Offering Memorandum

10 UNITS IN MANHATTAN BEACH

1826-1828

12th Street

$5,695,000

MANHATTAN BEACH

Woody Stahl DRE # 01399621
310.880.0926 | Woody@LyonStahl.com

Brett Lyon DRE # 01717818
310.780.1899 | Brett@LyonStahl.com

LYONSTAHL INVESTMENT REAL ESTATE

Table of Contents

1826-1828 12th Street,
Manhattan Beach, CA 90266

Index

Property Overview	3
Financial Overview	6
Property Photography	11
Comparables	21
Area Overview	26
Aerial Map	28
Disclaimer	30

Property Overview

1826-1828 12th Street
Manhattan Beach, CA 90266

LYONSTAHL
INVESTMENT REAL ESTATE

Property Overview

1826-1828 12th Street,
Manhattan Beach, CA 90266

Property Summary

Price	$5,695,000
Address	1826-1828 12th Street
City, State, Zip	Manhattan Beach, CA 90266
County	Los Angeles
Zoning	R3
Year Built	1957
Number Of Units	10
Parking Ratio	10 Spaces
Building Size	6,384 SF
Lot Size	8,254 SF
Cap Rate w/ Rent Increases	4.57%
Pro Forma CAP Rate	4.97%
Grm w/ Rent Increases	14.90
Pro Forma Grm	14.50
Price / Bldg Sf	$892.07
Price / Unit	$569,500

Property Overview

1826-1828 12th Street,
Manhattan Beach, CA 90266

LYON STAHL
INVESTMENT REAL ESTATE

1826-1828 12th Street
Manhattan Beach, CA 90266
10 Units | $5,695,000

- Rare 10-Unit Apartment Property in a Desirable Manhattan Beach Location
- Attractive Unit Mix: All 2-Bed/1-Bath Units
- Two Vacant Units Provide Immediate Upside + Nearly All Occupied Units Eligible For Maximum Allowable Rent Increase Per AB 1482
- 5.00% Pro Forma CAP | 14.51 Pro Forma GRM | 6 of 10 Units Have Undergone Various Renovations
- Upgrades to Building Since 2023: Full Roof Repair, New Subpanels, SB 721 Compliance
- Two-Building Layout Totaling Approximately 6,384 SF on an 8,254 SF Lot
- On-Site Parking & Laundry Facilities | In-Unit Laundry in Three Units
- Walkable to Trader Joe's and Minutes from Polliwog Park, Manhattan Beach Middle School & the Redondo Beach Performing Arts Center

1826-1828 12th Street presents a rare opportunity to acquire a 10-unit multifamily property in a desirable Manhattan Beach location. The property features an attractive unit mix consisting entirely of 2-bed/1-bath units across two buildings totaling approximately 6,384 square feet on an 8,254 square foot lot.

The property offers immediate upside through two vacant units, while nearly all occupied units are eligible for the maximum allowable rent increase under AB 1482. Six of the ten units have undergone various renovations, and ownership has completed several building improvements since 2023, including a full roof repair, new subpanels, and SB 721 compliance.

Additional amenities include on-site parking and laundry facilities, with in-unit laundry in three units. Located within walking distance of Trader Joe's and minutes from Polliwog Park, Manhattan Beach Middle School, and the Redondo Beach Performing Arts Center, the property offers investors a compelling combination of location, immediate upside, and long-term value.

.

Financial Overview

1826-1828 12th Street
Manhattan Beach, CA 90266

LYONSTAHL
INVESTMENT REAL ESTATE

Financial Overview

1826-1828 12th Street,
Manhattan Beach, CA 90266

LYON STAHL
INVESTMENT REAL ESTATE

Price	$5,695,000

Property Summary

ADDRESS	1826-1828 12th Street	YEAR BUILT	1957
DOWN PAYMENT	55.0% $3,018,350	PARKING	10 Spaces
NUMBER OF UNITS	10	CURRENT NOI W/ RENT INCREASES	$260,460
COST PER UNIT	$569,500	PRO FORMA NOI	$283,188
LOT SIZE	8,254 SF	CAP RATE W/ RENT INCREASES	4.57%
GROSS RENTABLE SF	6,384 SF	PRO FORMA CAP RATE	4.96%
PRICE PER BLDG SF	$892.07	CURRENT GRM W/ RENT INCREASES	14.90
PRICE PER LAND SF	$689.97	PRO FORMA GRM	14.50

