

# 319 N. GERTRUDA AVENUE REDONDO BEACH



# EXCLUSIVELY LISTED BY



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# PROPERTY DESCRIPTION

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# PROPERTY SUMMARY

## FINANCIALS

<b>PRICE</b>	<b>\$1,650,000</b>
PRICE/UNIT	\$330,000
PRICE/SF	\$618.21
CURRENT CAP	5.24%
PRO FORMA CAP	6.09%
CURRENT GRM	13.78
PRO FORMA GRM	12.22

## ASSET

<b>UNITS</b>	<b>5</b>
YEAR BUILT	1912
RENTABLE SF	2,669
LOT SIZE SF	5,724
PARKING	SURFACE
ZONING	RBR-3
APN	7503-027-010

# ASSET HIGHLIGHTS

**Prime South Redondo Beach Location:** Desirable coastal asset located within a few blocks of Redondo Beach Pier, King Harbor, and the Pacific Ocean.

**Significant Property Tax Advantage:** Property is enrolled in the Mills Act program, providing reduced annual property taxes that enhance cash flow and improve overall investment returns.

**Strong In-Place Income with Significant Upside:** Offering a 5.24% current cap rate and 13.78 GRM, with upside to a 6.09% pro-forma cap rate and 12.22 GRM.

**Walkable South Bay Lifestyle:** Situated near local cafés, restaurants, and everyday conveniences while offering convenient access to Pacific Coast Highway, Riviera Village, the Redondo Beach Pier, and the beach.

**Unit Composition:** Comprised of (4) 1-bedroom/1-bathroom units and a detached studio/1-bathroom unit which will be delivered vacant..

**Charming Units:** Character-rich interiors feature hardwood floors, crown molding and classic architectural details.

**No Local Rent Control (AB 1482 Only):** Not subject to local rent control, allowing for attractive annual rent increases.

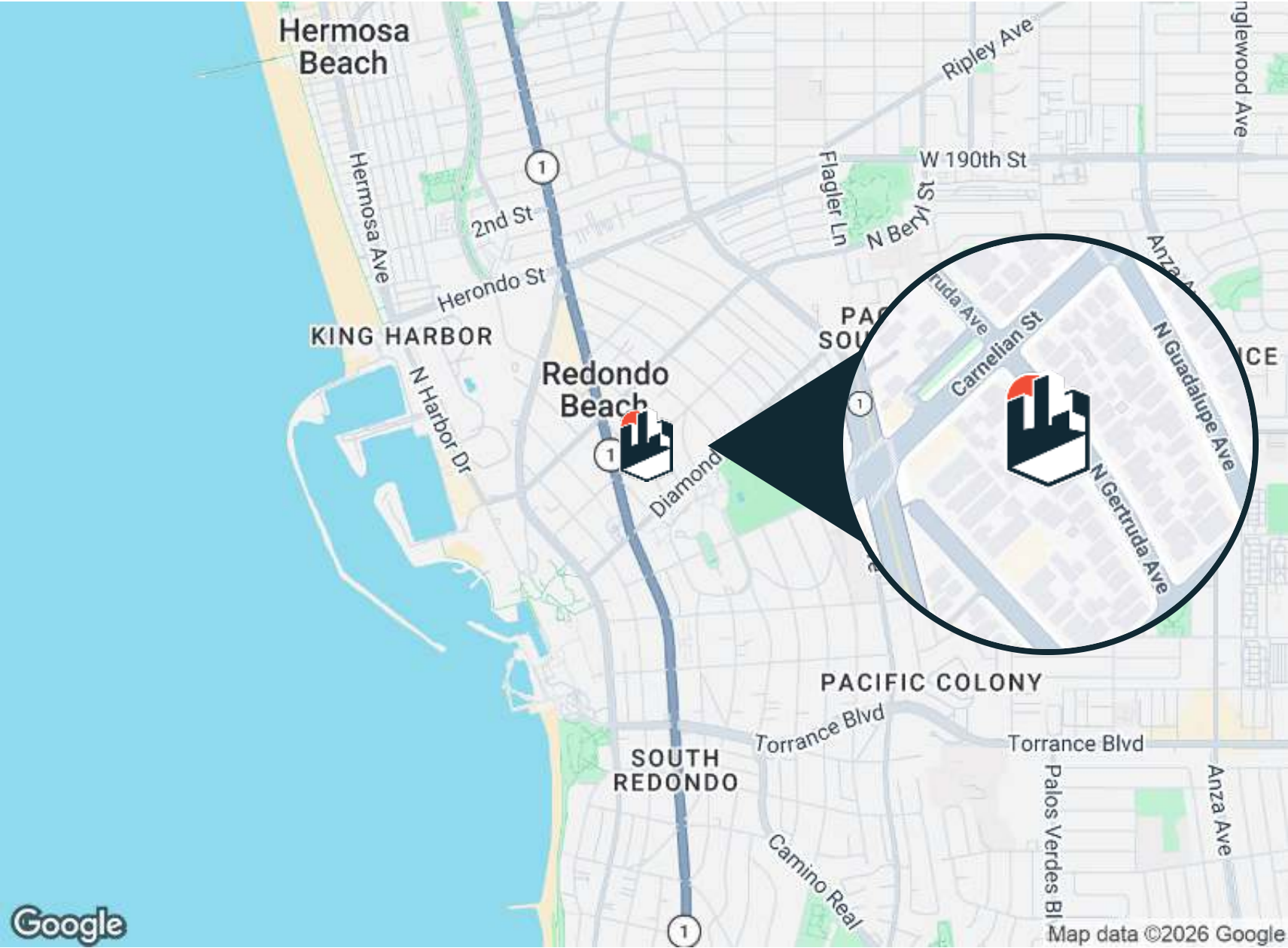
**ADU Potential:** Possible opportunity to add ADU(s); buyer to verify zoning, feasibility, and permitting with local authorities.

