

**LYONSTAHLL**  
INVESTMENT REAL ESTATE

**SAMIMI**  
INVESTMENTS



OFFERING MEMORANDUM

**2615 CURTIS AVE**

REDONDO BEACH, CA 90278 5 UNITS \$2,400,000

CAMERON SAMIMI

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CalDRE #02035763

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**LYON STAHL**  
INVESTMENT REAL ESTATE

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# PROPERTY INFORMATION



2615 Curtis Ave - Redondo Beach, CA 90278



# THE OFFERING



**2615 Curtis Ave, Redondo Beach, CA 90278**, is ideally positioned in one of the South Bay's most sought-after neighborhoods. Redondo Beach is renowned for its vibrant coastal lifestyle, top-rated schools, and strong sense of community, all while offering quick access to major employment centers and the beach. The area remains exceptional with homes selling quickly and at premium prices, reflecting ongoing demand for quality multifamily assets

Current **Cap Rate of 4.85% and a rare 40% rental upside**, new ownership can capitalize on significant income growth by bringing rents to market levels, far outperforming typical area returns. This **exclusive** offering features **(4) four** spacious **Townhome-style** units, **(4) 2-Bed / 2-Ba, (1) 2-Bed / 1-Ba & total 5,088 SF** of living space. Priced at a highly competitive **\$471 per RSF**—well valued in contrast to local median—this property delivers immediate value

**Investors** and **Owner/Users** will appreciate the property's appeal and the exceptional fundamentals of Redondo Beach's housing market, where the median price per square foot is \$659 and properties routinely attract multiple offers. This is a prime opportunity to secure a stable, appreciating asset with substantial cash flow growth in a high-demand coastal enclave.



PROPERTY INFORMATION

# PROPERTY DETAILS

Address	2615 Curtis Ave Redondo Beach, CA 90278
Total Units	5
Total Building Sqft.	5,088 SF
Total Lot Size	7,499 SF
Year Built	1972
Zoning	R-3
APN	4153-026-019



INVESTMENT HIGHLIGHTS

- The (4) Townhome-Style features **(4) units 2-Bed / 2-Ba & (1) 2-Bed/1-Ba** & total **5,088 SF** living space
- Prime **North Redondo Beach:** Top schools, walkable amenities, and minutes to the ocean
- **40% rental upside** & potential to increase **NOI** through rent optimization
- Highly competitive price per **RSF \$471** vs. **area median \$659/SF**, offering built-in equity
- Includes **(5) Garages** one for each tenant



# PROPERTY PHOTOS



2615 Curtis Ave - Redondo Beach, CA 90278

PROPERTY PHOTOS

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PROPERTY PHOTOS

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2615 Curtis Ave - Redondo Beach, CA 90278





# FINANCIAL OVERVIEW

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2615 Curtis Ave - Redondo Beach, CA 90278

FINANCIAL OVERVIEW

# RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	2	2	\$2,653	\$3,950
2	2	2	\$2,762	\$3,950
3	2	2	\$2,816	\$3,950
4	2	2	\$2,816	\$3,950
5	2	1	\$2,375	\$3,000
TOTALS			\$13,422	\$18,800



FINANCIAL OVERVIEW

SET UP SHEET

Property Address 2615 Curtis Ave			Annualized Operating Data		Current Rents		Market Rents	
List Price:		\$2,400,000	Scheduled Gross Income:		\$162,564		\$227,100	
Down Payment:	50.0%	\$1,200,000	Vacancy Rate Reserve:		\$4,877	3% *1	\$6,813	3% *1
Number of units:		5	Gross Operating Income:		\$157,687		\$220,287	
Cost per Unit:		\$480,000	Expenses:		\$41,368	25% *1	\$41,368	18% *1
Current GRM:		14.76	Net Operating Income:		\$116,319		\$178,919	
Market GRM:		10.57	Loan Payments:		\$86,335		\$86,335	
Current CAP:		4.85%	Pre Tax Cash Flows:		\$29,984	2.50% *2	\$92,584	7.72% *2
Market CAP:		7.45%	Principal Reduction:		\$14,736		\$14,736	
Year Built / Age:		1972	Total Return Before Taxes:		\$44,720	3.73% *2	\$107,320	8.94% *2
Approx. Lot Size:		7,499						
Approx. Gross RSF:		5,088	*1 As a percent of Scheduled Gross Income					
Cost per Net RSF:		\$471.70	*2 As a percent of Down Payment					

