OFFERING MEMORANDUM

715 BERYL ST REDONDO BEACH, CA 90277



LIST PRICE

LYON STAHL INVESTMENT REAL ESTATE

SAMIMI CRE ADVISORS

$1,400,000

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Redondo Beach, CA 90277

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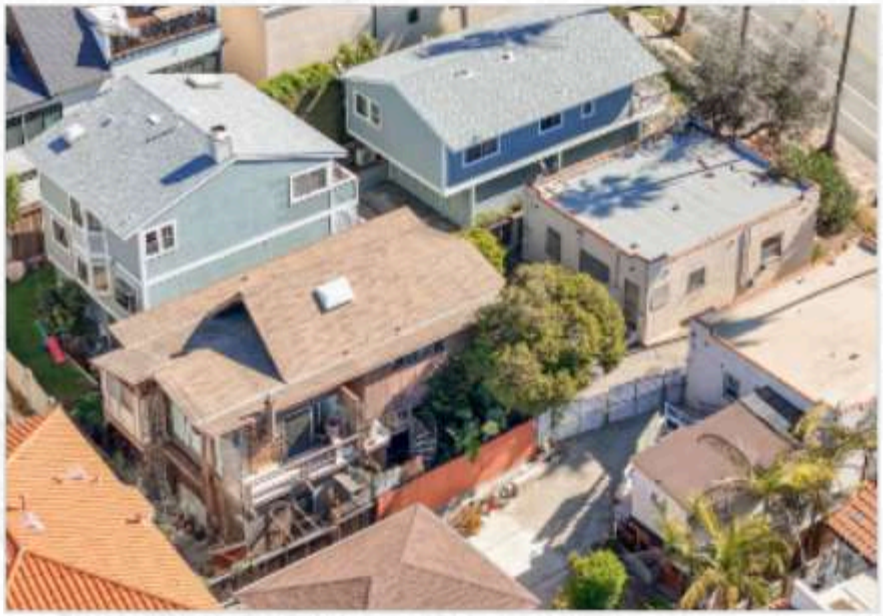


SECTION 1

PROPERTY DESCRIPTION

715 Beryl St Redondo Beach, CA 90277

THE OFFERING





Ocean Views in South Redondo and Two Separate Homes on one Lot! This asset is irreplaceable as you will not find another one like it.

715 Beryl consists of Two Single Family Homes on one lot Completely separate without any attached walls. Incredible ocean views from rear unit which can easily be reconfigured as a 3 Bedroom and 3 Bath unit with incredible open beam ceilings and tons of charms with a great rear yard and a large 2 car garage.

The front spanish style home has a tremendous amount of character. Currently functioning as a 1 bedroom 1 bath, can be reconfigured as a 2+1 per its original title, and is quite large at 832 sq ft. It has 2 private parking spaces in the rear, and a very large front yard.

With a construction budget included of $250,000 from Verve Construction, this asset can be redesigned per the renderings as a brand new asset creating over $500K in value for a visionary investor. Do not miss this opportunity. Very Rare to find of two homes on on lot in South Redondo Beach and even more rare to find one with Ocean Views.

PROPERTY DETAILS

Address	715 Beryl St Redondo Beach, CA 90277
List Price	$1,400,000
Total Units	2
Total Building Sq. Ft.	2,000 SF
Total Lot Size	4,639 SF
Year Built	1926
Price / Unit	$700,000
Price / Sq. Ft.	$700.00
Zoning	LA RD2
APN	7503-004-003
Rent Control	LA RSO
Parking	2 spaces



INVESTMENT HIGHLIGHTS

- 2 Vacant unit multifamily asset in Redondo Beach, built in 1926
- Priced at a 9.72 GRM and 8.24% current cap rate
- Unit mix of (1) 2+1 (1) 3+1
- Subject to LA RSO rent control
- 2 on-site parking spaces
- Priced at $700/SF on the building
- New highlight

