

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

[Proposed ADU Architecture Plans](#)
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OFFERING MEMORANDUM

1902 FLAGLER LN **FULLY VACANT**

REDONDO BEACH, CA 90278 4 UNITS \$2,289,000

CAMERON SAMIMI
310.259.7556
cameron@lyonstahl.com
DRE #02035763

TABLE OF CONTENTS

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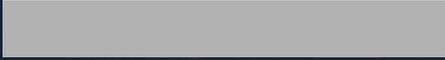
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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY PHOTOS	6
FINANCIAL ANALYSIS	12
FINANCIAL ANALYSIS	16
SALES COMPARABLES	19
LEASE COMPARABLES	31
LOCATION OVERVIEW	36

PROPERTY INFORMATION



THE OFFERING



Rare Find! A Fully Vacant 4 Plex ready to be remodel to your liking with your own tenants.

1902 Flagler Ln, located in a highly desirable pocket of Redondo Beach is a massive 4,724 sq ft. This oversized 4 plex also sits on a 7500 sq ft lot, perfect for adding ADUs while still maintaining parking. **The asset comes complete with 4 Garages and 5 additional parking tandem to the garages. RBR-3 lot**, the property offers **two** spacious 3-bed/2-bath units and **two** 2-bed/2-bath, with classic mid-century curb appeal in a quiet neighborhood. At stabilization, **before ADU**, the asset targets a **6.86% CAP / 11.92 GRM**, with flexibility to reposition as luxury apartments, long-term rentals, or a mix of mid-term stays.

Two detached garages at the rear can be converted into **two extra 2+2 ADUs**, leveraging new **California ADU Ordinances like Senate Bill 1211 & SB 79** that allow multifamily owners to add or convert units—often without replacing onsite parking, subject to streamlined, ministerial approvals. Zoning supports this infill strategy, including potential density bonuses and relaxed standards when aligned with affordable or workforce housing goals.

Just minutes from the beach, major employment hubs, and top tourist attractions. For investors seeking scale in one of the South Bay's most supply-constrained submarkets, **1902 Flagler Ln** is a **true blank canvas**

PROPERTY INFORMATION

PROPERTY DETAILS

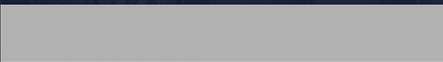
Address	1902 Flagler Ln Redondo Beach, CA 90278
Total Units	4
Total Building Sqft.	4,724 SF
Total Lot Size	7,504 SF
Year Built	1958
Zoning	RBR-3
APN	4156-003-008



INVESTMENT HIGHLIGHTS

- **Delivered 100% vacant:** immediate path to full market rents after renovation offered at **6.86% CAP & 11.92 GRM**
- **Garage conversion:** Under SB 1211 / SB 79 & Redondo's ADU code, garage-to-ADU is allowed without parking replacement; rapid permit processing for value-add.
- Desired **Premium Rentable** Unit Mix (2) 3+2 & (2) 2+2
- **South Bay location:** walkable to beaches, entertainment, and local job centers—always top rental demand.

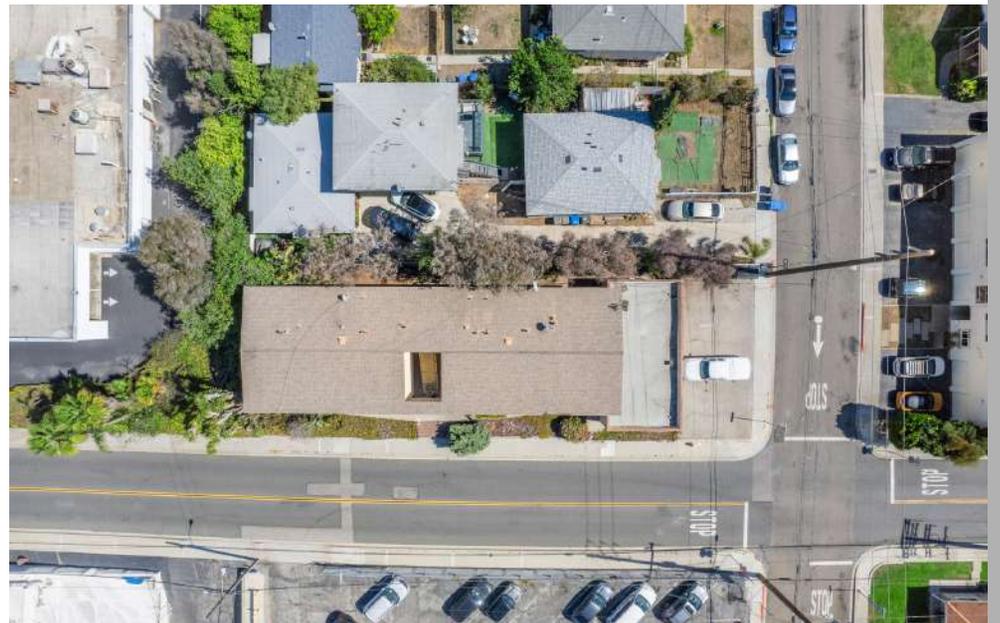
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS



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PROPERTY PHOTOS
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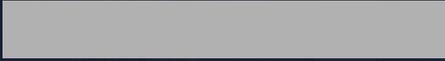
UNIT #1 FLOOR PLAN

Redondo Beach, CA 90278



DISCLAIMER: Floorplan rendering created by The Luxury Level.

FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	LEASE END
1	3	2	1,300 SF	\$4,500	\$3.46	\$4,500	Vacant
1	3	2	1,300 SF	\$4,500	\$3.46	\$4,500	Vacant
1	2	2	1,050 SF	\$3,500	\$3.33	\$3,500	Vacant
1	2	2	1,050 SF	\$3,500	\$3.33	\$3,500	Vacant
2x ADU	2	2	1,200 SF	-	-	\$7,000	Potential ADUs x2
TOTALS			5,900 SF	\$16,000	\$13.58	\$23,000	

This information has been secured from sources we believe to be reliable but representations, or warranties, expressed or implied, as to the accuracy of the references to square footage, land lines/boundaries and age are approximate. Buyer assumes responsibility for all information and bears all risks arising from any inaccuracies.

FINANCIAL ANALYSIS

INCOME & EXPENSES

EXPENSES SUMMARY

New Taxes (Estimated 1.01%):	\$23,119
Maintenance (\$650/unit/year):	\$2,600
Insurance (\$1.00/SF):	\$4,724
Utilities (\$800/unit/year):	\$3,200
Landscaping (\$120/mo):	\$1,440
OPERATING EXPENSES	\$35,083

FINANCIAL ANALYSIS ANALYSIS

Property Address		Annualized Operating Data		Current Rents		Market Rents	
List Price:	\$2,289,000	Scheduled Gross Income:	\$192,000		\$276,000		
Down Payment:	20.0% \$457,800	Vacancy Rate Reserve:	\$0	0%	\$0	0%	*1
Number of units:	4	Gross Operating Income:	\$192,000		\$276,000		
Cost per Unit:	\$572,250	Expenses:	\$35,083	18%	\$13,764	5%	*1
Current GRM:	11.92	Net Operating Income:	\$156,917		\$262,236		
Market GRM:	8.29	Loan Payments:	\$162,000		\$162,000		
Current CAP:	6.86%	Pre Tax Cash Flows:	-\$5,083	-1.11%	\$100,236	21.90%	*2
Market CAP:	11.46%	Principal Reduction:					
Year Built / Age:	1958	Total Return Before Taxes:	-\$5,083	-1.11%	\$100,236	21.90%	*2
Approx. Lot Size:	7,504						
Approx. Gross RSF:	4,724						
Cost per Net RSF:	\$484.55						

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

Proposed Financing				Scheduled Income						
First Loan Amount:	\$1,831,200	Amort:	30							
Terms:	9.00%	Fixed:	5							
Payment:	\$13,500	DCR:	0.97							
Annualized Expenses				# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
*Estimated							Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
New Taxes (New Estimated 1.01%):	\$23,119			1	3+2	Vacant	\$4,500	\$4,500	\$4,500	\$4,500
Maintenance (\$650/unit):	\$2,600			1	3+2	Vacant	\$4,500	\$4,500	\$4,500	\$4,500
Insurance (\$1.00/SF):	\$4,724			1	2+2	Vacant	\$3,500	\$3,500	\$3,500	\$3,500
Utilities (\$800/unit/year):	\$3,200			1	2+2	Vacant	\$3,500	\$3,500	\$3,500	\$3,500
Landscaping (\$120/mo):	\$1,440			2	2+2	ADU Build Garages			\$3,500	\$7,000
Total Expenses:	\$35,083							\$16,000		\$23,000
Expenses as %/SGI	18.27%							\$0		\$0
Per Net Sq. Ft:	\$7.43							\$0		\$0
Per Unit	\$8,771							\$16,000		\$23,000
								\$192,000		\$276,000
								Gas & Electric	Rental Upside	44%

ADU ANALYSIS



List Price:		\$2,289,000
ADU Construction (\$/SF):	\$200.00	\$240,000
Renovation Costs:		\$250,000
All In Cost:		\$2,779,000
Down Payment:	20.0%	\$457,800
Total Cash Needed:		\$697,800
Number of units:		6
Cost per Unit:		\$463,167
Current GRM:		10.07
Pro Forma GRM:		10.07
Current CAP:		7.86%
Pro Forma CAP:		7.86%
Year Built / Age:		1958
Approx. Lot Size:		7,504
Approx. Gross RSF Before Construction:		4,724
Approx. Gross RSF After Construction:		5,924
Cost per Net RSF:		\$469.11



Zoning:	RBR-3	APN:	4156-003-008
Proposed Financing	Interest Only		
First Loan Amount:	\$1,831,200	Amort:	30
Terms:	9.000%	Fixed:	5
Payment	\$13,734.00	DCR:	1.33

Annualized Operating Data		Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$	276,000		\$	276,000
Vacancy Rate Reserve:	\$	-	0% 1	\$	-
Gross Operating Income:	\$	276,000		\$	276,000
Expenses:	\$	57,566	21% 1	\$	57,566
Net Operating Income:	\$	218,434		\$	218,434
Loan Payments:	\$	164,808		\$	164,808
Pre Tax Cash Flows:	\$	53,626	7.69% 2	\$	53,626
Principal Reduction:	\$	-		\$	-
Total Return Before Taxes:	\$	53,626	11.58% 2	\$	53,626