Proposed Financing				Scheduled Income						
First Loan Amount:	\$1,200,000	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
Terms:	6.00%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$7,195	DCR:	1.35	1	2+2	A- MTM	\$2,653	\$2,653	\$3,950	\$3,950
				1	2+2	B- MTM	\$2,762	\$2,762	\$3,950	\$3,950
Annualized Expenses				1	2+2	C- MTM	\$2,816	\$2,816	\$3,950	\$3,950
*Estimated				1	2+2	D- MTM	\$2,816	\$2,816	\$3,950	\$3,950
New Taxes (New Estimated):			\$28,080	1	2+1	E -11/25 EXPIRATION	\$2,375	\$2,375	\$3,000	\$3,000
Maintenance (\$800/unit):			\$4,000							
Insurance (\$1/SF):			\$5,088							
Utilities (\$600/unit/year):			\$3,000							
Landscaping (\$100/mo):			\$1,200							
				* Current rents include Increase's as of 9/1/25						
				Total Scheduled Rent:			\$13,422	\$18,800		
				Laundry			\$0	\$0		
				Water			\$125	\$125		
Total Expenses:			\$41,368	Monthly Scheduled Gross Income:			\$13,547	\$18,925		
Expenses as %/SGI			25.45%	Annualized Scheduled Gross Income:			\$162,564	\$227,100		
Per Net Sq. Ft:			\$8.13	Utilities Paid by Tenant:			Gas & Electric	Rental Upside 39.70%		
Per Unit			\$8,274							

FINANCIAL OVERVIEW

# FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$2,400,000
Price per Unit	\$480,000
GRM	14.76
CAP Rate	4.85%
Cash-on-Cash Return (yr 1)	2.50%
Total Return (yr 1)	\$44,715
Debt Coverage Ratio	1.35

OPERATING DATA

Gross Scheduled Income	\$162,559
Other Income	\$125 – Water
Total Scheduled Income	\$162,564
Vacancy Cost	\$4,877
Gross Income	\$157,682
Operating Expenses	\$41,368
Net Operating Income	\$116,314
Pre-Tax Cash Flow	\$29,979

FINANCING DATA

Down Payment	\$1,200,000
Loan Amount	\$1,200,000
Debt Service	\$86,335
Debt Service Monthly	\$7,195
Principal Reduction (yr 1)	\$14,736



EXPENSES SUMMARY

New Taxes (New Estimated):	\$28,080
Maintenance (\$800/unit):	\$4,000
Insurance (\$1/SF)	\$5,088
Utilities (\$600/unit/year):	\$3,000
Landscaping (\$100/mo):	\$1,200
OPERATING EXPENSES	\$41,368