PROPERTY PHOTOS









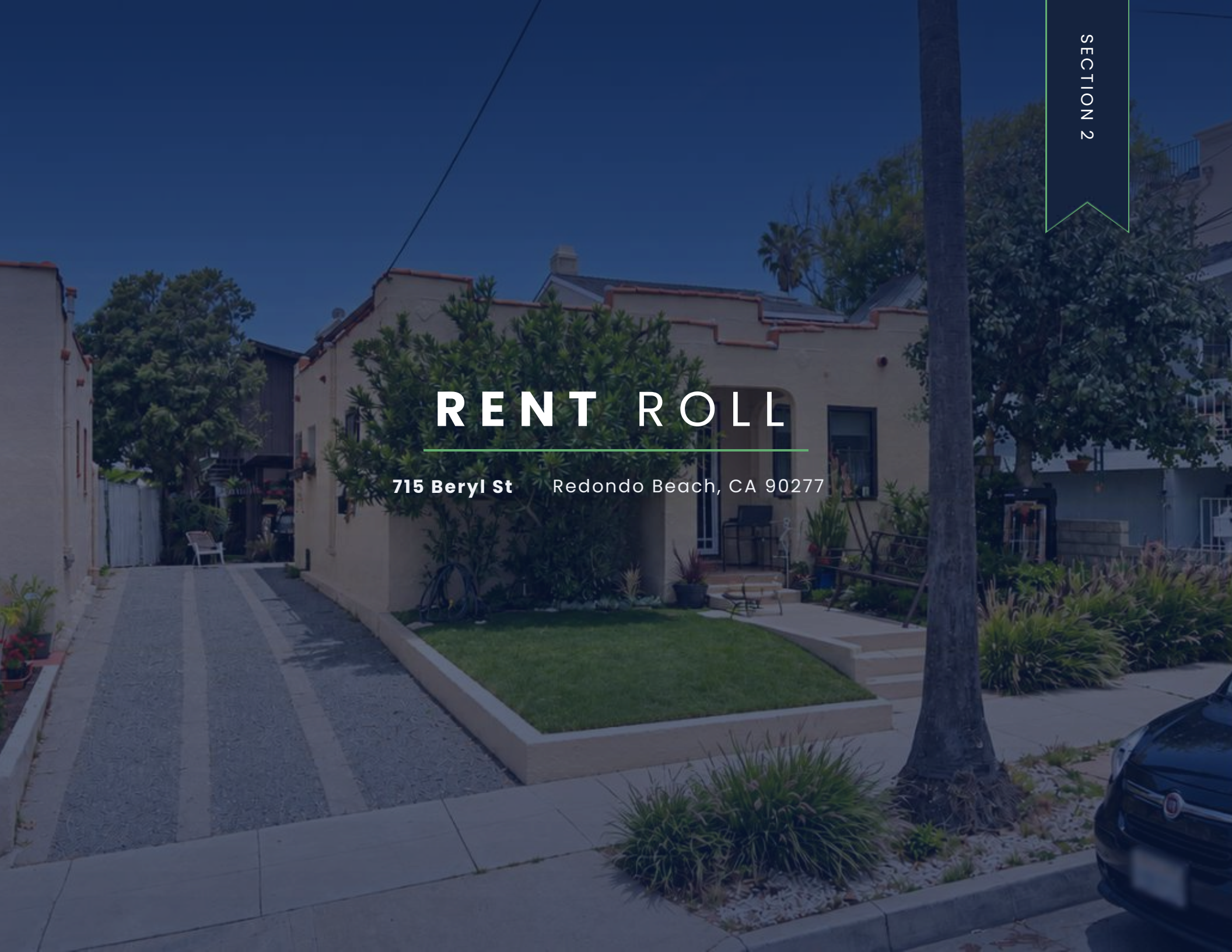
PROPERTY PHOTOS











RENT ROLL

715 Beryl St Redondo Beach, CA 90277

RENT SUMMARY

UNIT MIX

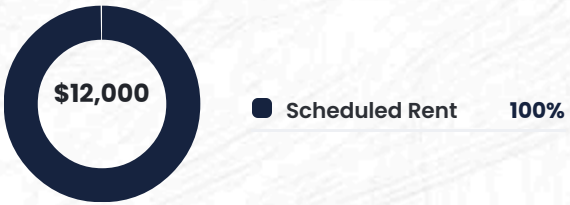
Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
2+1	1	50%	$5,500	$5,500	$5,500	$5,500	0%
3+1	1	50%	$6,500	$6,500	$6,500	$6,500	0%
TOTALS	**2**		**$6,000**	**$12,000**		**$12,000**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$12,000	$12,000
Monthly Scheduled Gross Income	$12,000	$12,000
Annualized Scheduled Gross Income	**$144,000**	**$144,000**

At a Glance	
Rental Upside	0.00%
Average Unit Size	1,000 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA RSO
Occupancy	0%

INCOME BREAKDOWN · CURRENT



RENT ROLL

Unit #	Bdrms / Baths	Notes	+/- Sq. Ft	Monthly Rent / Average	Total Monthly Income	Pro Forma Rent / Unit	Pro Forma Total
1	**2**+1	Vacant	850	$5,500	$5,500	$5,500	$5,500
2	3+1	Vacant	1200	$6,500	$6,500	$6,500	$6,500
TOTAL RENTAL INCOME					**$12,000**		**$12,000**
TOTAL MONTHLY INCOME					**$12,000**		**$12,000**
TOTAL ANNUAL INCOME					**$144,000**		**$144,000**



SECTION 3

INCOME & EXPENSES

715 Beryl St Redondo Beach, CA 90277

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$144,000		$144,000	
Vacancy Rate Reserve	$7,200	5.00%	$7,200	5.00%
Gross Operating Income	$136,800		$136,800	
Operating Expenses	$21,400	14.86%	$21,400	14.86%
NET OPERATING INCOME	**$115,400**		**$115,400**	
Debt Service	$75,543		$75,543	
Pre-Tax Cash Flow	*$39,857*	*11.39%*	*$39,857*	*11.39%*
Principal Reduction	$12,894		$12,894	
Total Return Before Taxes	*$52,751*	*15.07%*	*$52,751*	*15.07%*

Vacancy & expense percentages are of Scheduled Gross Income; cash flow & total return of the down payment.

Annualized Expenses (*estimated)	Current	Pro Forma
New Taxes (1.1% Purchase Price)	$15,400	$15,400
Direct Assessments ($)	$0	$0
Repairs & Maintenance ($650/Unit)	$1,300	$1,300
Insurance ($1.25/SF)	$2,500	$2,500
Utilities ($500/Unit)	$1,000	$1,000
Trash ($/Month)	$0	$0
Landscaping ($100/Month)	$1,200	$1,200
Pest Control ($/Month)	$0	$0
Property Management (0% SGI)	$0	$0
TOTAL EXPENSES	**$21,400**	**$21,400**
Expenses as % of SGI	14.86%	14.86%
Per Sq. Ft.	$10.70	$10.70
Per Unit	$10,700	$10,700



SECTION 4

FINANCIAL ANALYSIS

715 Beryl St Redondo Beach, CA 90277

FINANCIAL ANALYSIS

Property Address		715 Beryl St
List Price:		**$1,400,000**
Down Payment:	25.0%	$350,000
Number of Units:		2
Cost per Unit:		$700,000
Current GRM:		9.72
Pro Forma GRM:		9.72
Current CAP:		8.24%
Pro Forma CAP:		8.24%
Year Built:		1926
Approx. Lot Size:		4,639 SF
Approx. Gross RSF:		2,000 SF
Cost per RSF:		$700.00

Proposed Financing

First Loan Amount:	$1,050,000
Interest Rate:	6.00%
Amortization:	30 yrs
Fixed Period:	5 yrs
Monthly Payment:	$6,295
DCR:	1.53

Annualized Expenses *Estimated

New Taxes (1.1% Purchase Price):	$15,400
Repairs & Maintenance ($650/Unit):	$1,300
Insurance ($1.25/SF):	$2,500
Utilities ($500/Unit):	$1,000
Landscaping ($100/Month):	$1,200
Total Expenses:	**$21,400**
Expenses as % of SGI:	14.86%
Per Unit:	$10,700

