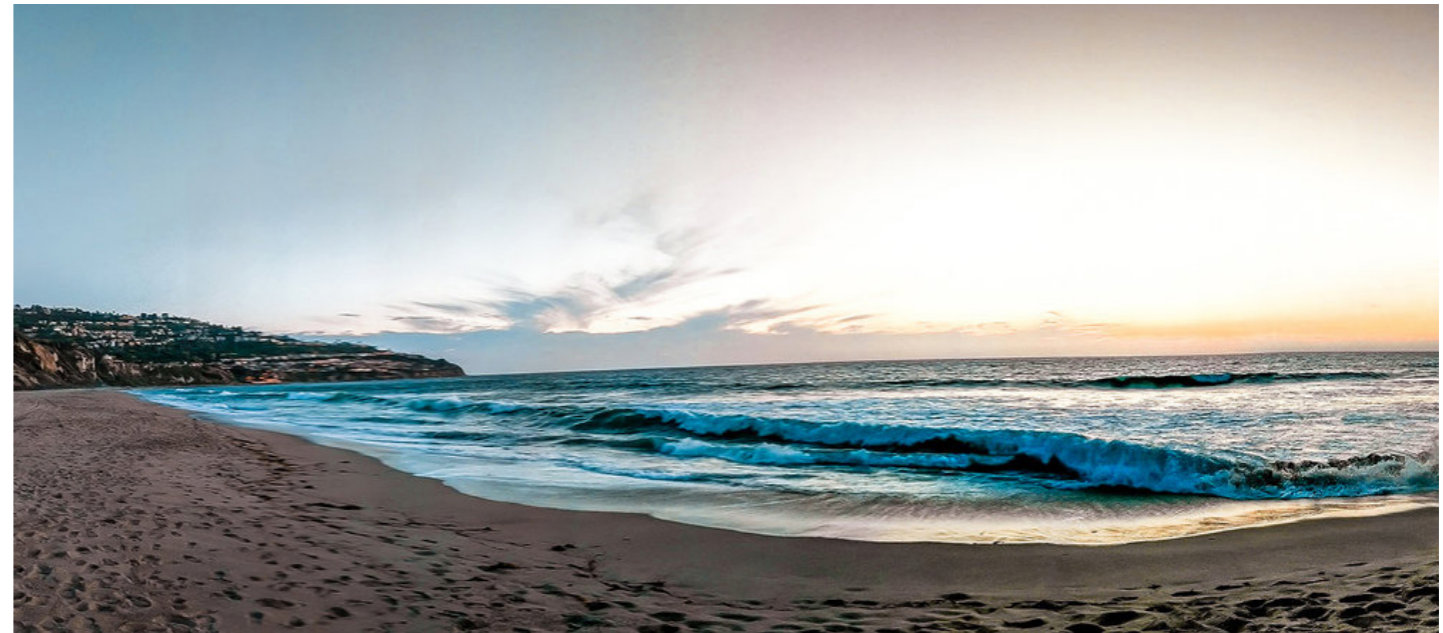
2.5 mi

Torrance Beach

3.6 mi

Del Amo Fashion Center

3.7 mi



SALES COMPS

1326 Amethyst St
Redondo Beach, CA 90277

1212 Amethyst St



Sales Price	\$2,325,000	Year Built	1963
Cap Rate	4.00%	Units	4
Price Per/ SF	\$523.41/SF 4,442SF	COE	09/26/2021
		Price Per Unit	\$581,250

108 N Prospect Ave



Sales Price	\$2,400,000	Year Built	1973
Cap Rate	3.00%	Units	4
Price Per/ SF	\$534.28/SF 4,492SF	COE	07/16/2021
		Price Per Unit	\$600,000

210 S Lucia Ave



Sales Price	\$2,750,000	Year Built	1971
Cap Rate	N/A	Units	4
Price Per/ SF	\$548.57/SF 5,013SF	COE	08/17/2021
		Price Per Unit	\$687,500

SALES COMPS

1326 Amethyst St
Redondo Beach, CA 90277

232 Ave A



Sales Price	\$2,000,000	Year Built	1923
Cap Rate	-----	Units	3
Price Per/ SF	\$988.14/SF 2,024SF	COE	PENDING
		Price Per Unit	\$666,666

