

508

Esplanade,
Redondo Beach, CA
90277

A 6-Unit
Apartment Opportunity

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Redondo Beach, CA 90277



SECTIONS

- I PROPERTY DESCRIPTION
- II FINANCIAL ANALYSIS

I. PROPERTY DESCRIPTION



INVESTMENT OVERVIEW

CBC Advisors is proud to present this 4,780-square foot, six-unit apartment located at 508 Esplanade in Redondo Beach, California. Redondo Beach has seen a recent revitalization of local landmarks and continued growth in its multifamily market. The subject property is located twenty miles south of Los Angeles near the secluded and idyllic South Redondo area known as “Hollywood Riviera,” nestled next to the beautiful coves of Palos Verdes Peninsula. Only half a block separates this beautiful property from the Pacific Ocean. In a six-block radius is a cluster of boutique clothing and gift shops, restaurants and cafes. Apart from the smog-free views of the Pacific Ocean and the lush and dramatic cliffs of the Palos Verdes Peninsula, the subject property is just minutes from King Harbor and the Redondo Beach Pier.

Set in a prime South Redondo Beach location within walking distance to all of the boutique retail, entertainment and restaurants of South Catalina Avenue - including Tapas Y Vino, Yellow Vase, Coffee Cartel, Redondo Beach Brewing, Zazou, and Hennessey’s Tavern - these residences allow for easy access to otherwise difficult secluded beach and recreational destinations such as Torrance Beach, Malaga Cove, Miramar Park and the Redondo Beach Pier.

Situated on a lot totaling 6,410-square feet, the offering consists of six units: one two-bedroom/one-and-three-quarter-bathroom owner’s unit, one three-bedroom/two-bathroom unit and four one-bedroom/one-bathroom units. The spacious owner’s units contains a fireplace and private deck. The property is situated half a block from the Pacific Ocean which allows an investor to obtain yield growth through property enhancements. Additionally, all units are separately metered for gas and electricity and have garage parking plus one tandem space for every unit.

The 508 Esplanade apartment provides long-term investors with the opportunity to own an A Class Asset on a valuable piece of land in a prime Redondo Beach location. Additionally, a buyer may consider enhancing the current building to sell the property at a later date. 508 Esplanade provides an investor with the once in a life-time opportunity to purchase a highly attractive property, with strong income, in an absolutely irreplaceable location.



PROPERTY INFORMATION



Property Address	508 Esplanade, Redondo Beach, CA 90277
Assessor's Parcel Number	7508-005-018
Land Use	Apartments
Buildings	1
Stories	2
Zoning	RBRMD
Year Built	1963

SITE DESCRIPTION

Units	6
Rentable Square Feet	4,780
Lot Size (SF)	6,410
Parking	Garage

UTILITIES

Water	Master Metered
Sewer	Master Metered
Electric	Separately Metered
Gas	Separately Metered