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$144,000		$144,000	
Vacancy Rate Reserve:	$7,200	5.00% *1	$7,200	5.00% *1
Gross Operating Income:	$136,800		$136,800	
Operating Expenses:	$21,400	14.86% *1	$21,400	14.86% *1
Net Operating Income:	$115,400		$115,400	
Loan Payments:	$75,543		$75,543	
Pre-Tax Cash Flow:	$39,857	11.39% *2	$39,857	11.39% *2
Principal Reduction:	$12,894		$12,894	
Total Return Before Taxes:	$52,751	15.07% *2	$52,751	15.07% *2

*1 As a percent of Scheduled Gross Income *2 As a percent of Down Payment

Scheduled Income

# Units	Bd/Ba	Notes	Rent	Total	PF Rent	PF Total
1	2+1	Vacant	$5,500	$5,500	$5,500	$5,500
1	3+1	Vacant	$6,500	$6,500	$6,500	$6,500
Monthly Scheduled Gross Income				**$12,000**		**$12,000**
Annualized Scheduled Gross Income				**$144,000**		**$144,000**

Utilities Paid by Tenant: Trash, Gas and Electric

FINANCING

Proposed Financing		
List Price:		$1,400,000
Down Payment:	25.0%	$350,000
First Loan Amount:		$1,050,000
Loan-to-Value:		75%
Interest Rate:		6.00%
Amortization:		30 years
Fixed Period:		5 years
Monthly Payment (P&I):		$6,295
Annual Debt Service:		$75,543
DCR:		1.53

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$115,400
Net Operating Income (Pro Forma):	$115,400
Pre-Tax Cash Flow (Current):	$39,857
Pre-Tax Cash Flow (Pro Forma):	$39,857
Cash-on-Cash (Current):	11.39%
Cash-on-Cash (Pro Forma):	11.39%
Total Return Before Taxes (PF):	$52,751

Financing shown is proposed and for illustration only. Buyer to obtain their own financing; rates and terms subject to lender approval and market conditions. Contact the listing agents for referrals to multifamily lenders active in this submarket.



SALE COMPARABLES

715 Beryl St Redondo Beach, CA 90277

SALE COMPS



715 BERYL ST

RedondoBeach, CA 90277

Subject Property

Price:	**$1,400,000**	Bldg Size:	**2,000 SF**
No. Units:	**2**	Price/SF:	**$700.00**
GRM:	**9.72**	CAP:	**8.24%**
$/Unit:	**$700,000**		



1

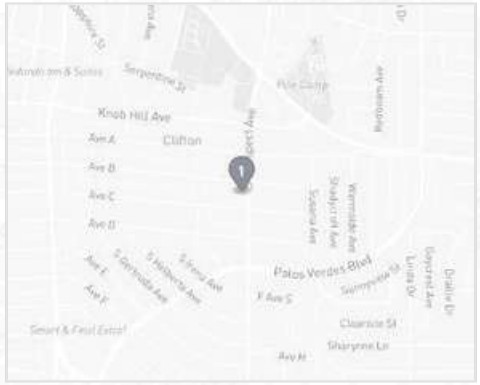


1011 S PROSPECT AVE

Redondo Beach, CA 90277

Sold 2/19/2026

Price:	**$2,666,000**	Bldg Size:	**4,150 SF**
No. Units:	**2**	Price/SF:	**$642.41**
GRM:	**14.06**	CAP:	**5.33%**
$/Unit:	**$1,333,000**		



2

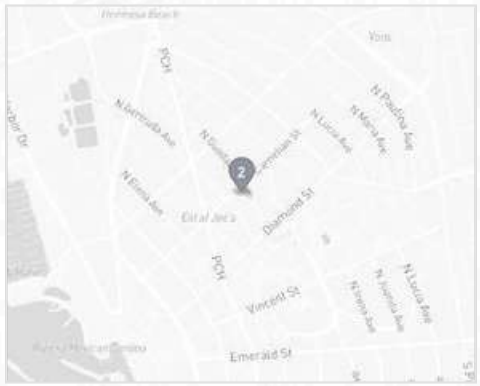


610 CARNELIAN

RedondoBeach,CA 90277

Sold 7/13/2026

Price:	**$2,165,000**	Bldg Size:	**2,546 SF**
No. Units:	**3**	Price/SF:	**$850.35**
GRM:	**13.57**	CAP:	**5.53%**
$/Unit:	**$721,667**		



SALE COMPS

3



18218 MANSEL AVE

Redondo Beach, CA 90278

Sold 2/19/2026

Price:	**$2,040,000**	Bldg Size:	**3,200 SF**
No. Units:	**3**	Price/SF:	**$637.50**
GRM:	**17.18**	CAP:	**4.37%**
$/Unit:	**$680,000**		



4

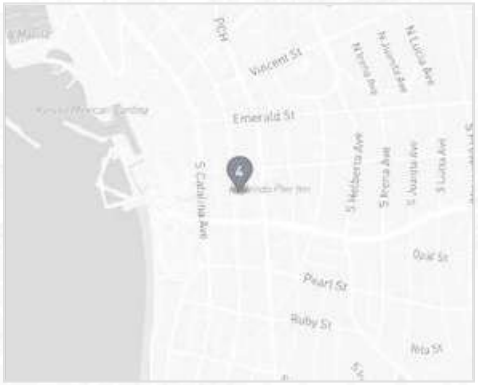


220 S BROADWAY

Redondo Beach, CA 90277

Sold 12/30/2025

Price:	**$1,925,000**	Bldg Size:	**2,296 SF**
No. Units:	**3**	Price/SF:	**$838.41**
GRM:	**12.34**	CAP:	**6.08%**
$/Unit:	**$641,667**		



5

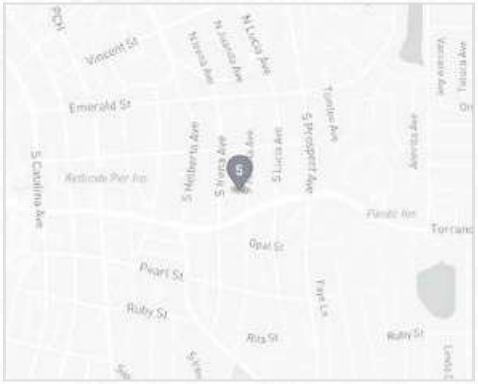


227 S JUANITA AVE

Redondo Beach, CA 90277

Sold 3/27/2026

Price:	**$1,880,000**	Bldg Size:	**2,476 SF**
No. Units:	**2**	Price/SF:	**$759.29**
GRM:	**24.10**	CAP:	**3.11%**
$/Unit:	**$940,000**		



