

1211 BERYL ST
REDONDO BEACH, CA 90277

Unit Mix:

- (1) 4 Bedroom / 3 Bath
- (3) 2 Bedroom / 2 Bath
- (1) 2 Bedroom / 1 Bath



1303 BERYL ST
REDONDO BEACH, CA 90277

Unit Mix:

- (1) 3 Bedroom / 3 Bath
- (2) 3 Bedroom / 2 Bath
- (2) 2 Bedroom / 2 Bath

10-Unit Apartment Portfolio

Listed for \$8,350,000



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OWNER DISCRETION

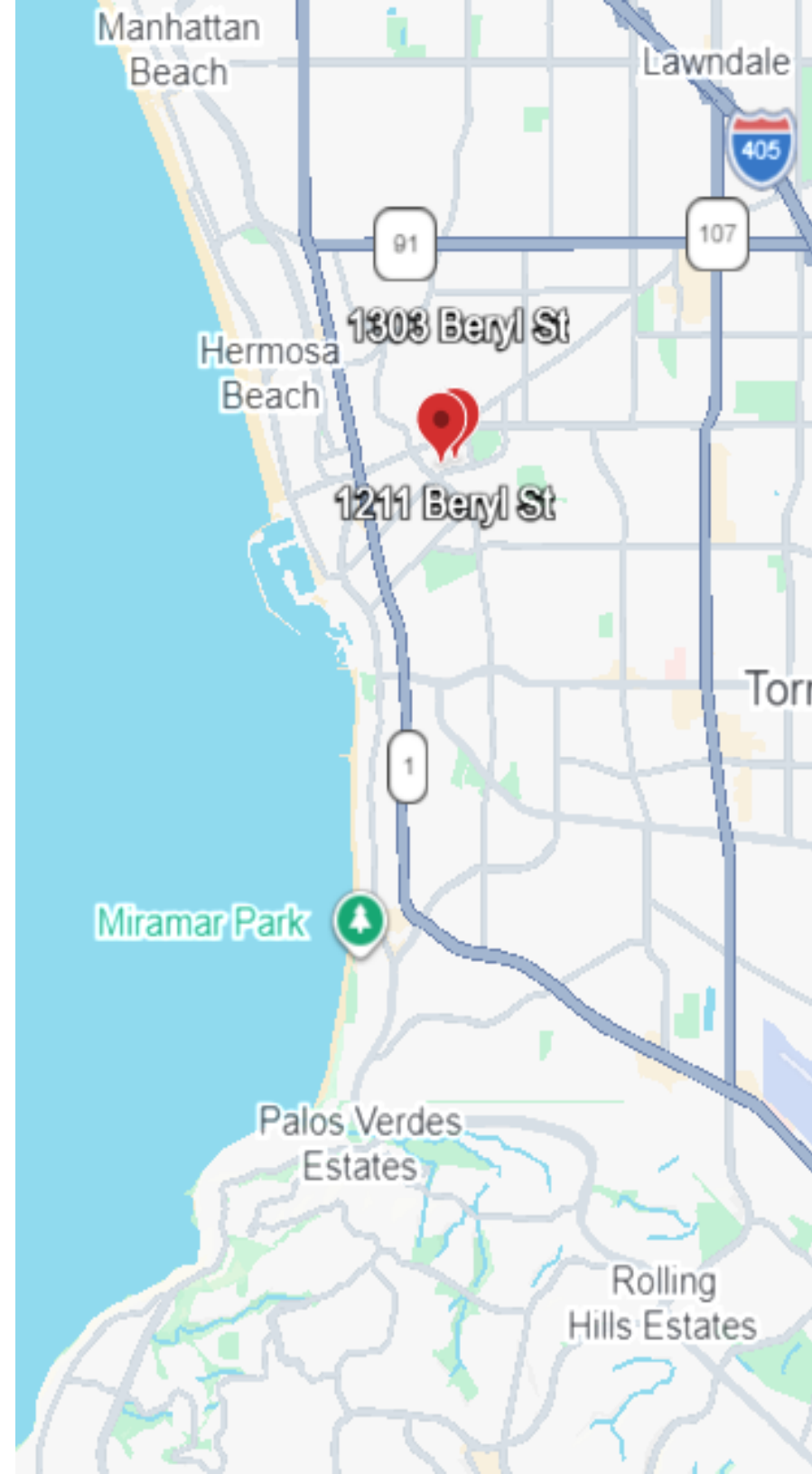
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NON - ENDORSEMENT