PROPERTY PHOTOS



PROPERTY PHOTOS



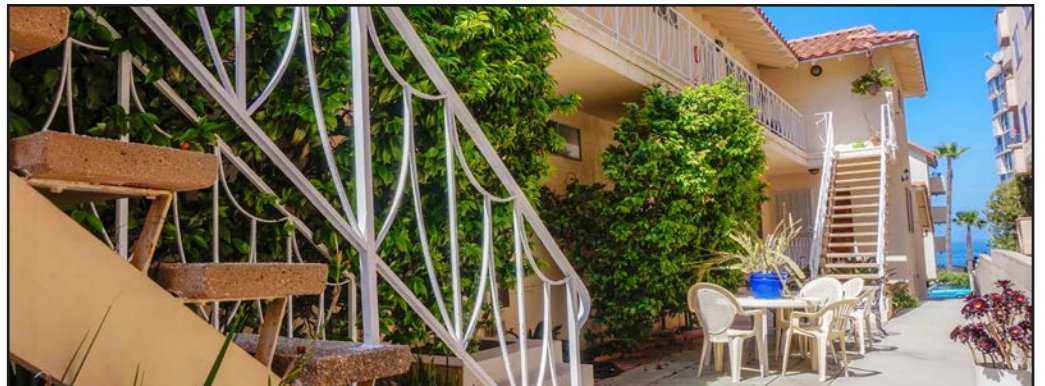
PROPERTY PHOTOS

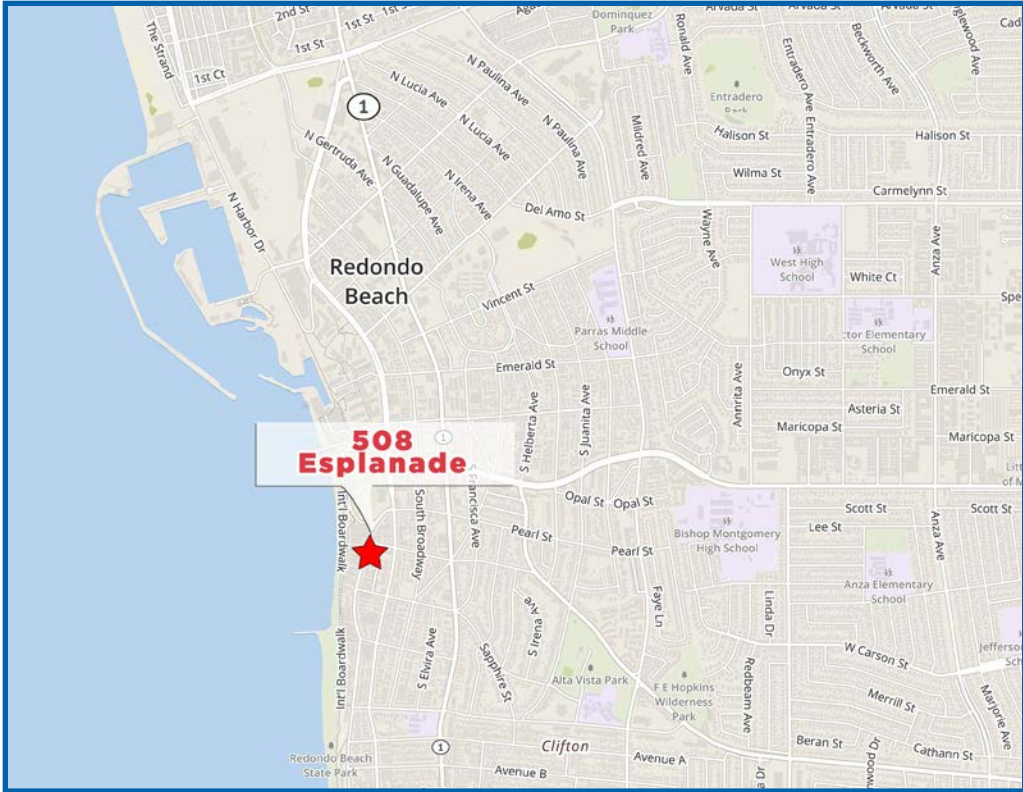


PROPERTY PHOTOS



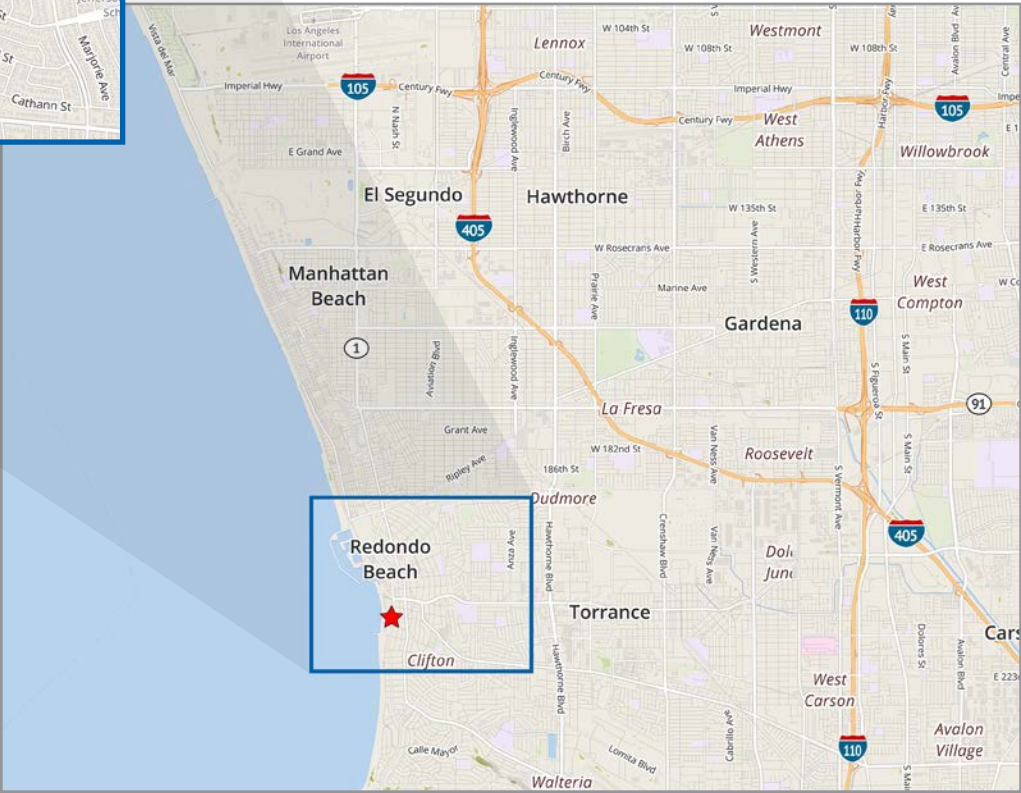
PROPERTY PHOTOS





LOCATION MAP

REGIONAL MAP



AERIAL VIEW



II. FINANCIAL ANALYSIS



RENT ROLL

Unit No.	Status	Unit Type	CURRENT		MARKET	
			Monthly Rent	Annual Rent	Monthly Rent	Annual Rent
1	Occupied	2 Bed 1.75 Bath	\$2,850	\$34,200	\$3,500	\$42,000
2	Occupied	1 Bed 1 Bath	\$1,644	\$19,728	\$2,450	\$29,400
3	Occupied	1 Bed 1 Bath	\$1,540	\$18,480	\$2,450	\$29,400
4	Occupied	1 Bed 1 Bath	\$1,540	\$18,480	\$2,450	\$29,400
5	Occupied	1 Bed 1 Bath	\$1,825	\$21,900	\$2,450	\$29,400
6	Occupied	3 Bed 2 Bath	\$3,025	\$36,300	\$3,950	\$47,400
TOTAL			\$12,424	\$149,088	\$17,250	\$207,000

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INCOME & EXPENSE

Total Number of Units: 6
 Total Rentable area: 4,780 SF

Income	Current	Per Unit	Pro Forma	Per Unit
Scheduled Rent Income	\$149,088	\$24,848	\$207,000	\$34,500
Other Income	\$1,200	\$200	\$1,200	\$200
GROSS POTENTIAL INCOME	\$150,288	\$25,048	\$208,200	\$34,700
Vacancy/Collection Allowance (GPR)	3.0% / \$4,473	\$746	3.0% / \$6,210	\$1,035
EFFECTIVE GROSS INCOME	\$145,815	\$24,303	\$201,990	\$33,665
Expenses				
Taxes (1.25%)	\$49,938	\$8,323	\$49,938	\$8,323
Insurance	\$2,008	\$335	\$2,008	\$335
Utilities	\$5,220	\$870	\$5,220	\$870
Repairs & Maintenance	\$2,400	\$400	\$2,400	\$400
Trash	\$1,200	\$200	\$1,200	\$200
Gardener	\$1,200	\$200	\$1,200	\$200
Miscellaneous	\$600	\$100	\$600	\$100
Reserves & Replacements	\$1,200	\$200	\$1,200	\$200
TOTAL EXPENSES	\$63,765	\$10,628	\$63,765	\$10,628
Expenses per SF	\$13.34		\$13.34	
Expenses per Unit	\$10,628		\$10,628	
% of EGI	43.7%		31.6%	