SALE COMPS

6

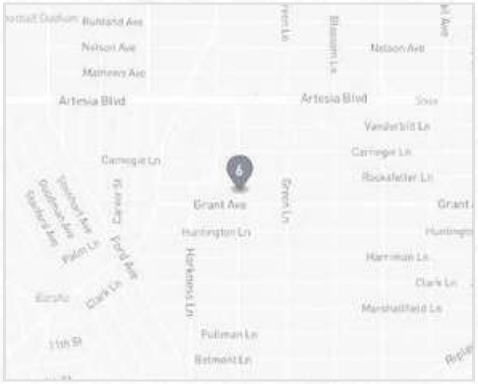


1600 FLAGLER LN

Redondo Beach, CA 90278

Sold 6/11/2026

Price:	**$1,850,000**	Bldg Size:	**3,101 SF**
No. Units:	**2**	Price/SF:	**$596.58**
GRM:	**14.02**	CAP:	**5.35%**
$/Unit:	**$925,000**		



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1919 HAVEMEYER LN

Redondo Beach, CA 90278

Sold 6/10/2026

Price:	**$1,849,000**	Bldg Size:	**2,914 SF**
No. Units:	**2**	Price/SF:	**$634.52**
GRM:	**10.36**	CAP:	**7.24%**
$/Unit:	**$924,500**		



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1016 S JUANITA AVE

Redondo Beach, CA 90277

Sold 2/6/2026

Price:	**$1,830,000**	Bldg Size:	**2,394 SF**
No. Units:	**2**	Price/SF:	**$764.41**
GRM:	**25.70**	CAP:	**2.92%**
$/Unit:	**$915,000**		



SALE COMPS

9



1918 MARSHALLFIELD LN

Redondo Beach, CA 90278

Sold 1/28/2026

Price:	**$1,785,000**	Bldg Size:	**2,508 SF**
No. Units:	**2**	Price/SF:	**$711.72**
GRM:	**13.73**	CAP:	**5.46%**
$/Unit:	**$892,500**		



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2103 HARRIMAN LN

Redondo Beach, CA 90278

Sold 4/1/2026

Price:	**$1,675,000**	Bldg Size:	**2,103 SF**
No. Units:	**2**	Price/SF:	**$796.48**
GRM:	**20.21**	CAP:	**3.71%**
$/Unit:	**$837,500**		



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2508 AVIATION BLVD

Redondo Beach, CA 90278

Sold 12/9/2025

Price:	**$1,625,000**	Bldg Size:	**3,370 SF**
No. Units:	**3**	Price/SF:	**$482.20**
GRM:	**15.61**	CAP:	**4.80%**
$/Unit:	**$541,667**		



SALE COMPS

12



2020 VOORHEES AVE

Redondo Beach, CA 90278

Sold 10/2/2026

Price:	**$1,550,000**	Bldg Size:	**1,560 SF**
No. Units:	**2**	Price/SF:	**$993.59**
GRM:	**25.40**	CAP:	**2.95%**
$/Unit:	**$775,000**		



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2517 CURTIS AVE

Redondo Beach, CA 90278

Sold 6/9/2026

Price:	**$1,510,000**	Bldg Size:	**2,015 SF**
No. Units:	**3**	Price/SF:	**$749.38**
GRM:	**17.44**	CAP:	**4.30%**
$/Unit:	**$503,333**		