**Large Coastal Parcel:** Situated on a 5,724-SF lot.

**Exceptional Intrinsic Value:** Priced at only \$330,000 per unit.



# LOCATION



**319 N. GERTRUDA AVENUE**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate, buyer must verify the information and bears all risk for any inaccuracies.

Palos Verdes

Torrance Beach

Pacific Coast Hwy

319 N. Gertruda Avenue





719











Unit B



An aerial photograph of a residential neighborhood. The houses are mostly single-story or two-story structures with various roof colors (grey, brown, white). There are trees and green spaces scattered throughout. In the background, a coastline is visible with the ocean and a hilly area. The text 'FINANCIAL SUMMARY' is overlaid in the center in a large, white, sans-serif font. A thin white horizontal line is positioned below the word 'SUMMARY'.

# FINANCIAL **SUMMARY**

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# RENT ROLL

UNIT NO.	STATUS	UNIT TYPE	CURRENT	MARKET
			MONTHLY RENT	MONTHLY RENT
A	Occupied	1 Bed + 1 Bath	\$1,925	\$2,250
B	Occupied	1 Bed + 1 Bath	\$1,995	\$2,250
C	Occupied	1 Bed + 1 Bath	\$2,015	\$2,250
D	Occupied	1 Bed + 1 Bath	\$1,795	\$2,250
E	Vacant	Studio + 1 Bath	\$2,250	\$2,250
<b>TOTAL</b>			<b>\$9,980</b>	<b>\$11,250</b>

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# FINANCIAL SUMMARY

<b>Price</b>	<b>\$1,650,000</b>
Down (50%)	\$825,000
Current Cap	5.24%
Pro-Forma Cap	6.09%
Price/Unit	\$330,000
Price/SF	\$618.21
Current GRM	13.78
Pro-Forma GRM	12.22

PROPERTY INFORMATION	
Address	319 N. Gertruda Avenue
No. of Units	5
Year Built	1912
Lot Size (SF)	5,724
Lot Size (AC)	0.13
Net Rentable SF:	2,669
APN	7503-027-010

FINANCING	
Loan Amount	\$825,000
Interest Rate	6.50%
Monthly Payment	\$5,214
Loan-to-Value	50%
Amortization (Years)	30
Term	5 Year Fixed

ANNUALIZED INCOME					
		Current		Pro-Forma	
<b>INCOME</b>					
Scheduled Rent Income		\$119,760		\$135,000	
Other Income		\$720		\$720	
Scheduled Gross Income		\$120,480		\$135,720	
Less: Vacancy/Other Deductions		3.0%	\$3,614	3.0%	\$4,071
Effective Gross Income		\$116,865		\$131,648	
Less: Operating Expenses		26.1%	\$30,478	23.7%	\$31,217
<b>Net Operating Income</b>		<b>\$86,409</b>		<b>\$100,452</b>	
Debt Service		(\$62,575)		(\$62,575)	
Pre-Tax Cash Flow		2.89%	\$23,834	4.59%	\$37,877
Principal Reduction		(\$9,221)		(\$9,221)	
Total Return Before Taxes		4.01%	\$33,055	5.71%	\$47,099