NET OPERATING INCOME	\$82,050	\$13,675	\$138,225	\$23,038

NOTES: Some Expenses Are Estimated

FINANCIAL SUMMARY

Price **\$3,995,000**

Down	100%	\$3,995,000
Current Cap		2.05%
Pro Forma Cap		3.46%
Price/Unit		\$665,833
Price/SF		\$835.77
Current GRM		26.80
Pro Forma GRM		19.30
Ownership		Fee Simple

Annualized Income & Expense

			Current		Pro Forma
INCOME					
Scheduled Rent Income			\$149,088		\$207,000
Other Income			\$1,200		\$1,200
Scheduled Gross Income			\$150,288		\$208,200
Less: Vacancy/Other Deductions		3.0%	\$4,473	3.0%	\$6,210
Effective Gross Income			\$145,815		\$201,990
Less: Operating Expenses		43.7%	\$63,765	31.6%	\$63,765
Net Operating Income			\$82,050		\$138,225

Property Information

Address	508 Esplanade	
	Redondo Beach, CA 90277	
No. of Units		6
Year Built		1963
Lot Size (SF)		6,410
Lot Size (AC)		0.14
Net Rentable SF:		4,780
APN		7508-005-018

Annualized Expenses

			Current		Pro Forma
Operating Expenses					
Taxes (1.25%)			\$49,938		\$49,938
Insurance			\$2,008		\$2,008
Utilities			\$5,220		\$5,220
Repairs & Maintenance			\$2,400		\$2,400
Trash			\$1,200		\$1,200
Gardener			\$1,200		\$1,200
Miscellaneous			\$600		\$600
Reserves & Replacements			\$1,200		\$1,200
Total Expenses:			\$63,765		\$63,765
Total Expenses per Unit:			\$10,628		\$10,628
Total Expenses per Sq. Ft.:			\$13.34		\$13.34

Financing

Loan Amount	All Cash
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CURRENT

MARKET

Unit Mix	# of Units	Average Rent	Monthly Income	Average Rent	Monthly Income
1 Bed 1 Bath	4	\$1,637	\$6,549	\$2,450	\$9,800
2 Bed 1.75 Bath	1	\$2,850	\$2,850	\$3,500	\$3,500
3 Bed 2 Bath	1	\$3,025	\$3,025	\$3,950	\$3,950
Current Occupancy: 100%		Annual Current:	\$149,088	Annual Market:	\$207,000

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