1 As a percent of Scheduled Gross Income 2 As a percent of Cash

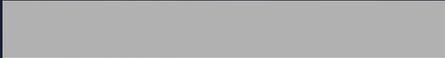
Scheduled Income:				Annualized Expenses:							
# of Units	Bdrms/Baths	Notes	+/- Sq. Ft	Current Income		Pro Forma Income		*Estimated			
				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income		Current	Pro Forma	
1	3+2	Vacant	1300	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	New Taxes (% Purchase Price):	1.01%	\$ 23,142	\$ 23,142
1	3+2	Vacant	1300	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	Maintenance (\$/unit/year):	\$650	\$ 3,900	\$ 3,900
1	2+2	vacant	1050	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	Insurance (\$/SF):	\$1.00	\$ 5,924	\$ 5,924
1	2+2	vacant	1050	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	Utilities (\$/unit/year):	\$800	\$ 4,800	\$ 4,800
2	2+2	NEW ADUS	600	\$ 3,500.00	\$ 7,000.00	\$ 3,500.00	\$ 7,000.00	Trash (\$/Month):	\$350	\$ 4,200	\$ 4,200
								Landscaping (\$/Month):	\$150	\$ 1,800	\$ 1,800
								Property Management (% GSI):	5%	\$ 13,800	\$ 13,800
Proposed Construction:											
								2+1		600 SF	
								2+1		600 SF	

Total Scheduled Rent:	\$23,000	\$23,000
Laundry	\$0	\$0
Garage	\$0	\$0
Monthly Scheduled Gross Income:	\$23,000	\$23,000
Annualized Scheduled Gross Income:	\$276,000	\$276,000
Utilities Paid by Tenant:	Gas & Electric	Rental Upside: 0%
Total Expenses:	\$57,566	\$57,566
Expenses as %/SGI	20.86%	20.86%
Per Net Sq. Ft:	9.72	9.72
Per Unit:	\$9,594	\$9,594

FINANCIAL ANALYSIS
X2 GARAGE ADU RENDERING



SALES COMPARABLES



SALES COMPARABLES

SALE COMPS



1902 FLAGLER LN

Redondo Beach, CA 90278

Price:	\$2,289,000	Bldg Size:	4,724 SF
Lot Size:	7,504 SF	No. Units:	4
Cap Rate:	6.86%	Year Built:	1958
Price/SF:	\$484.55	Price/Unit:	\$572,250



1819 ARMOUR LN

Redondo Beach, CA 90278

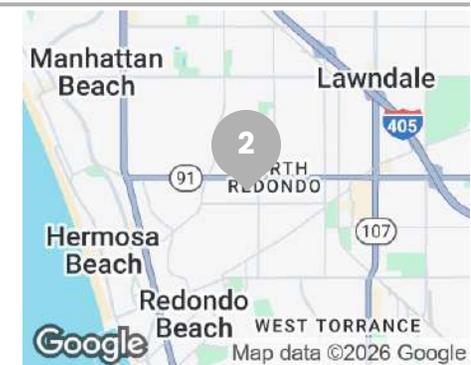
Price:	\$2,450,000	Bldg Size:	4,880 SF
Lot Size:	7,505 SF	No. Units:	4
Cap Rate:	6.47%	Year Built:	1973
Price/SF:	\$502.05	Price/Unit:	\$612,500



2103 CARNEGIE LN

Redondo Beach, CA 90278

Price:	\$2,340,000	Bldg Size:	5,202 SF
Lot Size:	7,506 SF	No. Units:	4
Cap Rate:	6.06%	Year Built:	1963
Price/SF:	\$449.83	Price/Unit:	\$585,000



SALES COMPARABLES

SALE COMPS



3
2122 HUNTINGTON LN
Redondo Beach, CA 90278

Price:	\$2,450,000	Bldg Size:	5,400 SF
Lot Size:	7,501 SF	No. Units:	4
Cap Rate:	4.05%	Year Built:	1973
Price/SF:	\$453.70	Price/Unit:	\$612,500



4
2228 NELSON AVE
Redondo Beach, CA 90278

Price:	\$2,255,000	Bldg Size:	4,716 SF
Lot Size:	7,506 SF	No. Units:	4
Cap Rate:	3.65%	Year Built:	1969
Price/SF:	\$478.16	Price/Unit:	\$563,750



5
1322 AMETHYST ST
Redondo Beach, CA 90277

Price:	\$2,750,000	Bldg Size:	4,365 SF
Lot Size:	5,607 SF	No. Units:	4
Cap Rate:	4.42%	Year Built:	1963
Price/SF:	\$630.01	Price/Unit:	\$687,500



SALES COMPARABLES

SALE COMPS



6
1207 BERYL ST
Redondo Beach, CA 90277

Price:	\$2,600,000	Bldg Size:	4,632 SF
Lot Size:	5,108 SF	No. Units:	4
Cap Rate:	5.12%	Year Built:	1963
Price/SF:	\$561.31	Price/Unit:	\$650,000



7
2203 VOORHEES AVE
Redondo Beach, CA 90278

Price:	\$2,600,000	Bldg Size:	4,803 SF
Lot Size:	8,251 SF	No. Units:	4
Cap Rate:	4.10%	Year Built:	1969
Price/SF:	\$541.33	Price/Unit:	\$650,000



8
2217 VOORHEES AVE
Redondo, CA 90278

Price:	\$2,599,000	Bldg Size:	4,645 SF
Lot Size:	7,507 SF	No. Units:	4
Cap Rate:	4.02%	Year Built:	1967
Price/SF:	\$559.53	Price/Unit:	\$649,750



SALES COMPARABLES

SALE COMPS



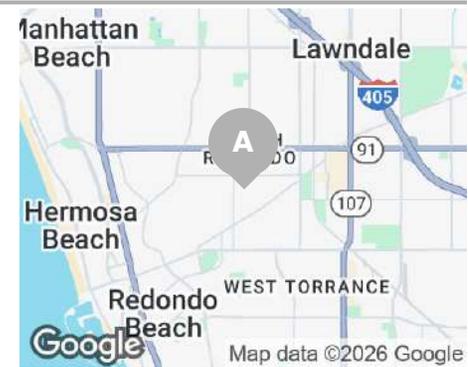
2021 CURTIS AVE
Redondo Beach, CA 90278

Price:	\$2,478,000	Bldg Size:	5,186 SF
Lot Size:	7,506 SF	No. Units:	4
Cap Rate:	2.99%	Year Built:	1974
Price/SF:	\$477.82	Price/Unit:	\$619,500



