BCB | Commercial


FINANCIAL SUMMARY

1710 Esplanade, Redondo Beach CA 90277

## **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** |

## **INVESTMENT** HIGHLIGHTS

- Eight-unit oceanfront apartment community in one of the South Bay's most desirable beachfront locations.
- Five-year operating history demonstrating consistent and stable financial performance.
- Current in-place rental income exceeds the historical five-year operating average by approximately 11.9%.
- Additional upside remains through continued alignment of in-place rents with prevailing market rents.
- Historical operating expenses have averaged approximately 16.3% of effective gross income, reflecting efficient ownership and management.
- Seller financing at 3.50% interest-only with 50% down provides qualified buyers with financing significantly below prevailing commercial lending rates, reducing debt service and enhancing investment flexibility.

## **OPERATING** SUMMARY

*The following operating summary presents the property's historical operating performance alongside its current in-place income and market rent potential. Historical operating expenses reflect the normalized annual average for the five-year period from January 1, 2021 through December 31, 2025. Current In-Place and Market Potential scenarios utilize the historical operating expense profile (excluding property taxes), which prospective purchasers should independently underwrite based on their acquisition assumptions.*

## **SELLER** FINANCING

| Financing Terms | |
|---|---|
| Purchase Price | $8,950,000 |
| Seller Carry | 50% First Trust Deed |
| Buyer Down Payment | 50% |
| Interest Rate | 3.50% Interest Only |
| Seller Carry Loan Amount | $4,475,000 |
| **Annual Interest Expense** | **$156,625** |

*Qualified purchasers may benefit from attractive below-market seller financing, offering a compelling alternative to conventional multifamily debt.*

## **OPERATING** PERFORMANCE

| Financial Summary | Historical 5-Year Average | Current In-Place | Market Potential |
|---|---|---|---|
| Gross Scheduled Rental Income | $312,257 | $349,320 | $404,400 |
| Other Income (Laundry & Misc.) | $838 | $838 | $838 |
| **Effective Gross Income (EGI)** | **$313,095** | **$350,158** | **$405,238** |
| Operating Expenses (Excluding Property Taxes) | $(51,093) | $(51,093) | $(51,093) |
| **Net Operating Income** | **$262,002** | **$299,065** | **$354,145** |

## **HISTORICAL OPERATING** EXPENSE BREAKDOWN

| Expense Category | Annual Average |
|---|---|
| Insurance | $13,919 |
| Repairs & Maintenance | $22,778 |
| Utilities | $6,744 |
| Janitorial | $6,199 |
| Telephone | $1,063 |
| Business Licenses & Permits | $137 |
| Equipment & Furniture | $195 |
| Professional Fees | $58 |
| **Total Operating Expense** | **$51,093** |

*Historical operating expenses exclude real property taxes. Upon transfer of ownership, property taxes are expected to be reassessed based on the purchase price. Prospective purchasers should independently underwrite property taxes, insurance, financing costs, reserves, and other ownership-specific expenses.*