2006 Huntington Ln



Sales Price	\$2,273,500	Year Built	1972
Cap Rate	-----	Units	4
Price Per/ SF	\$473.65/SF 4,800SF	COE	09/03/2021
		Price Per Unit	\$568,375

2203 Vorhees Ave



Sales Price	\$2,625,000	Year Built	1969
Cap Rate	4.00%	Units	4
Price Per/ SF	\$546.53/SF 4,803SF	COE	08/19/2021
		Price Per Unit	\$656,250



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FINANCIAL PROJECTIONS

1326 Amethyst St
Redondo Beach, CA 90277

APOD (Annual Property Operating Datasheet) plus MIRR and IRR at a Future Sale

427 Investments LLC					
1326 Amethyst St, Redondo Beach, CA 90277					
Thursday, September 23, 2021					
SUMMARY of Investment					
Price: (Purchase) (All-in)	\$ 2,299,000	\$ 2,299,000			
Down Payment: (%) (\$)	40%	\$ 919,600			
No. Units & Cost/Unit	4	\$ 574,750			
GRM: (Current) (Market)	18.88	17.99			
Cap Rate: (Current) (Market)	3.16%	3.42%			
Year Built & Lot Size	1963	5,830			
Rentable SF & Cost/SF	4,186	\$ 549/SF			
Rent \$/SF: (Current) (Market)	\$ 2.42/SF	\$ 2.54/SF			
DCR: (Current) (Market)	0.98	1.06			
VALUE using "Targets"					
Target CAP using Current NOI	5.00%	\$ 1,453,910			
Target CAP using Proforma NOI	5.50%	\$ 1,428,612			
Target GRM using Current GSI	13.00	\$ 1,582,620			
Target GRM using Proforma GSI	13.00	\$ 1,661,400			
ASSUMPTIONS					
Vacancy Rate: Avg/yr	3.00%				
Income growth rate: Avg/yr	5.00%				
Expense growth rate: Avg/yr	4.74%				
Appreciation Rate: Avg/yr	5.00%				
LOAN Information					
Principal	\$ 1,379,400				
Interest Rate	3.50%				
Amortization Period (Mos)	360				
Term (Mos)	360				
Debt Service (P&I) - Annual	\$ 74,329				
Debt Service (P&I) - Monthly	\$ 6,194				
INCOME - Current & Market					
			CURRENT	MARKET	
No. of Units	Beds / Baths	Apx. S.F.	Monthly Rent/Unit	Monthly Rent/Unit	
1	4 Bed/2 Bath	1,286	\$ 3,450	\$ 3,600	
1	2 Bed/2 Bath	1,050	\$ 2,200	\$ 2,450	
1	2 Bed/2 Bath	1,050	\$ 2,395	\$ 2,450	
1	1 Bed/1 Bath	800	\$ 2,100	\$ 2,150	
4	<<< TOTALS >>>	4,186	\$ 10,145	\$ 10,650	
Other Inc.	Laundry		\$ 0	\$ 0	
Other Inc.	Other (ie, garage)		\$ 0	\$ 0	
	Monthly Income (Total)		\$ 10,145	\$ 10,650	
EXPENSE Items					
			Monthly	Annual	
Gardening/Landscaping			\$ 90	\$ 1,080	
Insurance			\$ 179	\$ 2,144	
Licenses/permits			\$ 10	\$ 120	
Management (On & Off-site)	5.00%			\$ 6,198	
Property Taxes	1.17%			\$ 26,898	
Repair/Maint (Excl. turnover)	2.00%			\$ 2,556	
Tax Prep/filing/entity fees			\$ 15	\$ 180	
Pest Control Contract/work			\$ 28	\$ 336	
Turnovers/yr X cost/Unit			\$ 83	\$ 1,000	
UTIL: Electric			\$ 66	\$ 788	
UTIL: Gas (n/a)			\$ -	\$ -	
UTIL: Sewer			\$ -	\$ -	
UTIL: Trash			\$ 126	\$ 1,513	
UTIL: Water			\$ 205	\$ 2,459	
Other 1 - Fire Extinguishers			\$ 10	\$ 120	
Other 2 -			\$ -	\$ -	
Other 3 -			\$ -	\$ -	
Other 4 -			\$ -	\$ -	
Other 5 -			\$ -	\$ -	
	Annual Expense (Total)			\$ 45,392	
ANNUAL Operating Data					
		CURRENT METRICS	MARKET METRICS (Yr 1)		
Gross Scheduled Income (GSI)	\$ 121,740	\$ 127,800			
- Vacancy	(\$3,652) 3.00%	(\$3,834) 3.00%			
= Gross Operating Income (GOI)	\$ 118,088	\$ 123,966			
- Operating Expenses (Market)	(\$45,392) 37.29%	(\$45,392) 35.5%			
= Net Operating Income (NOI)	\$ 72,695	\$ 78,574			
- Debt Service (Principal & Interest)	(\$74,329)	(\$74,329)			
= Spendable, Pre-tax Cash Flow	\$ (1,634) -0.18%	\$ 4,244 0.46%			
+ Principal Paydown	26,472	26,472			
= Cash Flow plus Principal Paydown	\$ 24,838 2.70%	\$ 30,717 3.34%			
			IRR	MIRR	
			If Sold EOY 2	6.89%	4.54%
			If Sold EOY 4	10.73%	8.44%
			If Sold EOY 6	11.58%	9.71%
			If Sold EOY 8	11.78%	10.17%
			If Sold EOY 10	11.77%	10.29%
			If Sold EOY 12	11.69%	10.27%
			If Sold EOY 14	11.57%	10.18%
			If Sold EOY 16	11.46%	10.05%
			If Sold EOY 18	11.34%	9.90%
			If Sold EOY 20	11.24%	9.75%