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1906 PLANT AVE

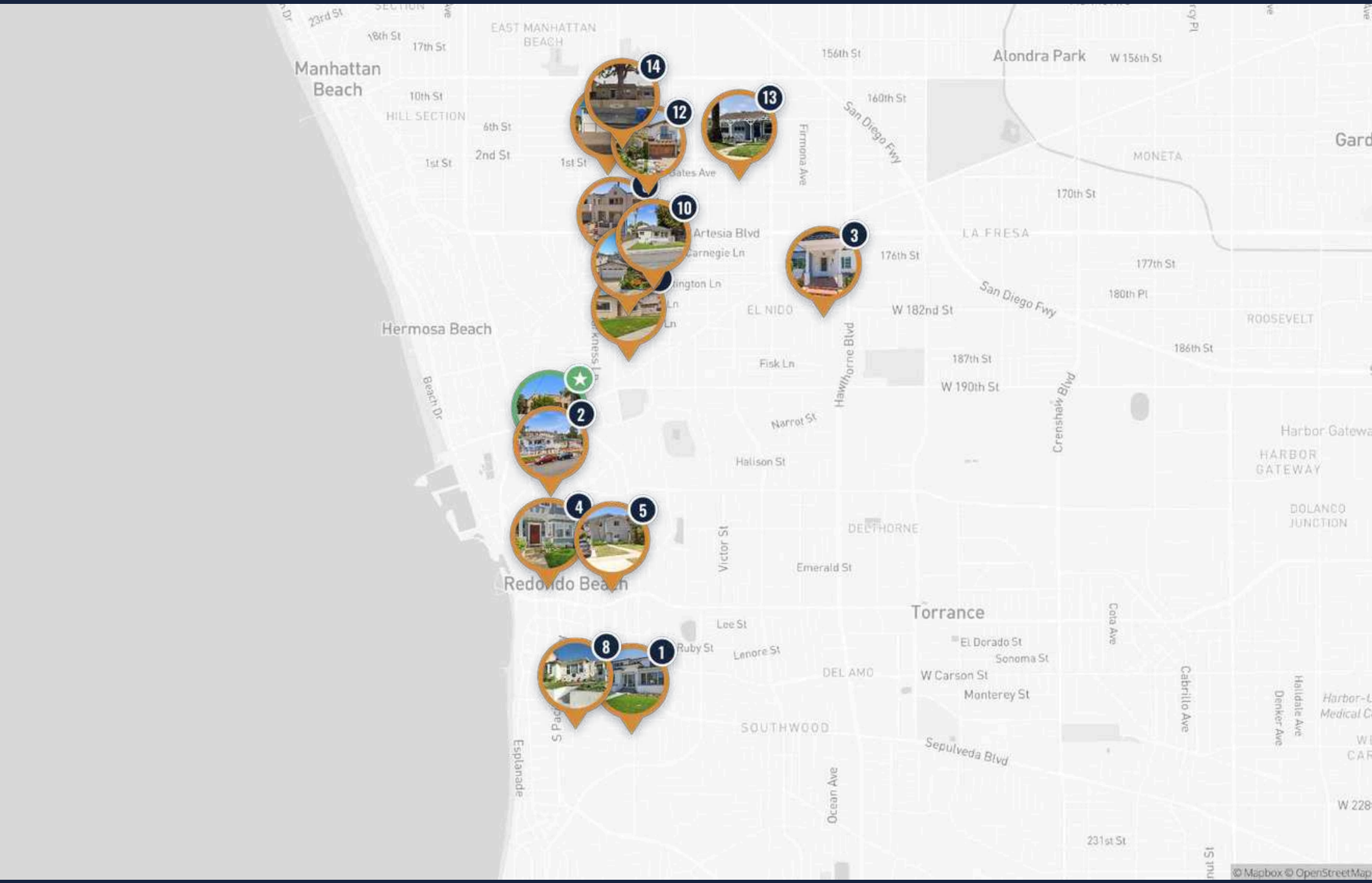
RedondoBeach,CA 90278

Sold 12/31/2025

Price:	**$1,482,000**	Bldg Size:	**1,846 SF**
No. Units:	**2**	Price/SF:	**$802.82**
GRM:	**19.92**	CAP:	**3.77%**
$/Unit:	**$741,000**		



SALE COMPS MAP



SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
1011 S Prospect Ave Redondo Beach, CA 90277	$2,666,000	2	2025	4,150	14.06	5.33%	$642.41	$1,333,000	2/19/2026	(1) 4+4, (1) 2+1
610 Carnelian RedondoBeach,CA 90277	$2,165,000	3	1909	2,546	13.57	5.53%	$850.35	$721,667	7/13/2026	(1) 3+1, (2) 2+1
18218 Mansel Ave Redondo Beach, CA 90278	$2,040,000	3	1907	3,200	17.18	4.37%	$637.50	$680,000	2/19/2026	(3) 2+3
220 S Broadway Redondo Beach, CA 90277	$1,925,000	3	1912	2,296	12.34	6.08%	$838.41	$641,667	12/30/2025	(1) 3+3, (2) 1+1
227 S Juanita Ave Redondo Beach, CA 90277	$1,880,000	2	1964	2,476	24.10	3.11%	$759.29	$940,000	3/27/2026	(2) 2+1
1600 Flagler Ln RedondoBeach,CA 90278	$1,850,000	2	1986	3,101	14.02	5.35%	$596.58	$925,000	6/11/2026	(1) 3+3, (1) 2+2
1919 Havemeyer Ln Redondo Beach, CA 90278	$1,849,000	2	1981	2,914	10.36	7.24%	$634.52	$924,500	6/10/2026	(2) 3+2
1016 S Juanita Ave Redondo Beach, CA 90277	$1,830,000	2	1940	2,394	25.70	2.92%	$764.41	$915,000	2/6/2026	(2) 2+2

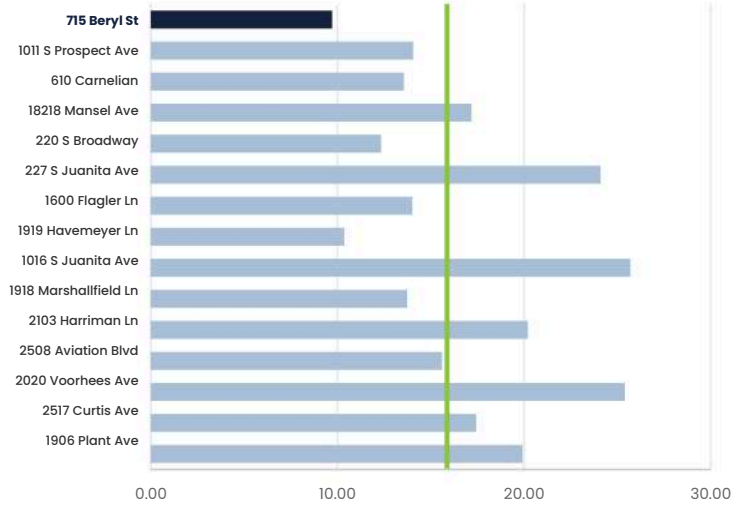
The remaining comps, averages and the subject continue on the next page ▸

SALE COMPS ANALYSIS (CONTINUED)