ANNUALIZED EXPENSES			
		Current	Pro-Forma
<b>EXPENSES</b>			
Taxes (Based On Mills Act)		\$9,050	\$9,050
Insurance (Estimated)		\$2,669	\$2,669
Utilities (Actual)		\$6,969	\$6,969
Repairs & Maintenance (Estimated)		\$2,000	\$2,000
Management Fee (5%)		\$5,844	\$6,583
Trash (Actual)		\$1,786	\$1,786
Gardener (Actual)		\$660	\$660
Miscellaneous (Estimated)		\$500	\$500
Reserves & Replacements (Estimated)		\$1,000	\$1,000
<b>Total Expenses</b>		<b>\$30,478</b>	<b>\$31,217</b>
Expenses Per Unit		\$6,095	\$6,243
Expenses Per SF		\$11.42	\$11.70

		CURRENT		MARKET	
Unit Mix	# of Units	Average Rent	Monthly Income	Average Rent	Monthly Income
1 Bed 1 Bath	4	\$1,933	\$7,732	\$2,250	\$9,000
Studio 1 Bath	1	\$2,250	\$2,250	\$2,250	\$2,250
Current Occupancy:	80.0%	<b>Annual Current:</b>	<b>\$119,760</b>	<b>Annual Market:</b>	<b>\$135,000</b>

## 319 N. GERTRUDA AVENUE

An aerial photograph of a coastal city, likely San Diego, featuring a large marina filled with boats, a beach, and a cityscape in the background. The image is overlaid with a semi-transparent blue filter. The text 'MARKET OVERVIEW' is centered in white, with a horizontal line underlining the word 'OVERVIEW'.

# MARKET OVERVIEW

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# REDONDO BEACH

POPULATION

**66,400**

RESIDENTS

AVERAGE  
INCOME

**\$190,000**

PER HOUSEHOLD

WHITE-COLLAR  
WORKERS

**91.7%**

OF WORKING POP.

**LEARN ABOUT  
THIS VIBRANT ECONOMY**

## REDONDO BEACH, CALIFORNIA



Home to nearly 66,400 residents, Redondo Beach enjoys a prime location along the South Bay coastline of Los Angeles County. South Redondo Beach is one of the most desirable coastal submarkets in the South Bay, offering immediate access to the beach, the Redondo Beach Pier, and King Harbor, along with a vibrant mix of dining, retail, and waterfront amenities. Its prime oceanfront setting, walkability, and proximity to neighboring Hermosa Beach and Manhattan Beach make it a highly sought-after location for both residents and investors seeking a premier coastal lifestyle.

Its diverse housing market, from beachfront homes to charming bungalows, reflects its desirability. Proximity to aerospace giants like Boeing and Northrop Grumman fuels economic stability, with many residents in high-paying white-collar jobs.

With an average household income of \$190,000, Redondo Beach offers an affluent coastal lifestyle, making it one of the most sought-after communities in the region.

# LOCAL ECONOMY

Redondo Beach is in close proximity to many Fortune 500 companies such as AT&T, Gilead (Kite Pharma), Mattel, Northrop Grumman, Boeing, Lockheed Martin, and Raytheon as well as entertainment, creative media, bioscience, financial, and aerospace organizations such as the Los Angeles Air Force Base Space Systems Command and the Los Angeles Times. The presence of these large aerospace companies greatly influences the overall economic health of Redondo Beach.



**EMPLOYEES**  
27,000



**NORTHROP GRUMMAN**



**EMPLOYEES**  
17,700



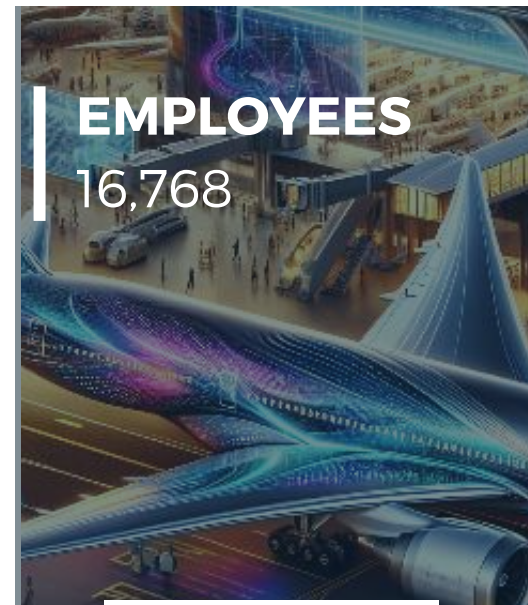
**LOCKHEED MARTIN**




**EMPLOYEES**  
7,000



**Raytheon**



**EMPLOYEES**  
16,768



**BOEING**

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