Note 1	Front unit is a perfect owner unit. 4 beds, 2 baths, 2 stories with private 2 car attached garage and driveway that fits 2 more.
Note 2	The other 3 units face Flagler and therefore look out on a huge kids park and dog park.
Note 3	2 of the units are almost completely remodeled, the other 2 are in very good rentable shape.
Note 4	Seller will consider an offer that is contingent on selling another property. Seller is in no rush.

THIS INFORMATION IS FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS, EXPRESSED OR IMPLIED. BUYER MUST VERIFY ALL INFORMATION AND ASSUMPTIONS, AND BUYER BEARS ALL RISK FOR INACCURACIES.



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FINANCIAL PROJECTIONS

1326 Amethyst St
Redondo Beach, CA 90277

CASH FLOW PROJECTION (20 years)

427 Investments LLC

Years 1 - 10	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Scheduled Gross Income (SGI):	\$ 127,800	\$ 134,190	\$ 140,900	\$ 147,944	\$ 155,342	\$ 163,109	\$ 171,264	\$ 179,827	\$ 188,819	\$ 198,260
- Vacancy & Expenses	\$ (47,867)	\$ (49,133)	\$ (50,767)	\$ (52,465)	\$ (54,232)	\$ (56,071)	\$ (57,983)	\$ (59,974)	\$ (62,045)	\$ (64,202)
= Net Operating Income (NOI):	\$ 79,933	\$ 85,057	\$ 90,133	\$ 95,479	\$ 101,109	\$ 107,038	\$ 113,281	\$ 119,854	\$ 126,774	\$ 134,058
- Annual Loan Payment	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)
= Pre-tax C.F. ("Spendable")	\$ 5,604	\$ 10,727	\$ 15,803	\$ 21,150	\$ 26,780	\$ 32,709	\$ 38,952	\$ 45,524	\$ 52,444	\$ 59,728
+ Principal Reduction	\$ 26,472	\$ 27,414	\$ 28,389	\$ 29,399	\$ 30,444	\$ 31,527	\$ 32,649	\$ 33,810	\$ 35,012	\$ 36,257
= "Spendable" + debt paydown	\$ 32,076	\$ 38,141	\$ 44,192	\$ 50,548	\$ 57,224	\$ 64,236	\$ 71,600	\$ 79,334	\$ 87,456	\$ 95,986