# SALES COMPARABLES

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# SALES COMPARABLES

## SALES COMPS

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### 2615 CURTIS AVE

Redondo Beach, CA 90278

Subject Property

Price: \$2,400,000 Bldg Size: 5,088 SF  
No. Units: 5 Cap Rate: 4.85%

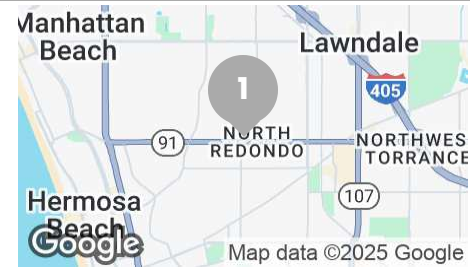


### 2204 MATHEWS AVE

Redondo Beach, CA 90278

Sold 4/21/2025

Price: \$2,300,000 Bldg Size: 4,125 SF  
No. Units: 6 Cap Rate: 4.45%



### 1311 AMETHYST ST

Redondo Beach, CA 90277

Sold 3/10/2025

Price: \$4,000,000 Bldg Size: 8,720 SF  
No. Units: 9 Cap Rate: 3.42%



### 2212 MATHEWS AVE

Redondo Beach, CA 90278

Sold 9/6/2024

Price: \$3,625,000 Bldg Size: 5,303 SF  
No. Units: 7 Cap Rate: 4.86%



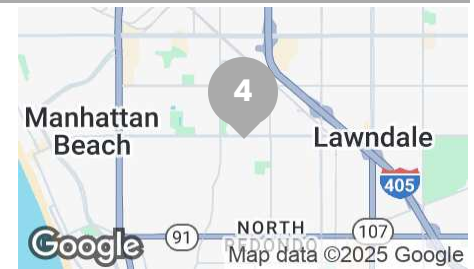
# SALES COMPARABLES SALES COMPS



**2102 MANHATTAN BEACH BLVD**  
Redondo Beach, CA 90278

Sold 9/25/2023

Price:	\$3,187,500	Bldg Size:	4,210 SF
No. Units:	5	Cap Rate:	4.37%



**1923 VANDERBILT LN**  
Redondo Beach, CA 90278

Sold 6/10/2024

Price:	\$4,600,000	Bldg Size:	5,355 SF
No. Units:	6	Cap Rate:	2.60%



**2420 GRANT AVE**  
Redondo Beach, CA 90278

On Market

Price:	\$3,775,000	Bldg Size:	4,250 SF
No. Units:	5	Cap Rate:	3.98%



**2602 CARNEGIE LN**  
Redondo Beach, CA 90278

On Market

Price:	\$4,250,000	Bldg Size:	4,620 SF
No. Units:	4	Cap Rate:	4.18%





SALES COMPARABLES

# SALES COMPS ANALYSIS

Closed												
Address	Price	Units	Yr. Built	RSF	GSI	GRM	NOI	CAP	Price/Sq.Ft	Price/Unit	COE	Unit Mix
2204 Mathews Ave	\$2,300,000	6	1958	4,125	\$157,380	14.61	\$102,297	4.45%	\$557.58	\$383,333	4/21/2025	(6) 2+1
2600 Mathews Ave	\$3,000,000	7	1962	6,120	\$246,000	12.20	\$159,900	5.33%	\$490.20	\$428,571	3/17/2025	3+1, (3) 2+1, (3) 1+1
1311 Amethyst St	\$4,000,000	9	1963	8,720	\$210,420	19.01	\$136,773	3.42%	\$458.72	\$444,444	3/10/2025	3+3, (6) 2+2, (2) 2+1
2023 Mathews Ave	\$2,250,000	6	1958	3,096	\$146,257	15.38	\$95,067	4.23%	\$726.74	\$375,000	10/4/2024	(6) 1+1
2212 Mathews Ave	\$3,625,000	7	1959	5,303	\$271,020	13.38	\$176,163	4.86%	\$683.58	\$517,857	9/6/2024	3+2, (6) 2+1
1804 Flagler Lane	\$2,500,000	7	1963	5,250	\$140,844	17.75	\$91,549	3.66%	\$476.19	\$357,143	10/16/2023	2+1, (6) 1+1
2102 Manhattan Bch Blvd.	\$3,187,500	5	1958	4,210	\$214,104	14.89	\$139,168	4.37%	\$757.13	\$637,500	9/25/2023	3+2, (4) 2+1
1923 Vanderbilt Ln	\$4,600,000	6	1970	5,355	\$153,588	29.95	\$119,383	2.60%	\$859.01	\$766,667	6/10/2024	(1) 2+2, (4) 2+1, (1) 1+1
2014 Carnegie Ln.	\$4,300,000	7	1964	6,336	\$288,540	14.90	\$187,551	4.36%	\$678.66	\$614,286	7/6/2023	(5) 2+2, 3+3, 3+2
2519 Curtis Ave	\$3,650,000	5	1957	5,022	\$269,400	13.55	\$175,110	4.80%	\$726.80	\$730,000	ACTIVE	(4) 2+2, 1+1
2616 Gates Ave	\$4,500,000	10	1963	8,024	\$263,280	17.09	\$171,132	3.80%	\$560.82	\$450,000	ACTIVE	(2) 3+1, (8) 2+1
2420 Grant Ave	\$3,775,000	5	1952	4,250	\$231,108	16.33	\$150,220	3.98%	\$888.24	\$755,000	ACTIVE	(2) 3+2, (2) 2+1, 1+1
2602 Carnegie Ln	\$4,250,000	6	1969	6,117	\$273,000	15.57	\$177,450	4.18%	\$694.79	\$708,333	ACTIVE	(2) 3+2, (4) 2+2
2319 Vanderbilt Ln	\$2,499,000	5	1956	3,708	\$120,600	20.72	\$78,390	3.14%	\$673.95	\$499,800	ACTIVE	2+1, (4) 1+1
Average				5474		19.91		4.08%	\$659.46	\$547,710		
2615 Curtis Ave	\$2,400,000	5	1972	5,088	\$162,559	14.76	\$116,314	4.85%	\$471.70	\$480,000		(4) 2+2, 2+1