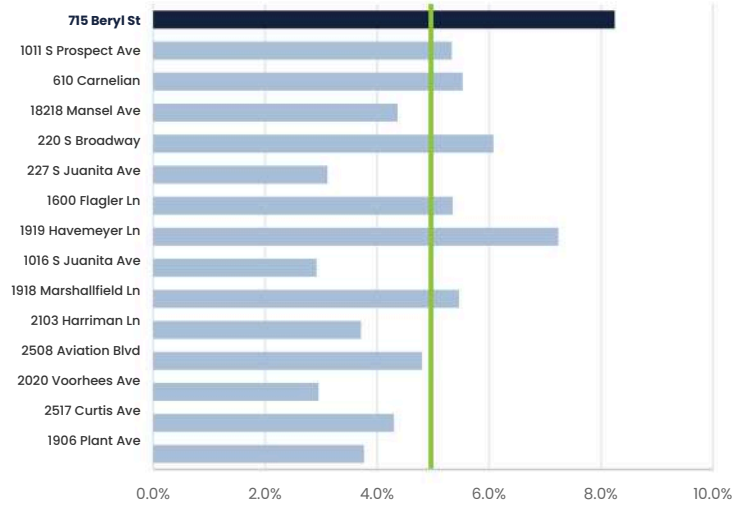
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
1918 Marshallfield Ln Redondo Beach, CA 90278	$1,785,000	2	1959	2,508	13.73	5.46%	$711.72	$892,500	1/28/2026	(1) 3+2, (1) 2+2
2103 Harriman Ln Redondo Beach, CA 90278	$1,675,000	2	1952	2,103	20.21	3.71%	$796.48	$837,500	4/1/2026	(1) 2+2, (1) 2+1
2508 Aviation Blvd Redondo Beach, CA 90278	$1,625,000	3	1964	3,370	15.61	4.80%	$482.20	$541,667	12/9/2025	(1) 3+2, (2) 2+1
2020 Voorhees Ave Redondo Beach, CA 90278	$1,550,000	2	1949	1,560	25.40	2.95%	$993.59	$775,000	10/2/2026	(1) 1 Bed, (1) 3 Bed
2517 Curtis Ave Redondo Beach, CA 90278	$1,510,000	3	1935	2,015	17.44	4.30%	$749.38	$503,333	6/9/2026	(1) 2+1, (1) 1+1, (1) Studio+1
1906 Plant Ave Redondo Beach, CA 90278	$1,482,000	2	1947	1,846	19.92	3.77%	$802.82	$741,000	12/31/2025	(2) 2+1
Average					*15.88*	*4.96%*	*$720.76*	*$873,556*		
715 Beryl St (Subject)	**$1,400,000**	**2**	**1926**	**2,000**	**9.72**	**8.24%**	**$700.00**	**$700,000**	**On Market**	**(1) 2+1 (1) 1+1**