Proposed Financing

LOAN AMOUNT	$2,562,750	LOAN-TO-VALUE	55%
DOWN PAYMENT	$3,132,250	AMORTIZATION	30
INTEREST RATE	6.15%	LOAN TERM	5-YEAR FIXED
MONTHLY PAYMENT	$15,613	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	$195,683	DEBT COVERAGE RATION (DCR)	1.25

Financial Overview

1826-1828 12th Street,
Manhattan Beach, CA 90266

LYON STAHL INVESTMENT REAL ESTATE

Annualized Operating Data

	Current Actuals			W/ Rent Increases			Pro Forma Actuals	
GROSS SCHEDULED INCOME	$	361,200		$	382,284		$	392,700	
VACANCY RATE RESERVE	$	10,836	3%	$	11,469	3%	$	-	0%
GROSS OPERATING INCOME	$	350,364		$	370,815		$	392,700	
EXPENSES	$	109,512	30%	$	110,355	30%	$	109,512	28%
NET OPERATING INCOME	$	240,852		$	260,460		$	283,188	
LOAN PAYMENTS	$	187,356		$	187,356		$	187,356	
PRE TAX CASH FLOWS	$	53,496	1.71%	$	73,104	2.24%	$	95,832	3.06%
PRINCIPAL REDUCTION	$	30,600		$	30,600		$	30,600	
TOTAL RETURN BEFORE TAXES	$	84,096	2.68%	$	103,704	3.22%	$	126,432	4.04%

Scheduled Income	Current	w/ Rent Increases	Market
TOTAL MONTHLY SCHEDULED RENT	$30,000	$31,757	$32,600
Laundry	$100	$100	$125
ANNUALIZED SCHEDULED GROSS INCOME	$361,200	$382,284	$392,700

Expense Summary			
New Taxes (New Estimated):		$	65,584
Repairs & Maintenance (YTD):	(4%)	$	6,500
Insurance ($1.25/SF)	($1.25/SF)	$	7,980
Utilities ($1380/Unit) (Actual)	($100/mo)	$	13,800
Landscaping ($100/Mo)	(4%)	$	1,200
Property Management (4%)		$	14,448
Total Expenses			**$109,512**
Expense Per Unit			**$10,951**
Expense Per SF			**$13.27**

Rent Roll

1826-1828 12th Street,
Manhattan Beach, CA 90266

# of Units	Unit Type	Actual Rent	Market Rent	Move-in-Date	Notes
1826-1	2-Bed/1-Bath	$3,350	$3,350	-	Vacant
1826-2	2-Bed/1-Bath	$3,150	$3,250	7/22/2024	Eligible For Rent Increase
1826-3	2-Bed/1-Bath	$2,860	$3,250	5/1/2023	Eligible For Rent Increase
1826-4	2-Bed/1-Bath	$2,795	$3,250	1/2/2025	Eligible For Rent Increase
1826-5	2-Bed/1-Bath	$3,195	$3,250	5/6/2026	
1828-1	2-Bed/1-Bath	$2,850	$3,250	4/15/2012	Eligible For Rent Increase
1828-2	2-Bed/1-Bath	$2,850	$3,250	4/1/2011	Eligible For Rent Increase
1828-3	2-Bed/1-Bath	$2,850	$3,250	3/5/2016	Eligible For Rent Increase
1828-4	2-Bed/1-Bath	$3,250	$3,250	-	Vacant
1828-5	2-Bed/1-Bath	$2,850	$3,250	2/1/1990	Eligible For Rent Increase
Laundry		$100	$125		
MONTHLY TOTALS		$30,000	$32,600		
ANNUALIZED TOTALS		$361,200	$392,700		