# LEASE COMPARABLES





# LEASE COMPARABLES

## 12 MONTHS LEASE



**2615 CURTIS AVE**  
Redondo Beach, CA 90278

Subject Property

UNIT TYPE:	RENT:	SIZE SF:
2 br / 2 ba	\$2,762	0 SF



**2306 FELTON LN**  
2306 Felton Ln, Redondo Beach, CA 90278

Leased

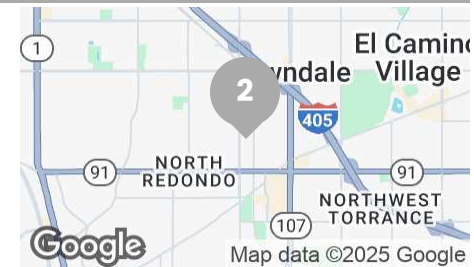
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
House	\$3,900	1,126 SF	\$3.46



**4735 W 169TH ST**  
4735 W 169th St, Lawndale, CA 90260

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
House	\$3,095	700 SF	\$4.42



**2408 GATES AVE**  
2408 Gates Ave, Redondo Beach, CA 90278

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Duplex	\$3,150	800 SF	\$3.94



LEASE COMPARABLES

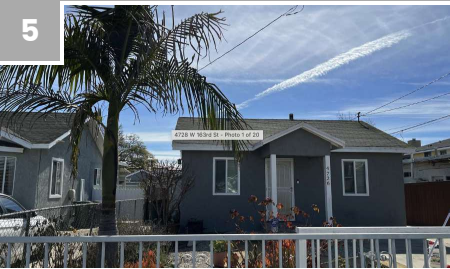
# 12 MONTHS LEASE



4611 W 165TH ST  
4611 W 165th St, Lawndale, CA 90260

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
House	\$3,000	976 SF	\$3.07



4728 W 163RD ST  
4728 W 163rd St, Lawndale, CA 90260

Leased

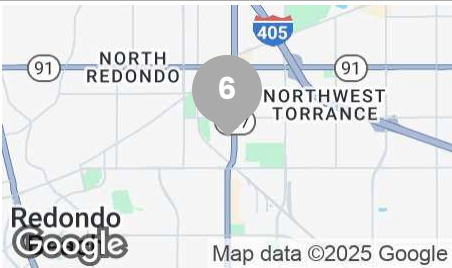
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
House	\$3,100	800 SF	\$3.88



18509 BURIN AVE  
18509 Burin Ave, Redondo Beach, CA 90260

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Duplex	\$3,400	750 SF	\$4.53



4160 161ST ST, LAWNDAL, CA 90260  
4160 161st St, Lawndale, CA 90260

Leased

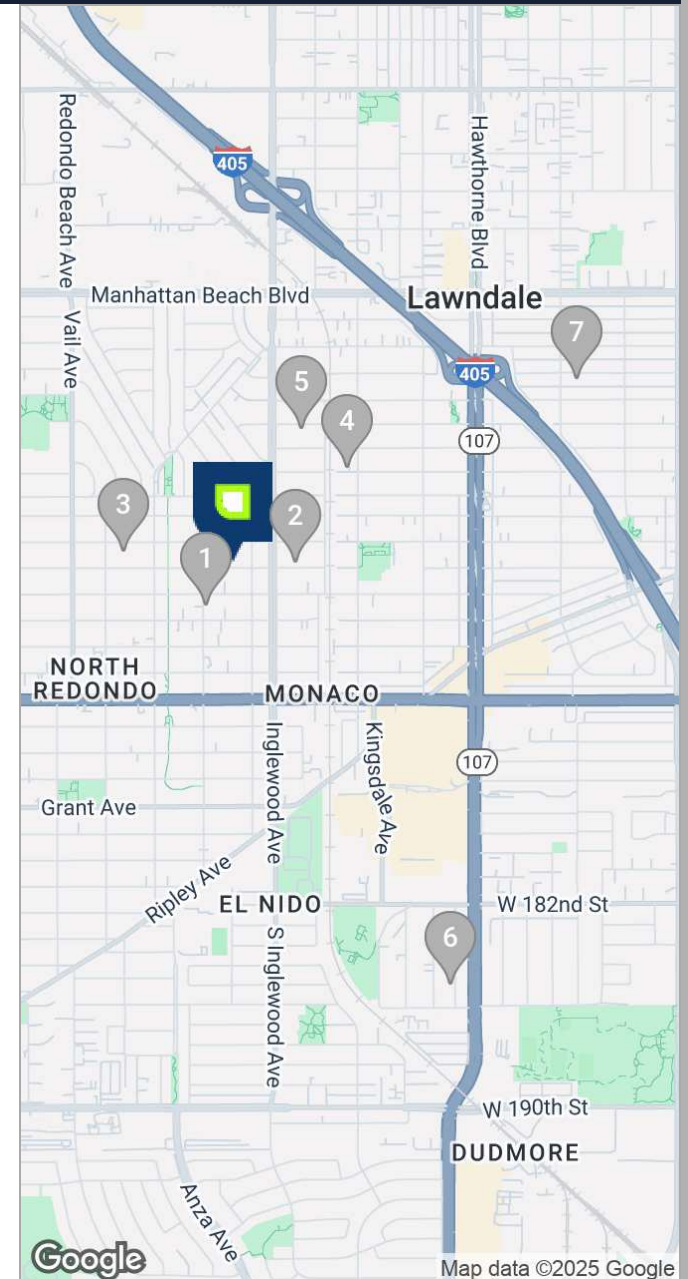
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
House	\$3,500	1,000 SF	\$3.50