SALE COMP CHARTS

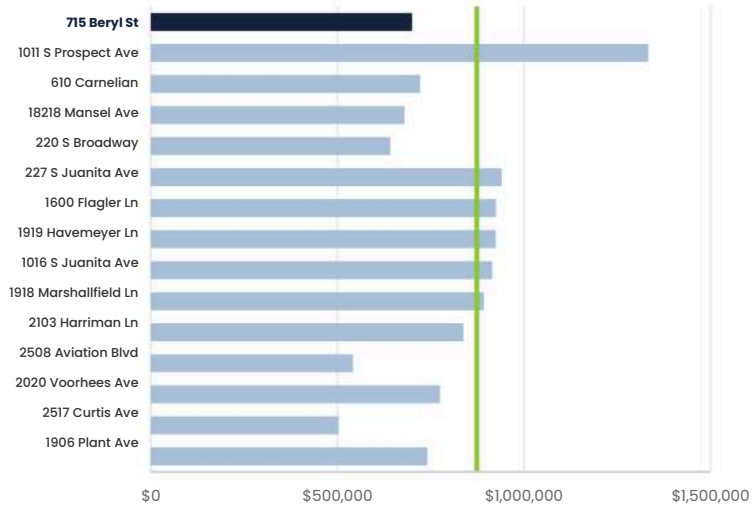
Average: 15.88



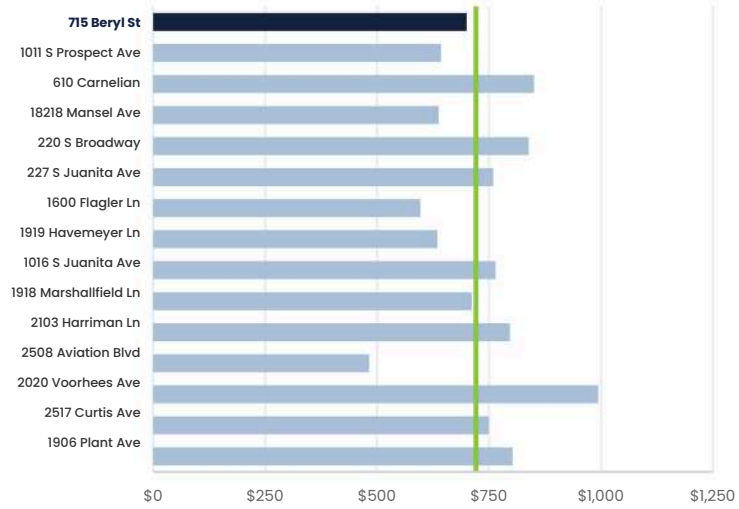
Average: 4.96%



Average: $873,556



Average: $720.76





SECTION 6

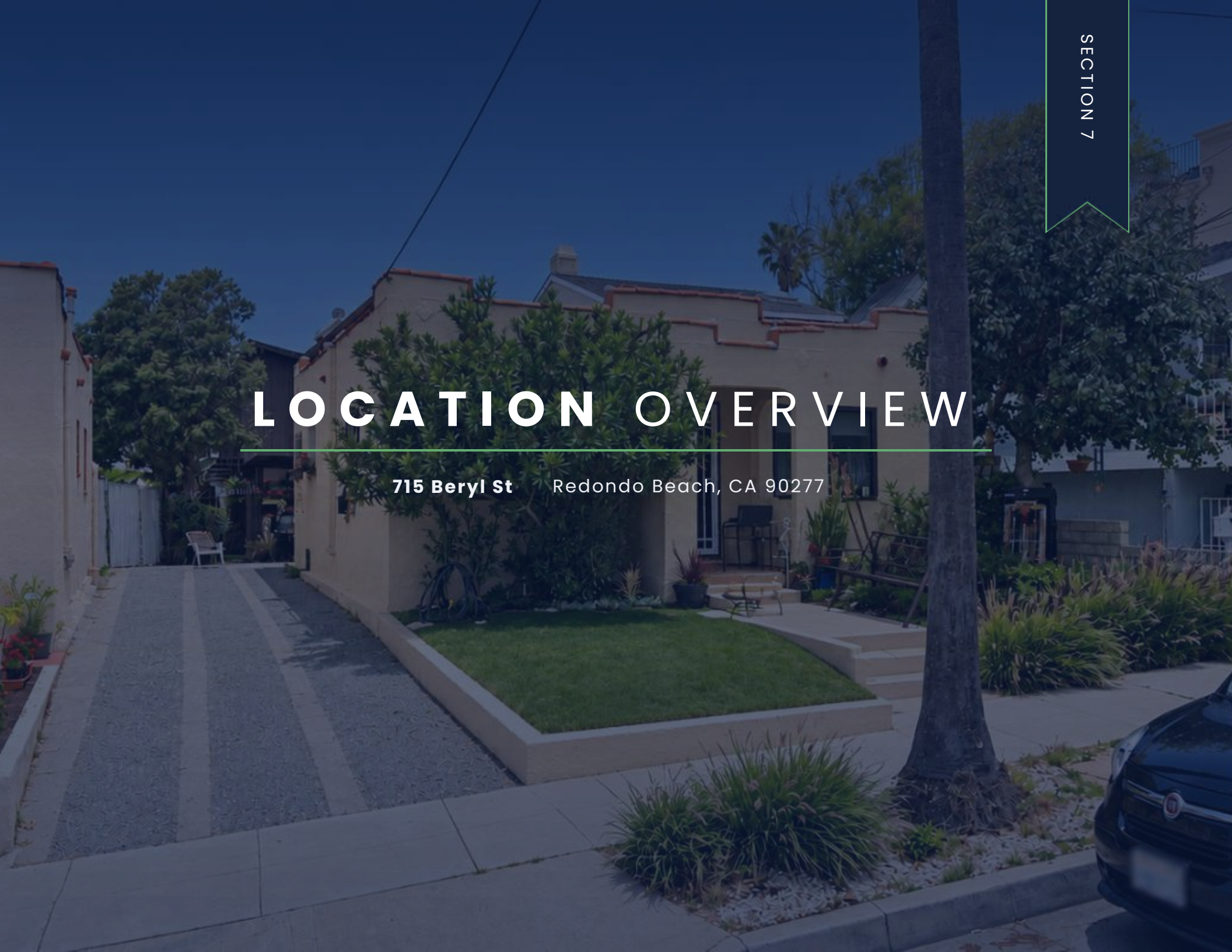
RENT COMPARABLES

715 Beryl St Redondo Beach, CA 90277

RENT COMPS

Closed Leases

Address	Type	Rent	Bed+Bath	Sq. Ft	Rent/SF	Condition	Notes	COE
1700 S Pacific Coast Hwy	Apartment	$6,200	1+1	896	$6.92	N/A	N/A	2/14/2026
211 Yacht Club Way	Apartment	$5,995	1+1	1,000	$6.00	N/A	N/A	1/30/2026
532 The Strand	Apartment	$6,900	2+1	1,300	$5.31	N/A	N/A	10/11/2025
Average		*$6,365*			*$6.07*			



SECTION 7

LOCATION OVERVIEW

715 Beryl St Redondo Beach, CA 90277

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION

10M

Residents

TOTAL AREA

4,084

Square Miles

CITIES

88

Incorporated Cities

Economy

950B

Gross Domestic Product





LOCATION OVERVIEW – LOS ANGELES



100
Over 100 colleges and universities, including UCLA, USC, and Caltech

5M
Highly educated and diverse workers

950B
GDP. One of the largest county economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