Years 11 - 20	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Scheduled Gross Income (SGI):	\$ 208,173	\$ 218,581	\$ 229,510	\$ 240,986	\$ 253,035	\$ 265,687	\$ 278,971	\$ 292,920	\$ 307,566	\$ 322,944
- Vacancy & Expenses	\$ (66,448)	\$ (68,786)	\$ (71,222)	\$ (73,760)	\$ (76,404)	\$ (79,160)	\$ (82,032)	\$ (85,026)	\$ (88,147)	\$ (91,402)
= Net Operating Income (NOI):	\$ 141,725	\$ 149,795	\$ 158,288	\$ 167,226	\$ 176,631	\$ 186,527	\$ 196,940	\$ 207,894	\$ 219,419	\$ 231,543
- Annual Loan Payment	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)	\$ (74,329)
= Pre-tax C.F. ("Spendable")	\$ 67,395	\$ 75,465	\$ 83,958	\$ 92,896	\$ 102,301	\$ 112,198	\$ 122,610	\$ 133,565	\$ 145,090	\$ 157,213
+ Principal Reduction	\$ 37,547	\$ 38,882	\$ 40,265	\$ 41,698	\$ 43,181	\$ 44,716	\$ 46,307	\$ 47,954	\$ 49,659	\$ 51,426
= "Spendable" + debt paydown	\$ 104,943	\$ 114,348	\$ 124,224	\$ 134,594	\$ 145,482	\$ 156,914	\$ 168,917	\$ 181,519	\$ 194,749	\$ 208,639

CIRCA 2019

SOURCE: American Community Survey

Employment by Occupations

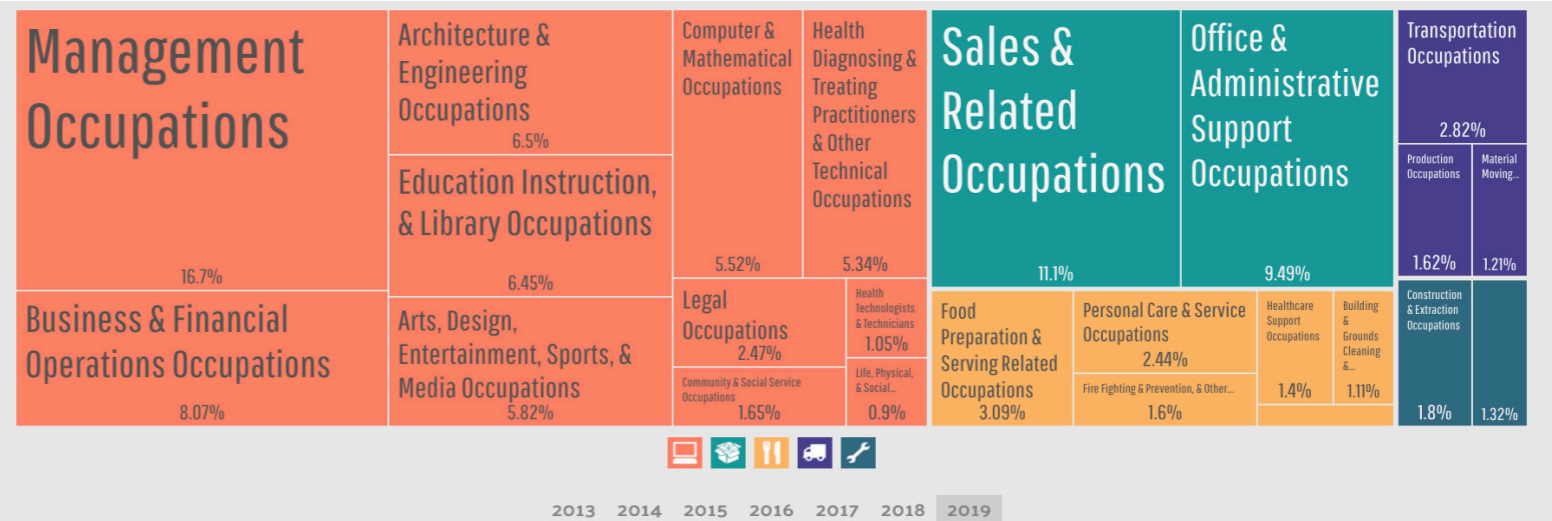
37.6k
2019 VALUE
± 1,410

0.2%
1 YEAR GROWTH
± 5.38%

From 2018 to 2019, employment in Redondo Beach, CA grew at a rate of 0.2%, from 37.5k employees to 37.6k employees.

