

EXCLUSIVE LISTING!

1900-1904 Vanderbilt Lane, Redondo Beach, CA

16-Unit Value-Add Apartment Building, Multiple Parcels, Significant Upside, First time on the market in over 40+ years!



SUMMARY

Subject Property:	1900 - 1904 Vanderbilt Lane Redondo Beach, CA 90278
Price:	\$6,075,000
Price/SF:	\$450
Year Built:	1948 & 1964
Building Area:	13,511 SF
Lot Size:	22,509 SF
APN#:	4156-006-027 & 029
Number of Units:	16* + 1 Non-conforming <i>*Title states 15 Units total, Need to Verify</i>
Zoning:	RBR-3
Unit Mix:	2 x 1 Bed + 1 Bath 11 x 2 Bed + 1 Bath 3 x 3 Bed + 1 Bath 1 x Bachelor (Non-Conforming)

Investment & Property Highlights

- First time on the market in 40+ years
- Great Value-Add Investment opportunity
- High demand area with limited number of acquisition opportunities
- Attractive North Redondo Location
- Highly desirable unit mix with mostly nice sized 2/1's
- Significant rental upside; Estimated +/-52% upside in rents
- Great Layout, with 16 Units in 5 separate structures
- Two freestanding units, once detached and one over garages
- Two Parcels, Individually metered for Gas/ Electricity
- Close proximity to Redondo Beach Pier and the Hermosa Pier
- 15 Garage spaces with possible ADU potential (Buyer to Verify).



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GROWTH INVESTMENT GROUP



JUSTIN MCCARDLE



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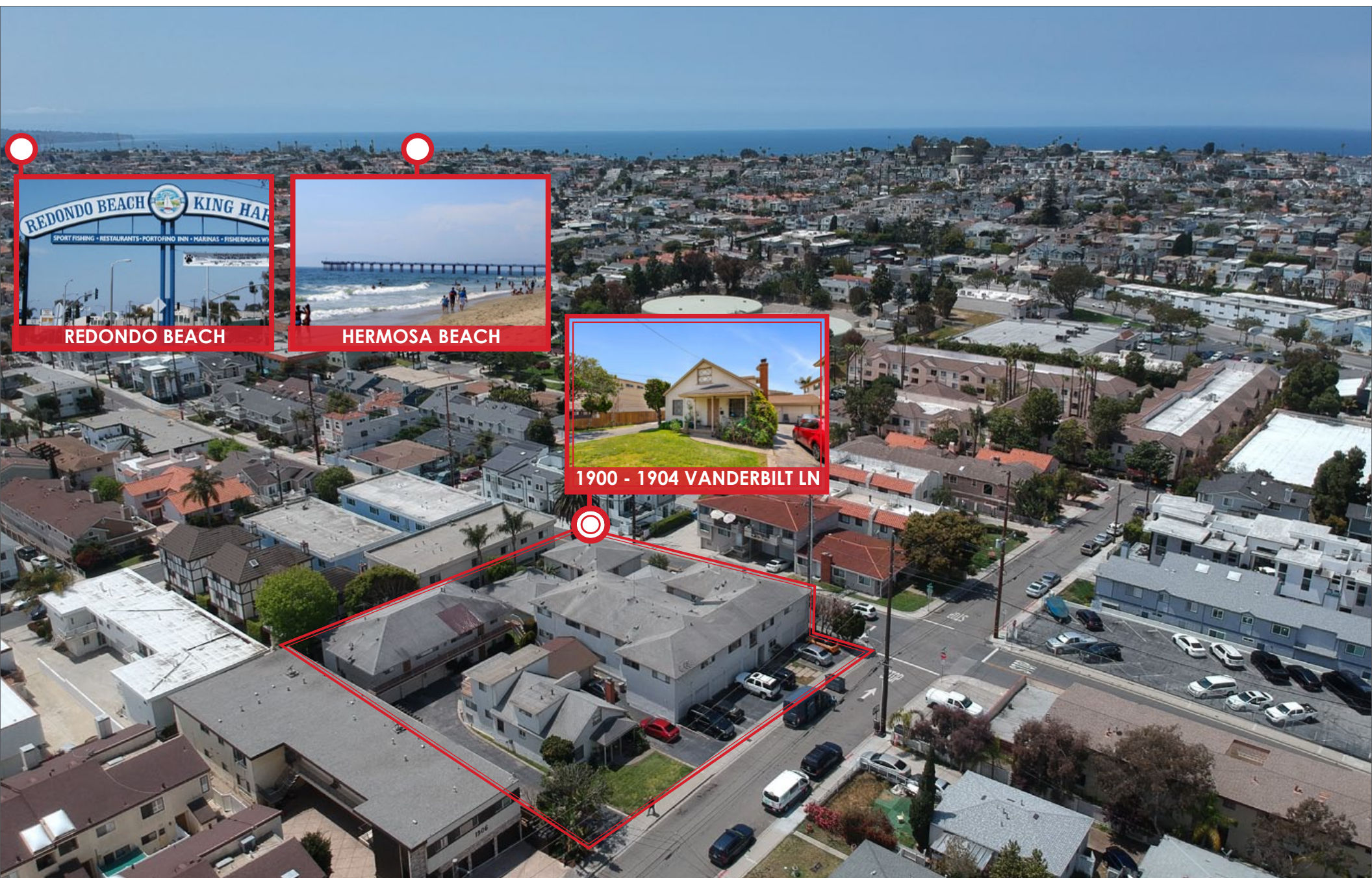


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ALONDRA PARK



SOUTH BAY GALLERIA



1900 - 1904 VANDERBILT LN



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