Property Photography

1826-1828 12th Street
Manhattan Beach, CA 90266

Exterior Photos

1826-1828 12th Street,
Manhattan Beach, CA 90266

LYONSTAHL
INVESTMENT REAL ESTATE

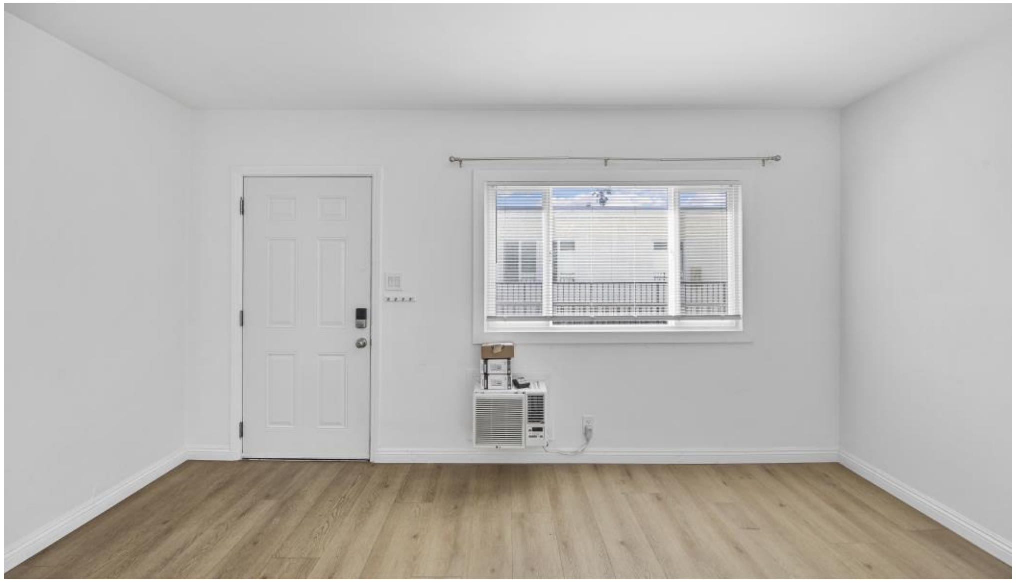
Exterior Photos

1826-1828 12th Street,
Manhattan Beach, CA 90266

Interior Photos

1826-1828 12th Street,
Manhattan Beach, CA 90266

LYONSTAHL INVESTMENT REAL ESTATE



Comparables

1826-1828 12th Street
Manhattan Beach, CA 90266

Sold Comparables

1826-1828 12th Street,
Manhattan Beach, CA 90266

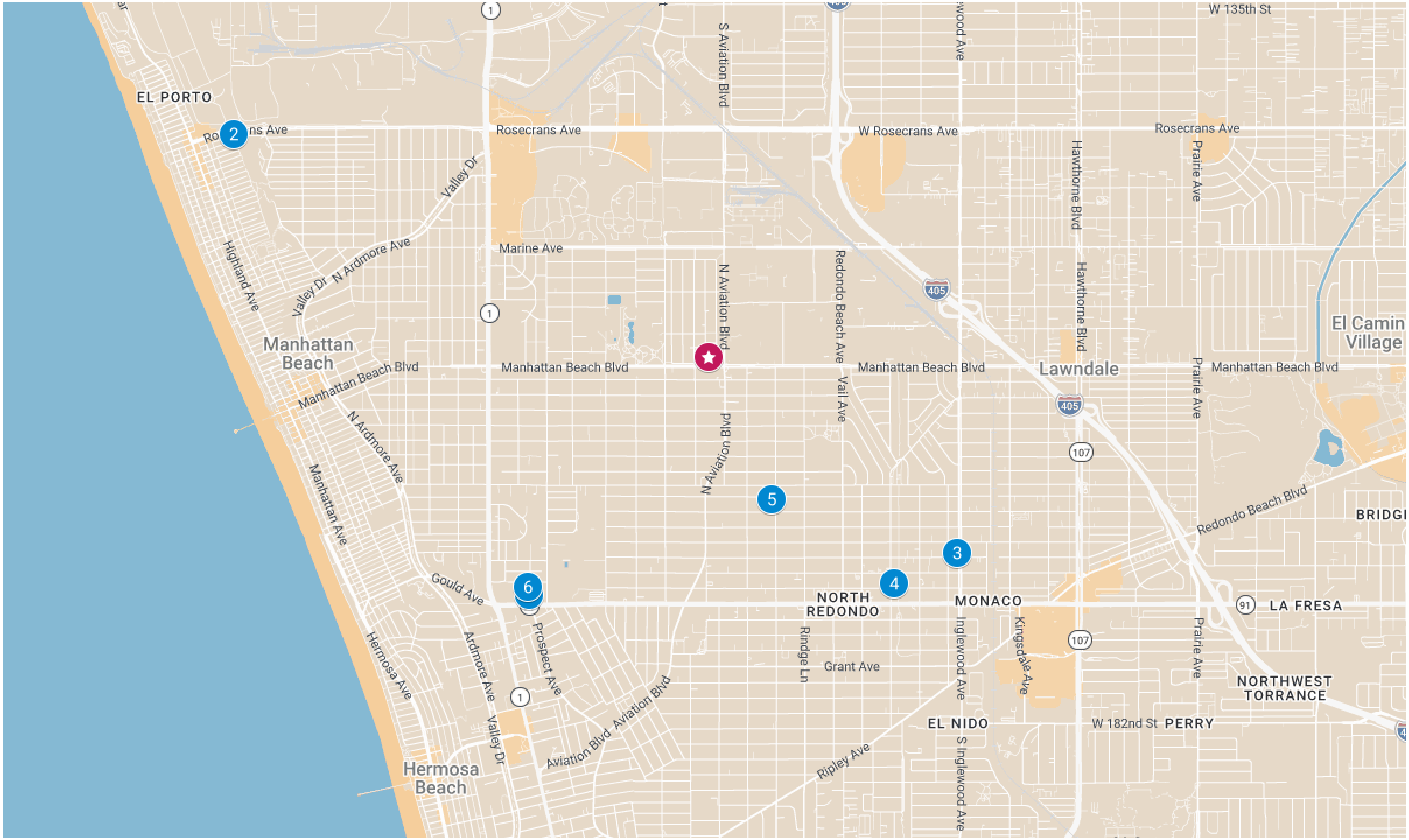
LYONSTAHL INVESTMENT REAL ESTATE

	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	Sold Date
1	715 S Prospect Ave Manhattan Beach, CA 90266	$8,000,000	10.0	1969	9,435 SF	$800,000	$847.91	-	7/17/2026
2	480 Rosecrans Ave Manhattan Beach, CA 90266	$5,000,000	7.0	1974	7,347 SF	$714,286	$680.55	5.29%	8/21/2026
3	2707 Ruhland Ave Redondo Beach, CA 90278	$4,050,000	5.0	2026	7,235 SF	$810,000	$559.78	5.20%	6/17/2026
4	2501 Mathews Ave Redondo Beach, CA 90278	$3,600,000	8.0	1961	7,560 SF	$450,000	$476.19	4.35%	4/14/2026
5	2020 Graham Ave Redondo Beach, CA 90278	$5,100,000	12.0	1970	12,056 SF	$425,000	$423.03	5.00%	6/24/2025
6	1220 Tennyson St Manhattan Beach, CA 90266	$3,435,000	8.0	1958	5,712 SF	$429,375	$601.37	-	7/5/2024
	Averages	**$4,864,167**	**8**			$604,777	$598	**4.96%**	
*	1826-1828 12th Street, Manhattan Beach, CA 90266	$5,695,000	10	1957	6,384 SF	$569,500	$892.07	4.23%	ACTIVE