2222 HARRIMAN LN
Redondo Beach, CA 90278

Price:	\$2,400,000	Bldg Size:	4,680 SF
Lot Size:	7,511 SF	No. Units:	4
Cap Rate:	3.53%	Year Built:	1971
Price/SF:	\$512.82	Price/Unit:	\$600,000



2212 CLARK LN
Redondo Beach, CA 90278

Price:	\$2,325,000	Bldg Size:	4,711 SF
Lot Size:	7,502 SF	No. Units:	4
Cap Rate:	3.53%	Year Built:	1969
Price/SF:	\$493.53	Price/Unit:	\$581,250



SALES COMPARABLES

SALE COMPS



C
1816 SPEYER LN
Redondo Beach, CA 90278

Price:	\$2,300,000	Bldg Size:	5,080 SF
Lot Size:	7,501 SF	No. Units:	4
Cap Rate:	3.52%	Year Built:	1973
Price/SF:	\$452.76	Price/Unit:	\$575,000



D
2213 NELSON AVE
Redondo Beach, CA 90278

Price:	\$2,250,000	Bldg Size:	4,711 SF
Lot Size:	7,485 SF	No. Units:	4
Cap Rate:	3.17%	Year Built:	1968
Price/SF:	\$477.61	Price/Unit:	\$562,500



E
1208 AGATE ST
Redondo Beach, CA 90277

Price:	\$2,180,000	Bldg Size:	4,120 SF
Lot Size:	5,518 SF	No. Units:	4
Cap Rate:	4.38%	Year Built:	1963
Price/SF:	\$529.13	Price/Unit:	\$545,000



SALES COMPARABLES

SALE COMPS



F
1314 AGATE ST
Redondo Beach, CA 90277

Price:	\$2,175,000	Bldg Size:	4,186 SF
Lot Size:	5,539 SF	No. Units:	4
Cap Rate:	4.43%	Year Built:	1963
Price/SF:	\$519.59	Price/Unit:	\$543,750



G
1214 AGATE ST
Redondo Beach, CA 90277

Price:	\$2,133,000	Bldg Size:	4,170 SF
Lot Size:	5,591 SF	No. Units:	4
Cap Rate:	3.80%	Year Built:	1963
Price/SF:	\$511.51	Price/Unit:	\$533,250



H
2400 MARSHALLFIELD LN
Redondo Beach, CA 90278

Price:	\$2,110,000	Bldg Size:	3,911 SF
Lot Size:	7,502 SF	No. Units:	4
Cap Rate:	3.80%	Year Built:	1952
Price/SF:	\$539.50	Price/Unit:	\$527,500



SALES COMPARABLES

SALE COMPS



1235 AMETHYST ST
Redondo Beach, CA 90277

Price:	\$2,025,000	Bldg Size:	4,170 SF
Lot Size:	5,411 SF	No. Units:	4
Cap Rate:	3.87%	Year Built:	1963
Price/SF:	\$485.61	Price/Unit:	\$506,250



2615 ROCKEFELLER AVE
Redondo Beach, CA 90278

Price:	\$1,985,000	Bldg Size:	3,507 SF
Lot Size:	7,507 SF	No. Units:	4
Cap Rate:	3.24%	Year Built:	1954
Price/SF:	\$566.01	Price/Unit:	\$496,250