The most common job groups, by number of people living in Redondo Beach, CA, are Management Occupations (6,263 people), Sales & Related Occupations (4,181 people), and Office & Administrative Support Occupations (3,564 people). This chart illustrates the share breakdown of the primary jobs held by residents of Redondo Beach, CA.

Data from [the Census Bureau ACS 5-year Estimate](#).



Household Income

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

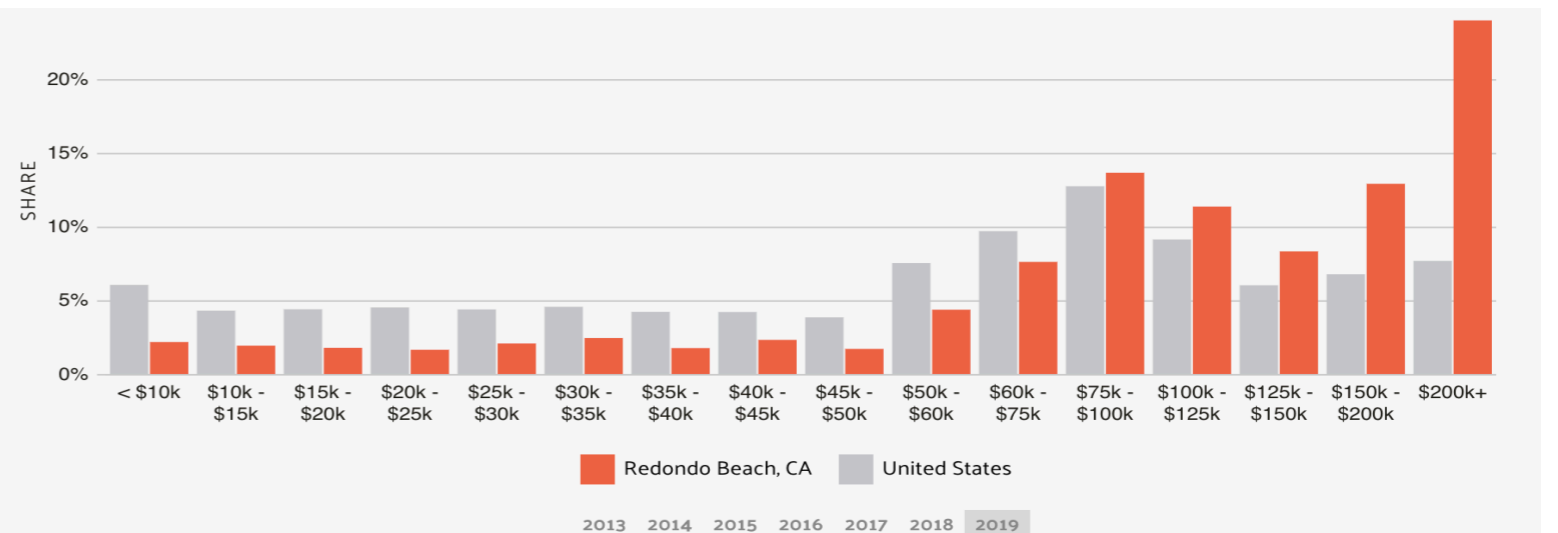
\$113,499
MEDIAN HOUSEHOLD INCOME
± \$7,816

27.7k
NUMBER OF HOUSEHOLDS
± 1,105

In 2019, the median household income of the 27.7k households in Redondo Beach, CA grew to \$113,499 from the previous year's value of \$112,271.

The following chart displays the households in Redondo Beach, CA distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$200k+ range.

Data from [the Census Bureau ACS 5-year Estimate](#).





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CONFIDENTIALITY AND DISCLAIMER

1326 Amethyst St
Redondo Beach, CA 90277

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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 prospects of any tenant or any tenant’s plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the 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.

Marketed By:

Engel & Völkers