Sold Comparables Map

1826-1828 12th Street,
Manhattan Beach, CA 90266

LYONSTAHL
INVESTMENT REAL ESTATE



Lease Comparables

1826-1828 12th Street,
Manhattan Beach, CA 90266

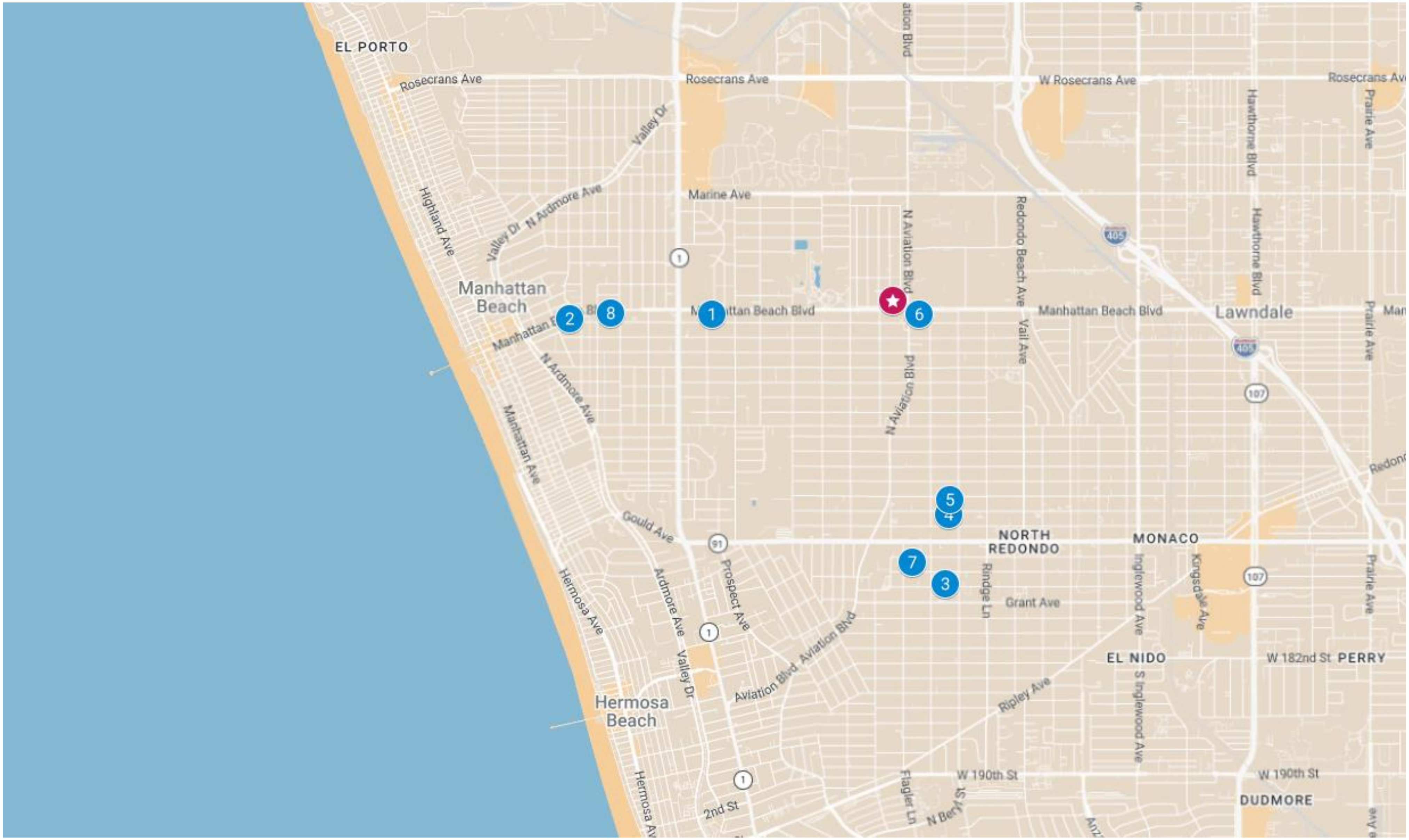
LYONSTAHL INVESTMENT REAL ESTATE

	Address	Date Listed	Unit Type	Rental Rate
1	1200 Manhattan Beach Blvd Apt E, Manhattan Beach	On Market	2-Bed/2-Bath	$4,075
2	740 Manhattan Beach Blvd Apt D, Manhattan Beach	On Market	2-Bed/1-Bath	$3,950
3	2011 Rockefeller Ln, Redondo Beach	Oct 2025	2-Bed/1-Bath	$3,500
4	2014 Nelson Ave Apt C, Redondo Beach		2-Bed/1-Bath	$3,500
5	2014 Ruhland Ave, Redondo Beach		2-Bed/1-Bath	$3,350
6	1930 Manhattan Beach Blvd, Redondo Beach	Aug 2026	2-Bed/1-Bath	$3,300
7	1906 Vanderbilt Ln, Redondo Beach	Feb 2026	2-Bed/1-Bath	$3,095
8	860 Manhattan Beach Blvd, Manhattan Beach	Leased in 3 Days	2-Bed/1-Bath	$3,000
	Average		**2-Bed/1-Bath**	**$3,471**
*	1826-1828 12th Street, Manhattan Beach		2-Bed/1-Bath	$3,000

Lease Comparables Map

1826-1828 12th Street,
Manhattan Beach, CA 90266

LYONSTAHL
INVESTMENT REAL ESTATE



Area Overview

1826-1828 12th Street
Manhattan Beach, CA 90266

LYONSTAHL INVESTMENT REAL ESTATE

City Overview

1826-1828 12th Street,
Manhattan Beach, CA 90266

LYONSTAHL
INVESTMENT REAL ESTATE

City Overview

Forbes has named Manhattan Beach one of America's most expensive areas. The Manhattan Beach real estate market outprices the Los Angeles-Long Beach-Anaheim Metro average per square foot by almost three times. The median price of homes currently listed in Manhattan Beach is $2,599,000 and values have gone up 10.2% over the past year.