SALES COMPARABLES

SALE COMPS MAP & SUMMARY

★ **1902 FLAGLER LN**

Redondo Beach, CA

Price \$2,289,000

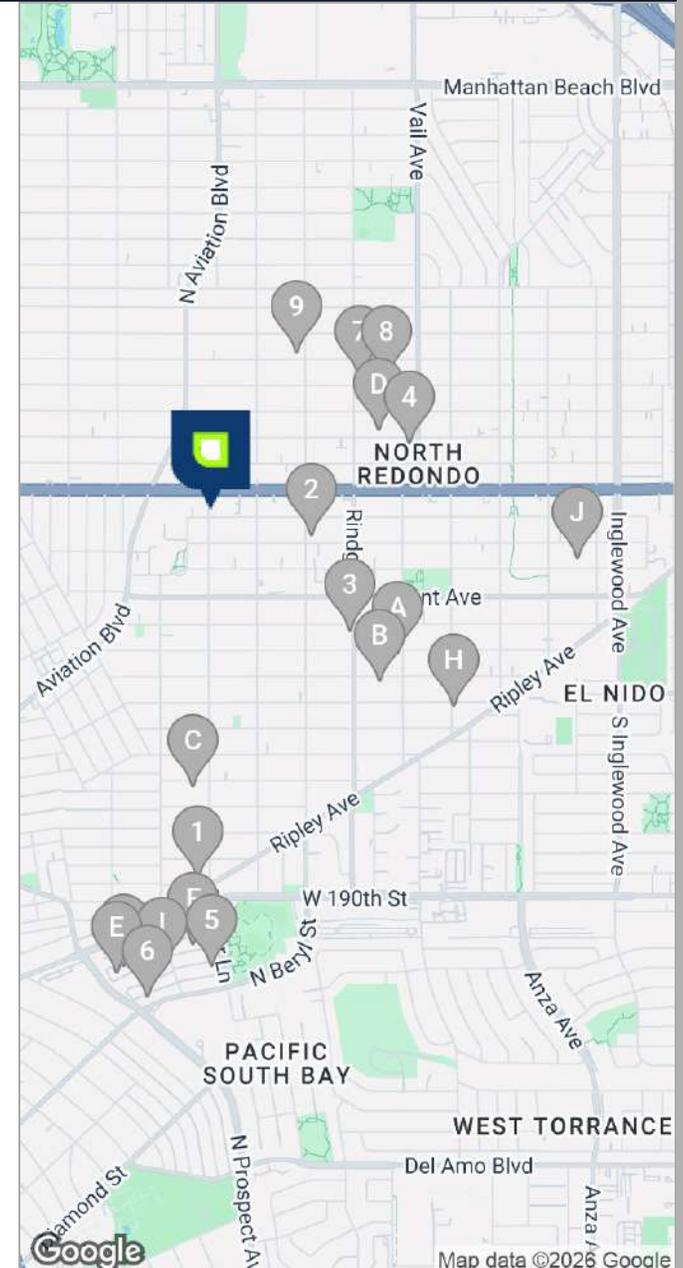
No. Units 4

Cap Rate 6.86%

Price/SF \$484.55

Price/Unit \$572,250

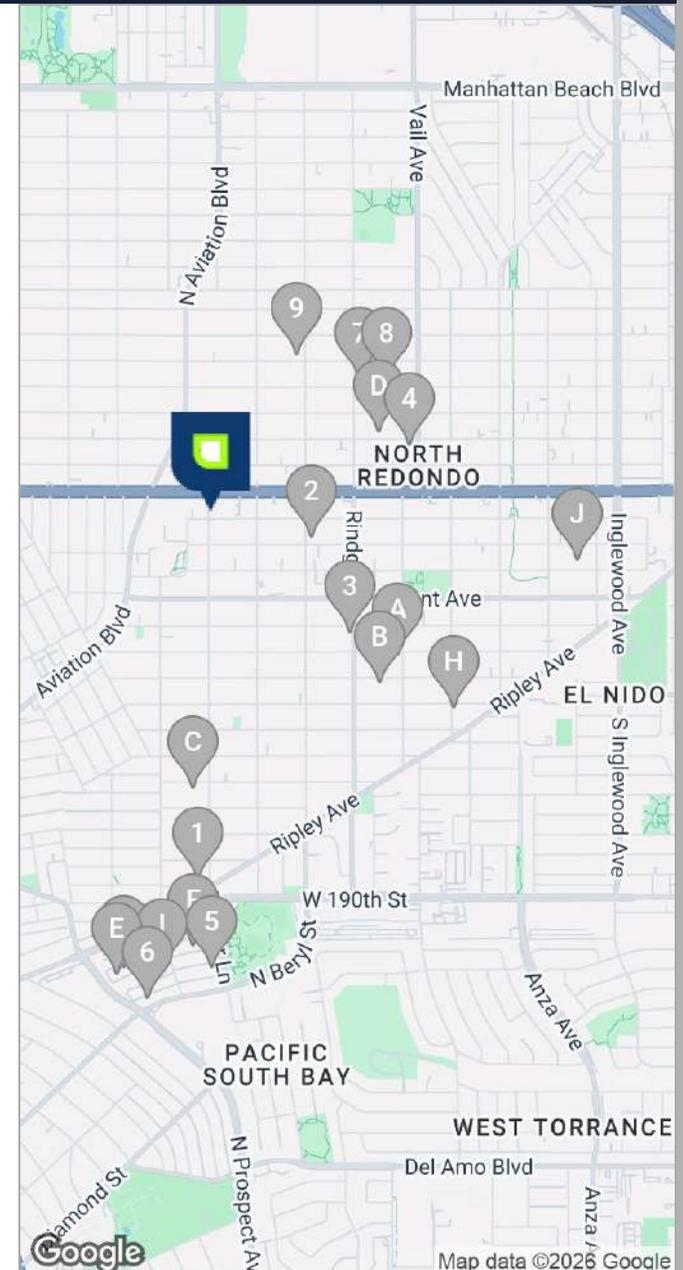
	NAME/ADDRESS	PRICE	NO. UNITS	CAP RATE	PRICE/SF	PRICE/UNIT
1	1819 Armour Ln Redondo Beach, CA	\$2,450,000	4	6.47%	\$502.05	\$612,500
2	2103 Carnegie Ln Redondo Beach, CA	\$2,340,000	4	6.06%	\$449.83	\$585,000
3	2122 Huntington Ln Redondo Beach, CA	\$2,450,000	4	4.05%	\$453.70	\$612,500
4	2228 Nelson Ave Redondo Beach, CA	\$2,255,000	4	3.65%	\$478.16	\$563,750
5	1322 Amethyst St Redondo Beach, CA	\$2,750,000	4	4.42%	\$630.01	\$687,500
6	1207 Beryl St Redondo Beach, CA	\$2,600,000	4	5.12%	\$561.31	\$650,000
7	2203 Voorhees Ave Redondo Beach, CA	\$2,600,000	4	4.10%	\$541.33	\$650,000
8	2217 Voorhees Ave Redondo, CA	\$2,599,000	4	4.02%	\$559.53	\$649,750
9	2021 Curtis Ave Redondo Beach, CA	\$2,478,000	4	2.99%	\$477.82	\$619,500
A	2222 Harriman Ln Redondo Beach, CA	\$2,400,000	4	3.53%	\$512.82	\$600,000