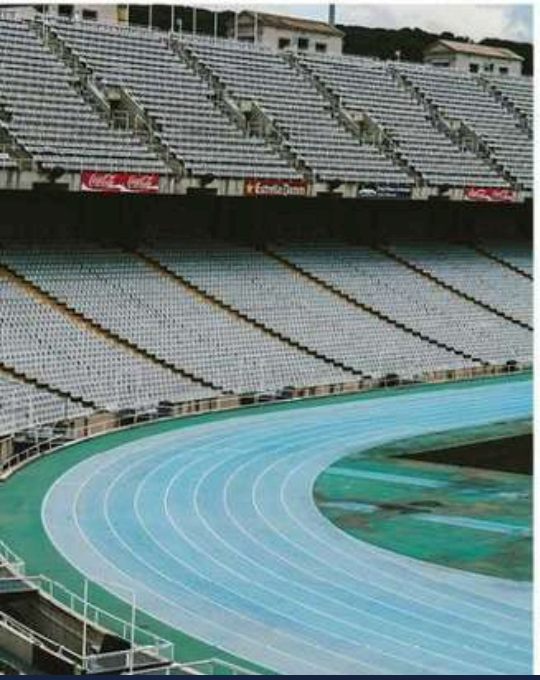
UCLA USC Caltech

Occidental College Los Angeles · Pepperdine University

LOCATION OVERVIEW – LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



ECONOMIC IMPACT

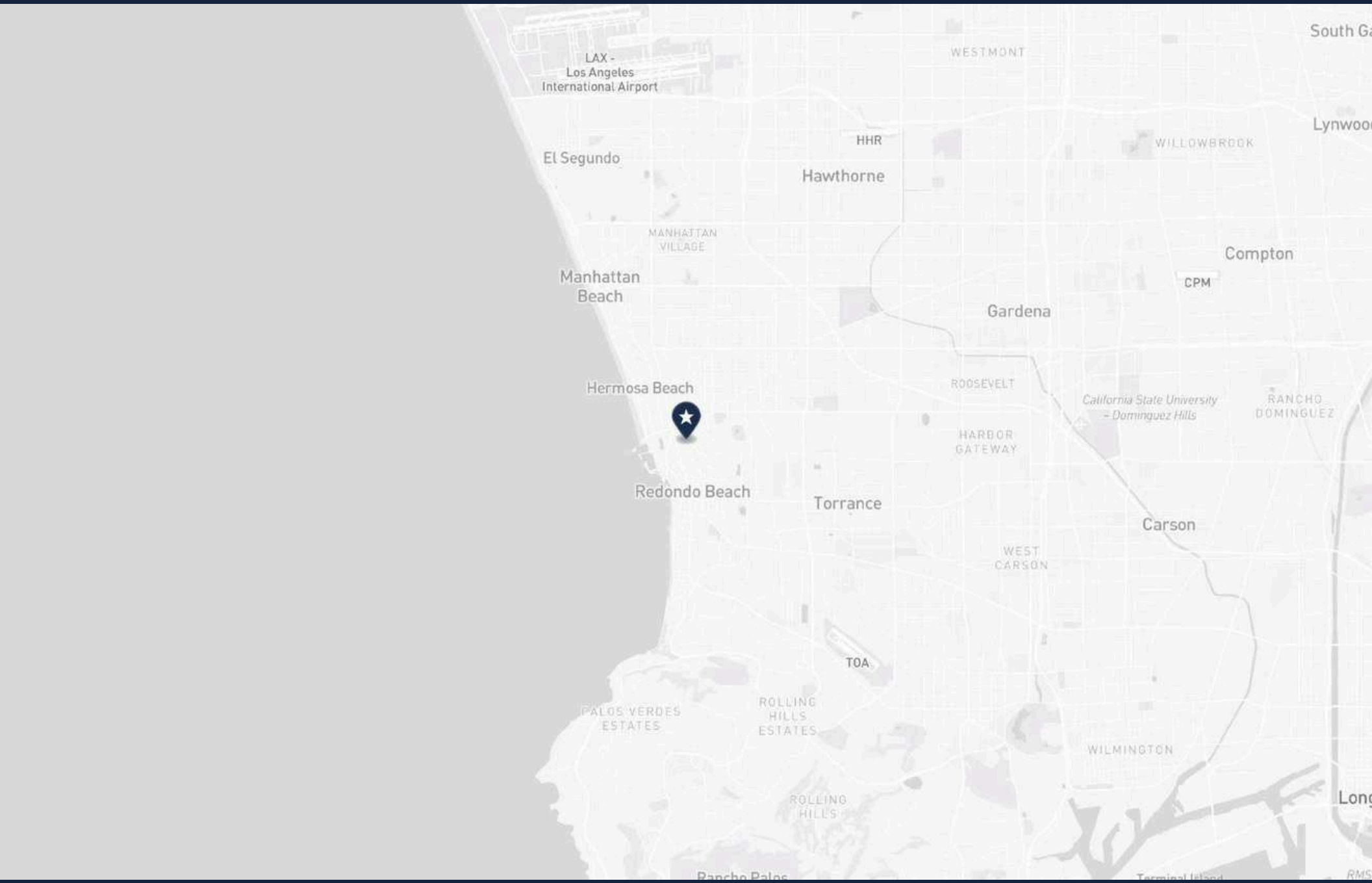
The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



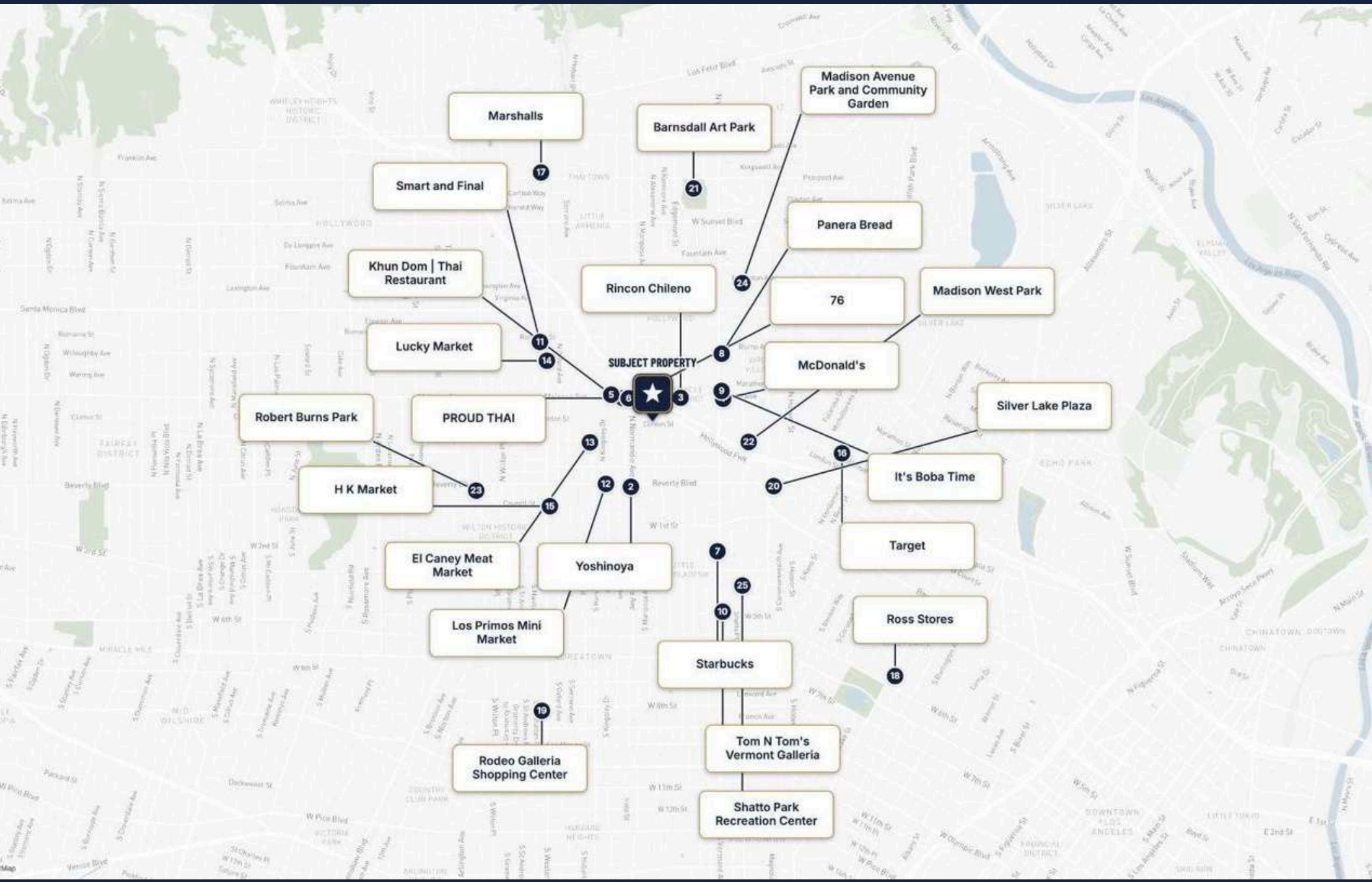
INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

LOCATION MAP



RETAILER MAP





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