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OPINION OF VALUE

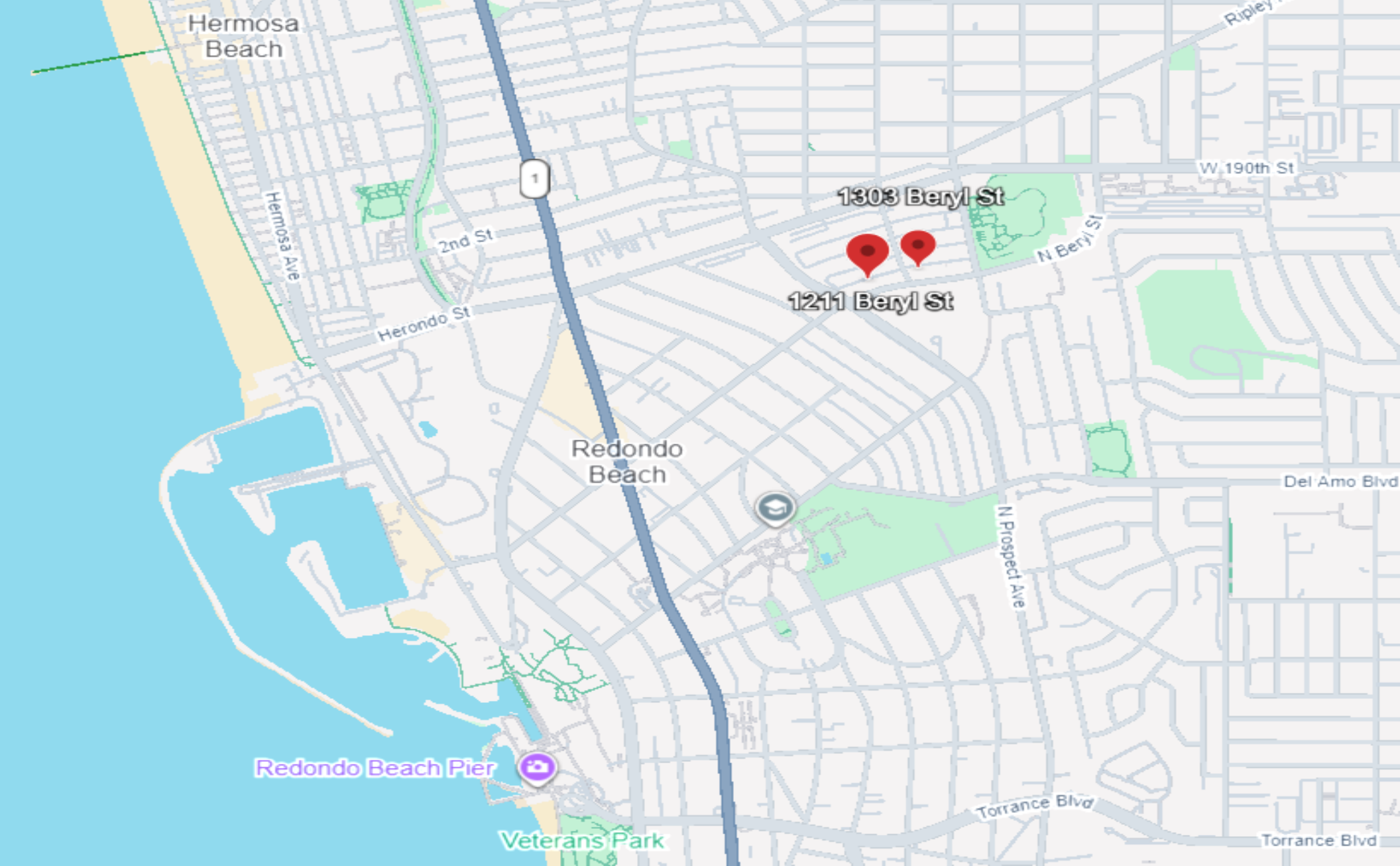
Nothing contained in this memorandum shall be construed as an appraisal of value of the asset described herein. By this memorandum, Kape Property Management Inc. is providing a subjective valuation opinion and analysis. Kape Property Management Inc. does not make any representations or warranties, expressed or implied, as to the accuracy of the information contained herein.