SALES COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	NO. UNITS	CAP RATE	PRICE/SF	PRICE/UNIT
B	2212 Clark Ln Redondo Beach, CA	\$2,325,000	4	3.53%	\$493.53	\$581,250
C	1816 Speyer Ln Redondo Beach, CA	\$2,300,000	4	3.52%	\$452.76	\$575,000
D	2213 Nelson Ave Redondo Beach, CA	\$2,250,000	4	3.17%	\$477.61	\$562,500
E	1208 Agate St Redondo Beach, CA	\$2,180,000	4	4.38%	\$529.13	\$545,000
F	1314 Agate St Redondo Beach, CA	\$2,175,000	4	4.43%	\$519.59	\$543,750
G	1214 Agate St Redondo Beach, CA	\$2,133,000	4	3.80%	\$511.51	\$533,250
H	2400 Marshallfield Ln Redondo Beach, CA	\$2,110,000	4	3.80%	\$539.50	\$527,500
I	1235 Amethyst St Redondo Beach, CA	\$2,025,000	4	3.87%	\$485.61	\$506,250
J	2615 Rockefeller Ave Redondo Beach, CA	\$1,985,000	4	3.24%	\$566.01	\$496,250
AVERAGES		\$2,337,105	4	4.11%	\$512.73	\$584,276



SALES COMPARABLES

SALES COMPS ANALYSIS

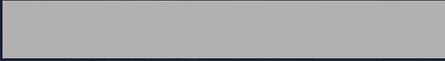
Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
1819 Armour Ln	\$2,450,000	4	1973	4,880	7,505	15.76	6.47%	\$502.05	\$612,500	2/3/25	(3) 2+1, (1) 3+2
2103 Carnegie Ln	\$2,340,000	4	1963	5,202	7,506	12.84	6.06%	\$449.83	\$585,000	7/17/24	(4) 3+2
2122 Huntington Ln	\$2,450,000	4	1973	5,400	7,501	17.53	4.05%	\$453.70	\$612,500	6/11/24	(3) 2+2, (1) 3+2.5+Den
2228 Nelson Ave	\$2,255,000	4	1969	4,716	7,506	19.17	3.65%	\$478.16	\$563,750	4/22/24	(3) 2+2, (1) 3+2.5+Den
1322 Amethyst St	\$2,750,000	4	1963	4,365	5,607	17.88	4.42%	\$630.01	\$687,500	9/24/25	(1)3+3, (2)2+2,(1)1+1
1207 Beryl St	\$2,600,000	4	1963	4,632	5,108	13.67	5.12%	\$561.31	\$650,000	8/7/24	(1)4+3,(3)2+2
2203 Voorhees Ave	\$2,600,000	4	1969	4,803	8,251	17.08	4.10%	\$541.33	\$650,000	3/11/25	(1)3+3,(3)2+2
2217 Voorhees Ave	\$2,599,000	4	1967	4,645	7,507	17.40	4.02%	\$559.53	\$649,750	11/14/25	(1)3+2,(3)2+2
2021 Curtis Ave	\$2,478,000	4	1974	5,186	7,506	23.40	2.99%	\$477.82	\$619,500	4/24/25	(1)3+2,(3)2+1
2222 Harriman Ln	\$2,400,000	4	1971	4,680	7,511	19.86	3.53%	\$512.82	\$600,000	4/22/25	(1)3+3,(1)2+3,(1)2+1,(1)1+1
2212 Clark Ln	\$2,325,000	4	1969	4,711	7,502	19.81	3.53%	\$493.53	\$581,250	6/12/25	(3)2+2,(1)3+2
1816 Speyer Ln	\$2,300,000	4	1973	5,080	7,501	18.43	3.52%	\$452.76	\$575,000	8/18/25	(1)3+3,(3)2+1

SALES COMPARABLES

SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
2213 Nelson Ave	\$2,250,000	4	1968	4,711	7,485	23.35	3.17%	\$477.61	\$562,500	11/24/25	(2) 3+2,(2)2+2
1208 Agate St	\$2,180,000	4	1963	4,120	5,518	16.00	4.38%	\$529.13	\$545,000	8/16/24	(1)3+3,(2)2+2,(1)1+1
1314 Agate St	\$2,175,000	4	1963	4,186	5,539	15.80	4.43%	\$519.59	\$543,750	10/31/25	(1)4+2,(2)2+2,(1)1+1
1214 Agate St	\$2,133,000	4	1963	4,170	5,591	20.22	3.80%	\$511.51	\$533,250	3/20/25	(1)3+2,(2)2+2,(1)1+1
2400 Marshallfield Ln	\$2,110,000	4	1952	3,911	7,502	18.41	3.80%	\$539.50	\$527,500	11/13/25	(2)2+1,(1)3+2,(1)3+1
1235 Amethyst St	\$2,025,000	4	1963	4,170	5,411	18.07	3.87%	\$485.61	\$506,250	3/15/25	(1)3+3,(2)2+2,(1)1+1
2615 Rockefeller Ave	\$1,985,000	4	1954	3,507	7,507	21.58	3.24%	\$566.01	\$496,250	9/28/25	(1)3+1,(3)2+1
Average		4				18.22	4.11%	\$512.73	\$584,276		
1902 Flagler Ln	\$2,250,000	4	1958	4,724	7,504	12.18	6.53%	\$476.29	\$562,500	N/A	(2) 2+2, (2) 3+2

LEASE COMPARABLES



LEASE COMPARABLES

LEASE COMPS



1902 FLAGLER LN
Redondo Beach, CA 90278

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
3 br / 2 ba	\$4,500	1,300 SF	\$3.46
2 br / 2 ba	\$2,333	1,100 SF	\$2.12



1915 MATTHEWS AVE #4
Redondo Beach, CA 90278

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Apartment	\$4,550	1,553 SF	\$2.93



2420 GRANT AVE # 4
Redondo Beach, CA 90278

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Apartment	\$3,250	900 SF	\$3.61