## LEASE COMPS MAP &amp; SUMMARY

	NAME/ADDRESS	AVG RENT	DEAL STATUS	SPACE SIZE	AVG RENT/SF
★	<b>2615 Curtis Ave</b> Redondo Beach, CA	\$2,685	Subject Property	-	-
1	<b>2306 Felton Ln</b> 2306 Felton Ln Redondo Beach, CA	\$3,900	Leased	1,126 SF	\$3.46
2	<b>4735 W 169th St</b> 4735 W 169th St Lawndale, CA	\$3,095	Leased	700 SF	\$4.42
3	<b>2408 Gates Ave</b> 2408 Gates Ave Redondo Beach, CA	\$3,150	Leased	800 SF	\$3.94
4	<b>4611 W 165th St</b> 4611 W 165th St Lawndale, CA	\$3,000	Leased	976 SF	\$3.07
5	<b>4728 W 163rd St</b> 4728 W 163rd St Lawndale, CA	\$3,100	Leased	800 SF	\$3.88
6	<b>18509 Burin Ave</b> 18509 Burin Ave Redondo Beach, CA	\$3,400	Leased	750 SF	\$4.53
7	<b>4160 161st St, Lawndale, CA 90260</b> 4160 161st St Lawndale, CA	\$3,500	Leased	1,000 SF	\$3.50
<b>AVERAGES</b>		<b>\$3,306</b>		<b>879 SF</b>	<b>\$3.83</b>



# LOCATION OVERVIEW

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2615 Curtis Ave - Redondo Beach, CA 90278

## LOS ANGELES

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles. Comprised of 88 vibrant and diverse cities and home to approximately 19 million residents, Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. Los Angeles's well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.



Dozens of projects are continuing to transform the ever-growing city of Los Angeles. 9,400 units of housing are on the way to be completed before the remainder of the year, beating the numbers for the prior two years, with nearly 28,000 units expected to be finished by the end of 2021.

Major projects that will be completed within the next couple of years include the new Los Angeles NFL Stadium that will play home to the Chargers and Rams. The stadium is costing upwards of \$2.5 billion. The Los Angeles Clippers are looking to form a new, \$1 billion home home in South Inglewood, bringing even more development to one of the hottest LA sub-markets. Construction has begun on Frank Gehry's mixed-use complex on Bunker Hill, the \$1billion residential, hotel, and shopping complex.

With a number of Fortune 500 companies headquarters, increased local media production by entertainment industry and a continuing expansion of import flows, the region's economic position will always increase. The Greater Los Angeles will continue to be a world leader in economic and cultural significance.



## REDONDO BEACH

Redondo Beach is a vibrant coastal city known for its iconic pier, beautiful sandy beaches, and lively community events. Visitors and residents enjoy a wide range of attractions, from waterfront dining and boutique shopping on the Redondo Beach Pier to family-friendly fun at Seaside Lagoon and the interactive SEA Lab marine center.