INVESTMENT HIGHLIGHTS

- Two true TURNKEY ASSETS
- All 10 units have been remodeled and professionally designed with high-end finishes
- Extra large units; average of over 1,200 square feet each
- Great unit mix of (1) 4-Bed/3-Bath, (3) 3-Bed/2-Bath, (5) 2-Bed/2-Bath, (1) 2-Bed/1-Bath
- All units are occupied by qualified, long-term, at-market tenants
- Located in the highly desirable Beryl Heights, just minutes from Redondo Beach Pier, Hermosa Beach Pier, and Hollywood Riviera
- Every aspect of these properties has been upgraded, including the roof, plumbing, electric (main panel, subpanels and wiring), kitchens, bathrooms, windows, gutters, exterior façade, landscaping and outdoor spaces
- No local rent control
- 4.17% Current Cap Rate & 16.98 Current GRM
- The properties are located across the street from a shopping center full of local favorites and a grocery store, making this location highly attractive to both families and young professionals
- Easy to secure quality insurance based on key upgrades to electrical and other infrastructure that are carrier-sensitive





LOCATION

RENT ROLL

| Unit | Unit Type | Current Monthly Rent | Proforma (May 2027) Monthly Rent |
|----------------|-------------|----------------------|----------------------------------|
| 1211 (Unit A) | 4 BD / 3 BA | \$5,250 | \$5,500 |
| 1211 (Unit B) | 2 BD / 2 BA | \$3,700 | \$3,800 |
| 1211 (Unit C) | 2 BD / 2 BA | \$3,700 | \$3,800 |
| 1211 (Unit D) | 2 BD / 2 BA | \$3,700 | \$3,800 |
| 1211 (Unit E) | 2 BD / 1 BA | \$3,300 | \$3,500 |
| 1303 (Unit A) | 3 BD / 3 BA | \$4,995 | \$5,100 |
| 1303 (Unit B) | 2 BD / 2 BA | \$3,695 | \$3,800 |
| 1303 (Unit C)* | 2 BD / 2 BA | \$3,645 | \$3,800 |
| 1303 (Unit D) | 3 BD / 2 BA | \$4,500 | \$4,750 |
| 1303 (Unit E) | 3 BD / 2 BA | \$4,500 | \$4,750 |
| Totals | | \$40,985 | \$42,600 |

*1303 (Unit C) is currently receiving a \$303.75 monthly credit till August 2026

FINANCIAL SUMMARY

| | |
|-----------------------|--------------------|
| Purchase Price | \$8,350,000 |
| Current Cap Rate | 4.17% |
| Pro-Forma Cap Rate | 4.39% |
| Current GRM | 16.98 |
| Pro-Forma GRM | 16.33 |

Financing

| | |
|--------------------------|-------------|
| Acquisition Debt Service | \$24,510.06 |
| Amortization (Years) | 30 |
| Down Payment % | 50% |
| Interest Rate | 5.75% |
| Loan Amount | 4,200,000 |
| Down Payment | 4,150,000 |

Property Information

| | |
|------------------|------------------------------|
| Address | 1211 & 1303 Beryl |
| No. of Units | 10 |
| Year Built | 1963/2025 |
| Lot Size (SF) | 10,809 |
| Net Rentable SF: | 11,417 |
| APN | 7502-010-068 7502-015-043 |

Annualized Income & Expenses

| Income | Current | Pro-Forma |
|-------------------------------|------------------|------------------|
| Scheduled Rent Income | \$491,820 | \$511,200 |
| Effective Gross Income | \$491,820 | \$511,200 |

| Expenses | Current | Pro-Forma |
|--------------------------|------------------|------------------|
| Landscaping & Janitorial | \$3,840 | \$3,840 |
| Mgmt Fee | \$19,673 | \$20,448 |
| Repairs & Maintenance | \$5,000 | \$5,000 |
| Utilities | \$9,868 | \$9,868 |
| Property Taxes | \$96,025 | \$96,025 |
| Insurance | \$9,150 | \$9,150 |
| Total Expenses | \$143,556 | \$144,331 |

| | | |
|-----------------------------|------------------|------------------|
| % of EGI | 29% | 28% |
| Net Operating Income | \$348,264 | \$366,869 |

| | | |
|---------------------------|-----------------|-----------------|
| Debt Service | \$294,121 | \$294,121 |
| Levered Cash Flows | \$54,143 | \$72,748 |