LEASE COMPARABLES

LEASE COMPS



3
2420 GRANT AVE #3
Redondo Beach, CA 90278

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Apartment	\$4,500	1,000 SF	\$4.50



4
1805 CARNEGIE LN #2
Redondo Beach, CA 90278

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Apartment	\$4,700	1,667 SF	\$2.82



5
2004 MARSHALLFIELD # C
Redondo Beach, CA 90278

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Apartment	\$4,700	1,200 SF	\$3.92



LEASE COMPARABLES

LEASE COMPS



6
2420 GRANT AVE #2
Redondo Beach, CA 90278

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Apartment	\$4,750	1,000 SF	\$4.75



7
2004 MARSHALLFIELD # C
Redondo Beach, CA 90278

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Apartment	\$4,800	1,200 SF	\$4.00



8
2103 HARRIMAN LN #B
Redondo Beach, CA 90278

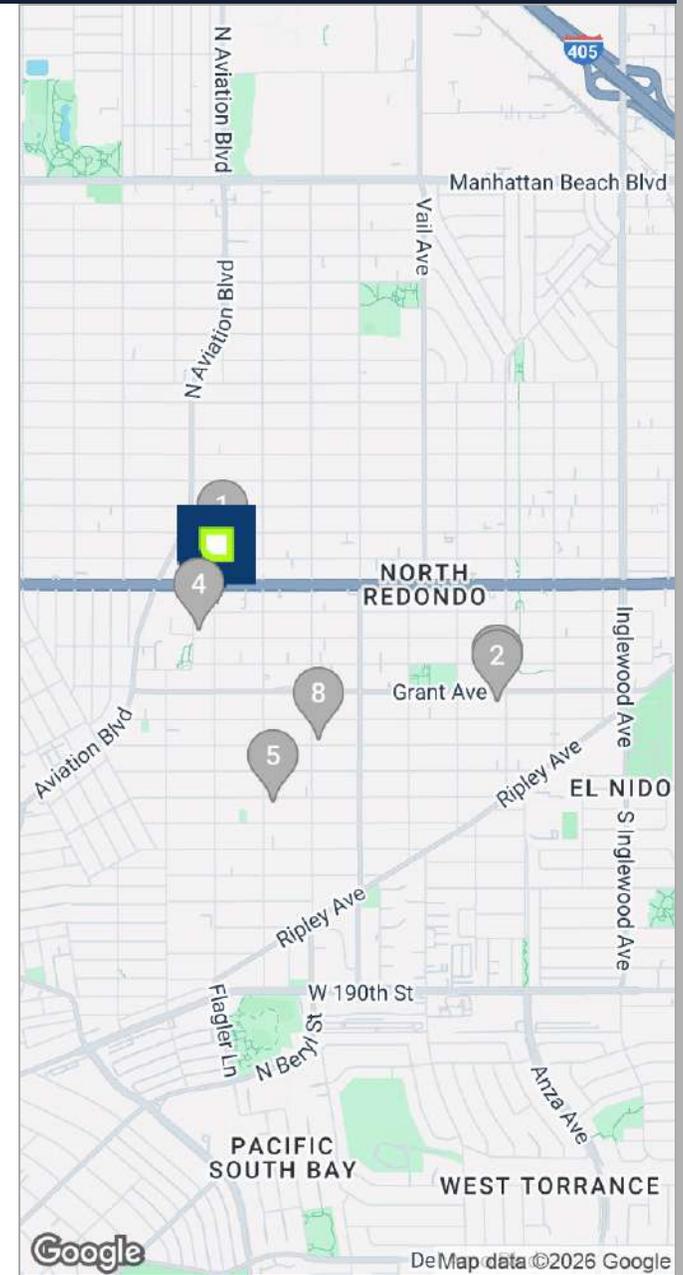
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Apartment	\$3,500	950 SF	\$3.68



LEASE COMPARABLES

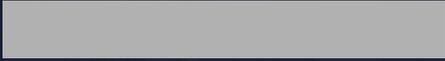
LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	AVG RENT/SF	AVG RENT	SPACE SIZE
★	1902 Flagler Ln Redondo Beach, CA	\$2.71	\$3,200	-
1	1915 Matthews Ave #4 Redondo Beach, CA	\$2.93	\$4,550	1,553 SF
2	2420 Grant Ave #4 Redondo Beach, CA	\$3.61	\$3,250	900 SF
3	2420 Grant Ave #3 Redondo Beach, CA	\$4.50	\$4,500	1,000 SF
4	1805 Carnegie Ln #2 Redondo Beach, CA	\$2.82	\$4,700	1,667 SF
5	2004 Marshallfield # C Redondo Beach, CA	\$3.92	\$4,700	1,200 SF
6	2420 Grant Ave #2 Redondo Beach, CA	\$4.75	\$4,750	1,000 SF
7	2004 Marshallfield # C Redondo Beach, CA	\$4.00	\$4,800	1,200 SF
8	2103 Harriman Ln #B Redondo Beach, CA	\$3.68	\$3,500	950 SF
AVERAGES		\$3.78	\$4,344	1,184 SF



