



1710

FINANCIAL SUMMARY

1710 Esplanade, Redondo Beach CA 90277



VALUATION SNAPSHOT

Metric	Value
Purchase Price	\$8,000,000
Price / Unit	\$1,000,000
NOI (Stabilized)	\$262,005
Cap Rate	3.28%
GRM	19.8x

RENT ROLL

Unit	Type	Current Rent	Market Rent
A	1BD	\$3,225	\$3,950
B	1BD	\$3,700	\$3,950
C	1BD	\$2,820	\$3,950
D	2BD	\$4,200	\$5,000
E	1BD	\$3,500	\$3,950
F	1BD	\$3,785	\$3,950
G	1BD	\$3,795	\$3,950
H	2BD	\$4,085	\$5,000
TOTAL (Monthly)		\$29,110	\$33,700
TOTAL (Annual)		\$349,320	\$404,400

INCOME & EXPENSE ANALYSIS

Income	Current	Pro Forma
Gross Scheduled Rent	\$349,320	\$404,400
Effective Gross Income	\$349,320	\$404,400
Less Expenses	\$(40,843)	\$(142,395)
Net Operating Income	\$308,477	\$262,005

EXPENSES PRO FORMA (STABILIZED)

Expense	Annual	Per Unit
Real Estate Taxes	\$100,000	\$12,500
Insurance	\$14,714	\$1,839
Management Fee	\$11,610	\$1,451
Repairs & Maintenance	\$8,836	\$1,105
Water / Sewer	\$2,817	\$352
Landscaping	\$1,114	\$139
Utilities	\$3,304	\$413
Total Operating Expense	\$142,395	\$17,799



Exclusively Marketed by:

Rami Elminoufi

Beach City Brokers
310-947-1180
DRE # 01434630
Rami@bcbestates.com



Rami Elminoufi