

**2311 Vanderbilt Lane
Redondo Beach, CA. 90278**

LISTED BY:

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DRE 00776733

Investment Highlights

* Total 6 Units

* Great Unit Mix

* 6 Unit

* (1) 3-Bed / 2-Bath

* (1) 2-Bed / 2-Bath

* (4) 2-Bed / 1 Bath

* 6 Enclosed garages

* 4.4% Current Cap Rate & 15.6 Current GRM

* Upgrades consist of:

1. Termite tenting and Repair made five months ago

2. Partial main line replaced

3. Deck Coating

* All Units Occupied

* Located in desirable North Redondo Beach

* No local rent control

Rent Roll

UNIT	UNIT TYPE	MONTHLY RENT	PROFORMA (MARCH 2025)
1	2 Bed / 2 BA	\$2,795	\$2,950
2	3 Bed / 2 BA	\$2,645	\$4,000
3	2 Bed / 1 BA	\$2,230	\$2,900
4	2 Bed / 1 BA	\$2,395	\$2,900
5	2 Bed / 1 BA	\$2,175	\$2,900
6	2 Bed / 1 BA	\$2,175	\$2,900
TOTALS		\$14,415	\$18,550

FINANCIAL SUMMARY

PROPERTY INFORMATION		ANNUALIZED INCOME AND EXPENSES		
Address:	2311 Vanderbilt Ln, RB. 90278		CURRENT	PRO-FORMA
Number Units:	6	INCOME	\$14,415	\$18,550
Year Built:	1961			
Lot Size:	7,500 SF			
Gross Building S/F:	4,957			
APN:	4157-003-017	EXPENSES		
		Property Tax	\$21,807	
		Landscaping	\$960	
		Management Fee	\$10,380	
		Repair & Maintenance	\$3,300	
		Utilities	\$6,600	
		Insurance	\$3,050	
		Trash	\$2,160	
		TOTAL EXPENSES	\$48,257	
		Debt Service		
PURCHASE PRICE		LEVERAGED CASH FLOW		
\$2,700,000				
Current Cap Rate	4.42%			
Pro-Forma Cap Rate	6.3%			
Current GRM	15.6%			
Pro-Forma GRM	12.1%			
Price Per / SQ	\$544			