1902 Flagler Ln - Redondo Beach, CA 90278

LOCATION OVERVIEW



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

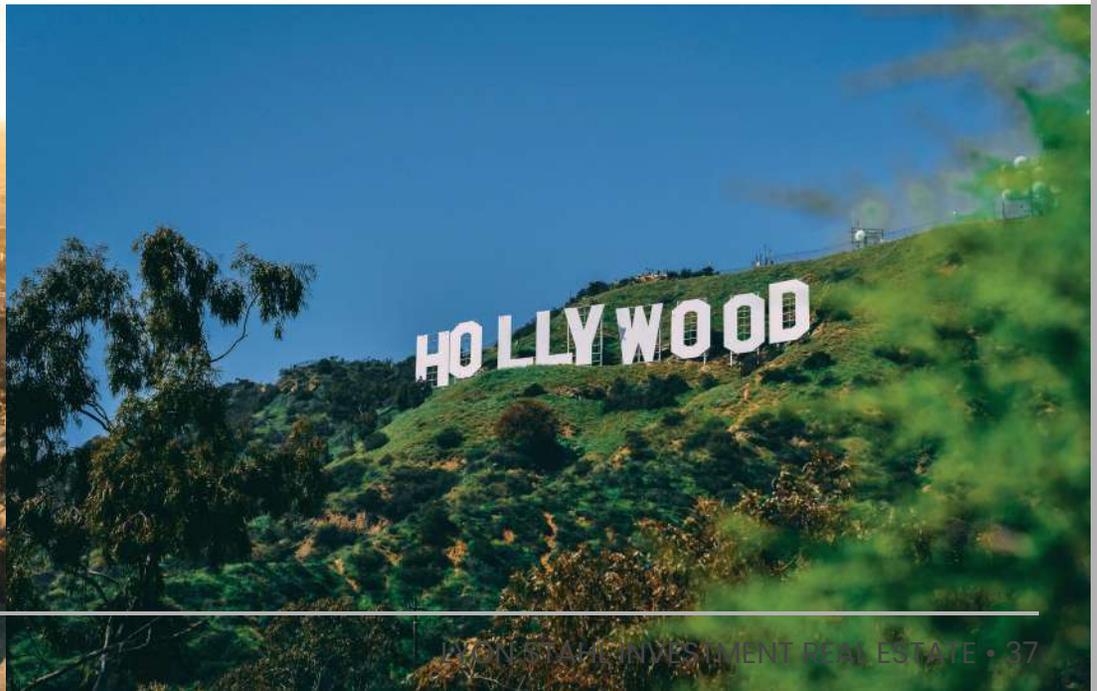
Incorporated Cities

Economy



950B

Gross Domestic Product



LOCATION OVERVIEW

REDONDO BEACH

REDONDO BEACH

Redondo Beach is a premier coastal community in Los Angeles County's South Bay region, offering an exceptional combination of natural beauty, vibrant lifestyle, and economic stability. Renowned for its iconic horseshoe-shaped pier and pristine sandy beaches, the city provides residents and visitors with an unmatched waterfront experience emphasizing both relaxation and outdoor adventure.

Strategically positioned with convenient access to major transportation corridors including Pacific Coast Highway and the I-405 freeway, Redondo Beach offers seamless connectivity to Los Angeles International Airport, Downtown Los Angeles, and neighboring South Bay business districts. This accessibility enhances its appeal to professionals, families, and investors alike.

The city boasts a diverse and affluent population of approximately 65,000 residents, supported by a median household income exceeding \$140,000, indicative of strong purchasing power and stable demand for quality housing. Redondo Beach's economy thrives on a blend of retail, hospitality, professional services, and tourism sectors, bolstered by dynamic commercial and recreational hubs such as Riviera Village and King Harbor marina.



LOCATION OVERVIEW

2028 OLYMPICS

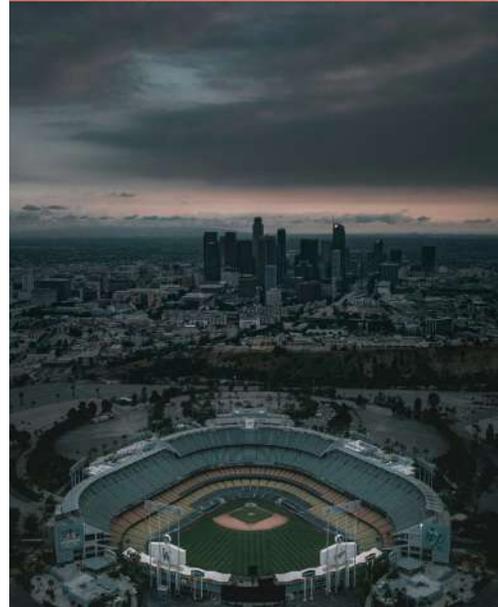


In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



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.

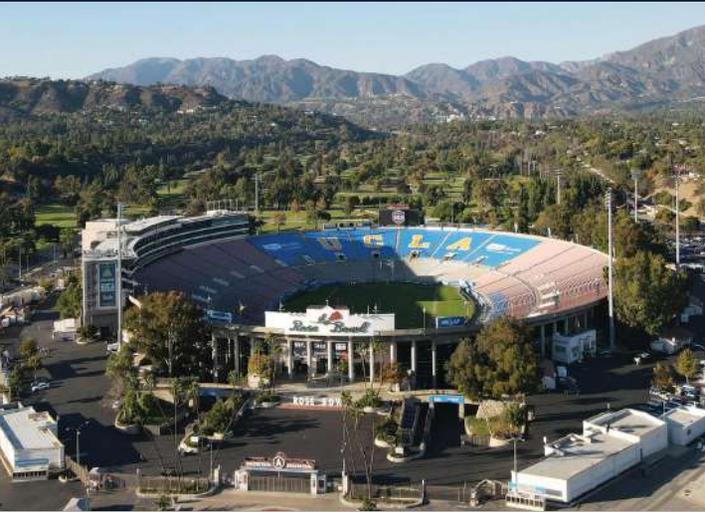


INFRASTRUCTURE INVESTMENTS

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

LOCATION OVERVIEW

WHY LOS ANGELES



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.

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



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