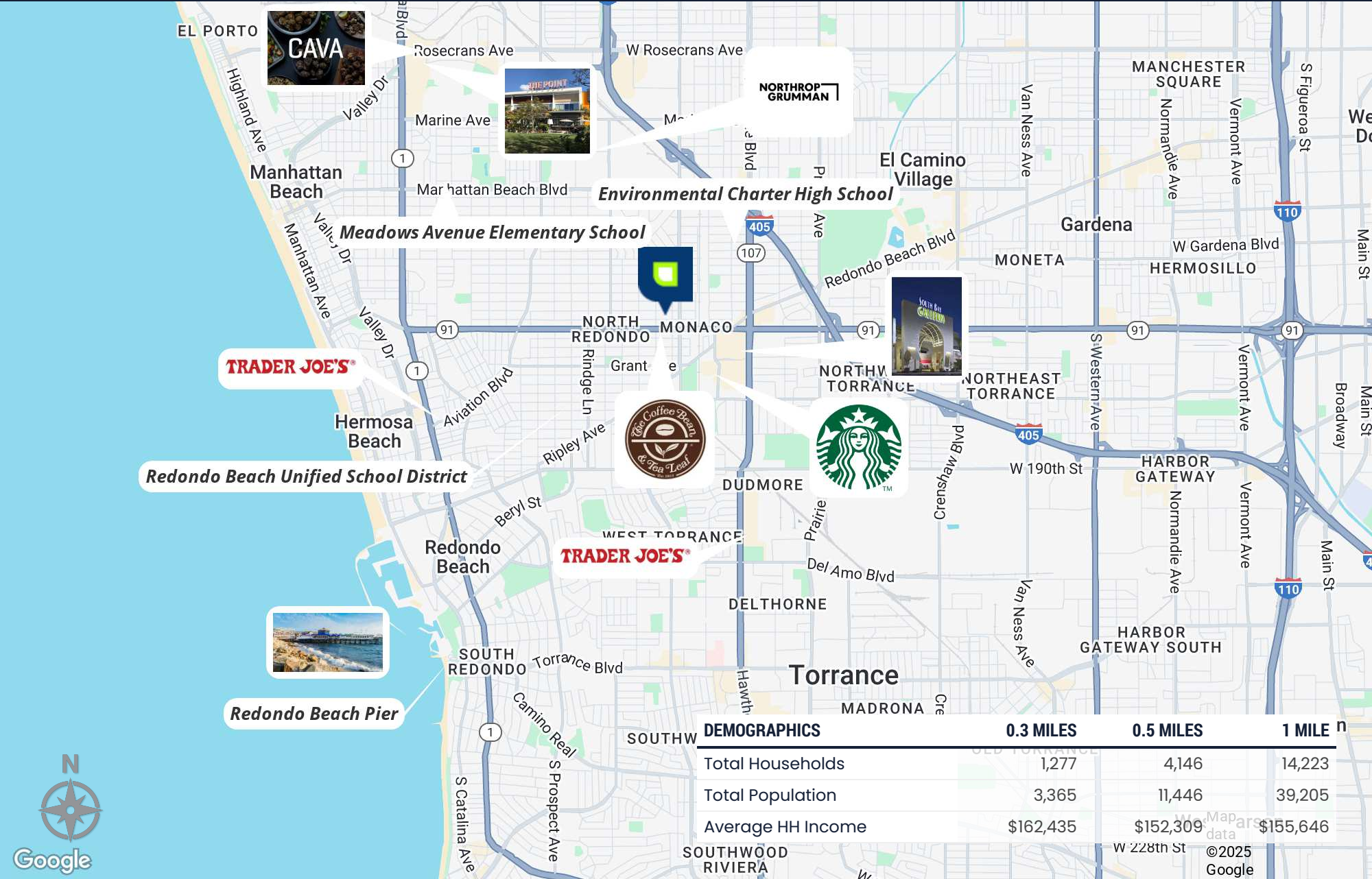


Outdoor enthusiasts can take advantage of water sports like kayaking, paddle boarding, and seasonal whale watching, or explore the scenic bike paths along the shore. The city also hosts year-round events, including music festivals, art shows, and bustling farmers' markets, making Redondo Beach a dynamic destination for recreation, culture, and seaside relaxation.

The next major event in Redondo Beach is the **47th Annual Riviera Village Summer Festival**, taking place June 27–29, 2025. This popular street festival features over 300 exhibitors, live music, a beer and wine garden, an international food court, arts and crafts, and carnival games for kids—all just a block from the Pacific Ocean. Admission is free, making it a highlight for locals and visitors looking to experience the best of Redondo Beach's community spirit and coastal charm.

LOCATION OVERVIEW

# RETAILER MAP





EXCLUSIVELY MARKETING BY

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