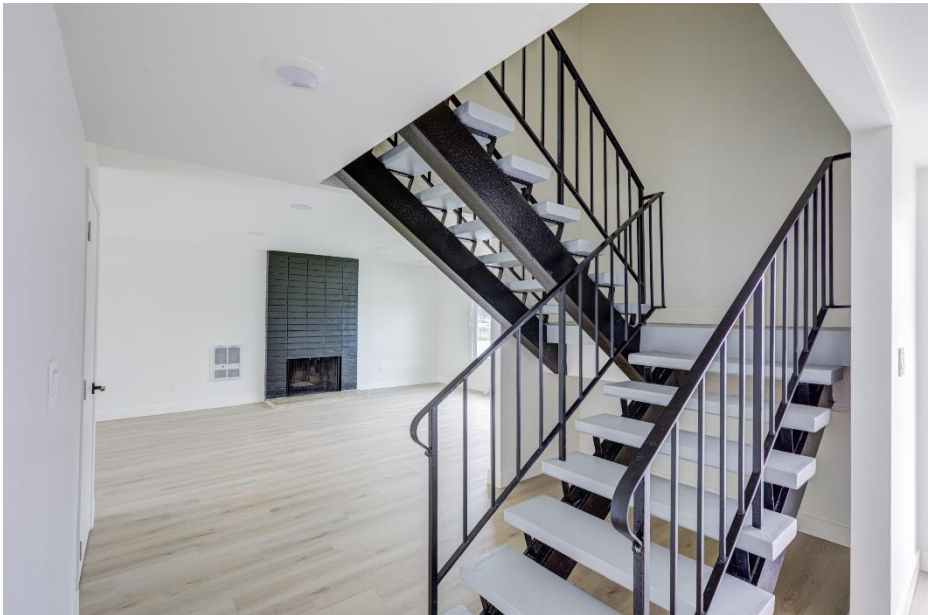
EXTERIOR PHOTOS (1211 Beryl)



EXTERIOR PHOTOS (1303 Beryl)



INTERIOR PHOTOS (1211 Beryl)



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AERIAL VIEW (1211 Beryl)



AERIAL VIEW (1303 Beryl)

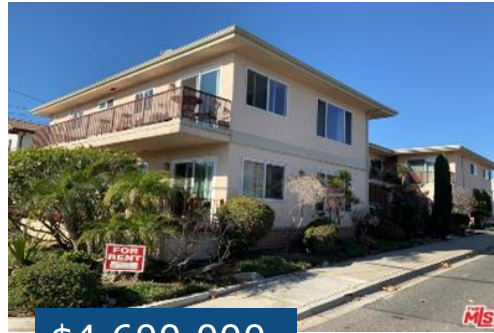


SALES COMPS



\$3,000,000

1 | 2600 Mathews Ave
REDONDO BEACH, CA 90278



\$4,600,000

2 | 1923 Vanderbilt Ln
REDONDO BEACH, CA 90278



\$3,619,800

3 | 518 S Catalina
REDONDO BEACH, CA 90278

| | |
|------------|---|
| Sales Date | 3/17/2025 |
| Units | 7 |
| Year Built | 1962 |
| Gross SF | 6,120 |
| Lot Size | 7,496 |
| Price/Unit | \$428,571 |
| Price/SF | \$490 |
| CAP | 4.63% |
| GRM | 14.23 |
| Unit Mix | 3 - 1 Bd / 1 Ba 3 - 2 Bd / 1 Ba 1 - 3 Bd / 1 Ba |

| | |
|------------|---|
| Sales Date | 6/10/2024 |
| Units | |
| Year Built | 1970 |
| Gross SF | 5,355 |
| Lot Size | 7,511 |
| Price/Unit | \$766,667 |
| Price/SF | \$859 |
| CAP | |
| GRM | |
| Unit Mix | 1 - 1 Bd / 1 Ba 4 - 2 Bd / 1 Ba 1 - 2 Bd / 2 Ba |

| | |
|------------|--|
| Sales Date | 7/31/2025 |
| Units | 8 |
| Year Built | 1924 |
| Gross SF | 4,248 |
| Lot Size | 11,309 |
| Price/Unit | \$452,475 |
| Price/SF | \$852 |
| CAP | 4.23% |
| GRM | 15.11 |
| Unit Mix | 6 - 1 Bd / 1 Ba 10 - 2 Bd / 2 Ba 6 - 3 Bd / 2 Ba |