

2013 RUHLAND AVENUE REDONDO BEACH

EXCLUSIVELY LISTED BY



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PROPERTY SUMMARY

FINANCIALS

PRICE	\$2,150,000
PRICE/UNIT	\$537,500
PRICE/SF	\$439.22
CURRENT CAP	3.88%
PRO FORMA CAP	5.40%
CURRENT GRM	16.74
PRO FORMA GRM	13.27

ASSET

UNITS	4
YEAR BUILT	1972
RENTABLE SF	4,895
LOT SIZE SF	7,506
PARKING	6 GARAGE SPACES
ZONING	RBR-2
APN	4155-019-020

ASSET HIGHLIGHTS

Excellent North Redondo Beach Location: Desirable coastal asset located approximately 2 miles from the Hermosa Beach Pier, Manhattan Beach Pier, and the Pacific Ocean, offering tenants convenient access to premier dining, retail, and lifestyle amenities.

Attractive Unit Mix: Well-positioned asset featuring (1) 3-bed/2-bath unit, (2) 2-bed/1.5-bath townhouse units and (1) 2-bed/1.5-bath unit.

Large Fourplex on Expansive Lot: 4,895-SF property situated on a large 7,506-SF lot.

Outstanding ADU Potential: Large lot and garages present desirable opportunity to add ADUs.

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

Ample Garage Parking: Total of 6 garage spaces.

Strong Financial Upside: Offering a 3.88% current cap rate and 16.74 GRM, with a compelling 5.40% pro-forma cap rate and 13.27 GRM, providing investors with both stable cash flow and meaningful rental upside.

Desirable Financing Options: Qualifies for residential financing, expanding buyer's financing options and offering access to more favorable loan terms.





2013 Ruhland Avenue



2013





RENT ROLL

UNIT NO.	STATUS	UNIT TYPE	CURRENT	MARKET
			MONTHLY RENT	MONTHLY RENT
1	Occupied	2 Bed + 1.5 Bath Townhouse Style	\$2,450	\$3,250
2	Occupied	2 Bed + 1.5 Bath Townhouse Style	\$2,600	\$3,250
3	Occupied	2 Bed + 1.5 Bath	\$2,450	\$3,150
4	Occupied	3 Bed + 2 Bath	\$3,200	\$3,850
TOTAL			\$10,700	\$13,500

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FINANCIAL SUMMARY

Price	\$2,150,000
Down (58%)	\$1,247,000
Current Cap	3.88%
Pro-Forma Cap	5.40%
Price/Unit	\$537,500
Price/SF	\$439.22
Current GRM	16.74
Pro-Forma GRM	13.27

PROPERTY INFORMATION	
Address	2013 Ruhland Avenue
No. of Units	4
Year Built	1972
Lot Size (SF)	7,506
Lot Size (AC)	0.17
Net Rentable SF:	4,895
APN	4155-019-020

FINANCING	
Loan Amount	\$903,000
Interest Rate	6.15%
Monthly Payment	\$5,501
Loan-to-Value	42%
Amortization (Years)	30
Term	5 Year Fixed

ANNUALIZED INCOME					
		Current		Pro-Forma	
INCOME					
Scheduled Rent Income		\$128,400		\$162,000	
Other Income		-		-	
Scheduled Gross Income		\$128,400		\$162,000	
Less: Vacancy/Other Deductions		3.0%	\$3,852	3.0%	\$4,860
Effective Gross Income		\$124,548		\$157,140	
Less: Operating Expenses		33.0%	\$41,055	26.1%	\$41,055
Net Operating Income		\$83,493		\$116,085	
Debt Service		(\$66,016)		(\$66,016)	
Pre-Tax Cash Flow		1.40%	\$17,477	4.02%	\$50,069
Principal Reduction		(\$10,782)		(\$10,782)	
Total Return Before Taxes		2.27%	\$28,259	4.88%	\$60,851

ANNUALIZED EXPENSES			
		Current	Pro-Forma
EXPENSES			
Taxes (1.25%)		\$26,875	\$26,875
Insurance (Estimated)		\$4,895	\$4,895
Water (Actual)		\$3,244	\$3,244
Electricity (Actual)		\$563	\$563
Trash (Actual)		\$1,478	\$1,478
Repairs & Maintenance (Estimated)		\$1,600	\$1,600
Gardener (Estimated)		\$1,200	\$1,200
Miscellaneous (Estimated)		\$400	\$400
Reserves & Replacements (Estimated)		\$800	\$800
Total Expenses		\$41,055	\$41,055
Expenses Per Unit		\$10,263	\$10,263
Expenses Per SF		\$8.39	\$8.39

CURRENT				MARKET	
Unit Mix	# of Units	Average Rent	Monthly Income	Average Rent	Monthly Income
2 Bed 1.5 Bath	3	\$2,500	\$7,500	\$3,217	\$9,651
3 Bed 2 Bath	1	\$3,200	\$3,200	\$3,850	\$3,850
Current Occupancy:	100.0%	Annual Current:	\$128,400	Annual Market:	\$162,000

2013 RUHLAND AVENUE

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