Among its many public parks, Polliwog Park is the largest and most frequented and has a small lake, open-air concert amphitheater for community events, playground equipment, picnic tables, and a fenced dog exercise area. Marine Avenue Park and Live Oak Park have several lighted ball fields, basketball courts, tennis courts, and an indoor racquetball facility.

Manhattan Beach is commonly featured in pop culture such as in The Beach Boys' song "Surfin' U.S.A." and TV shows like *Weeds*, *Hannah Montana* and *The O.C.*

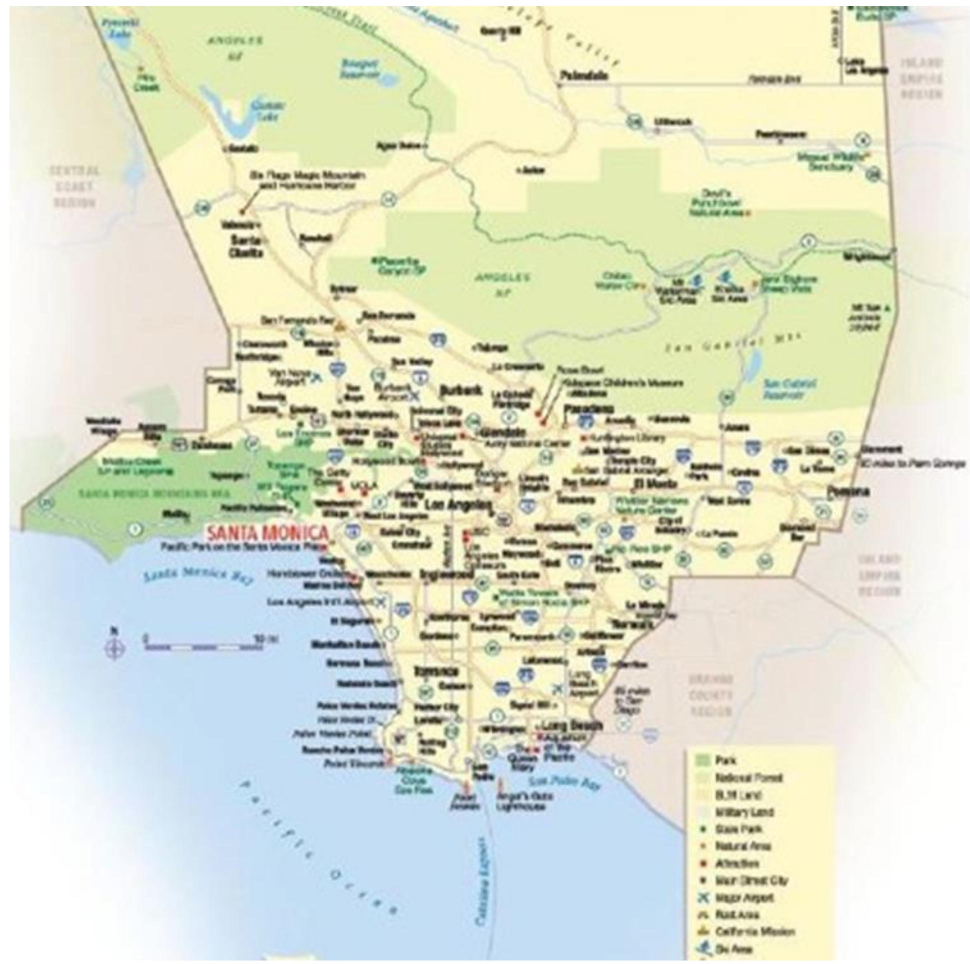
County Overview

1826-1828 12th Street,
Manhattan Beach, CA 90266

LYON STAHL
INVESTMENT REAL ESTATE

Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.



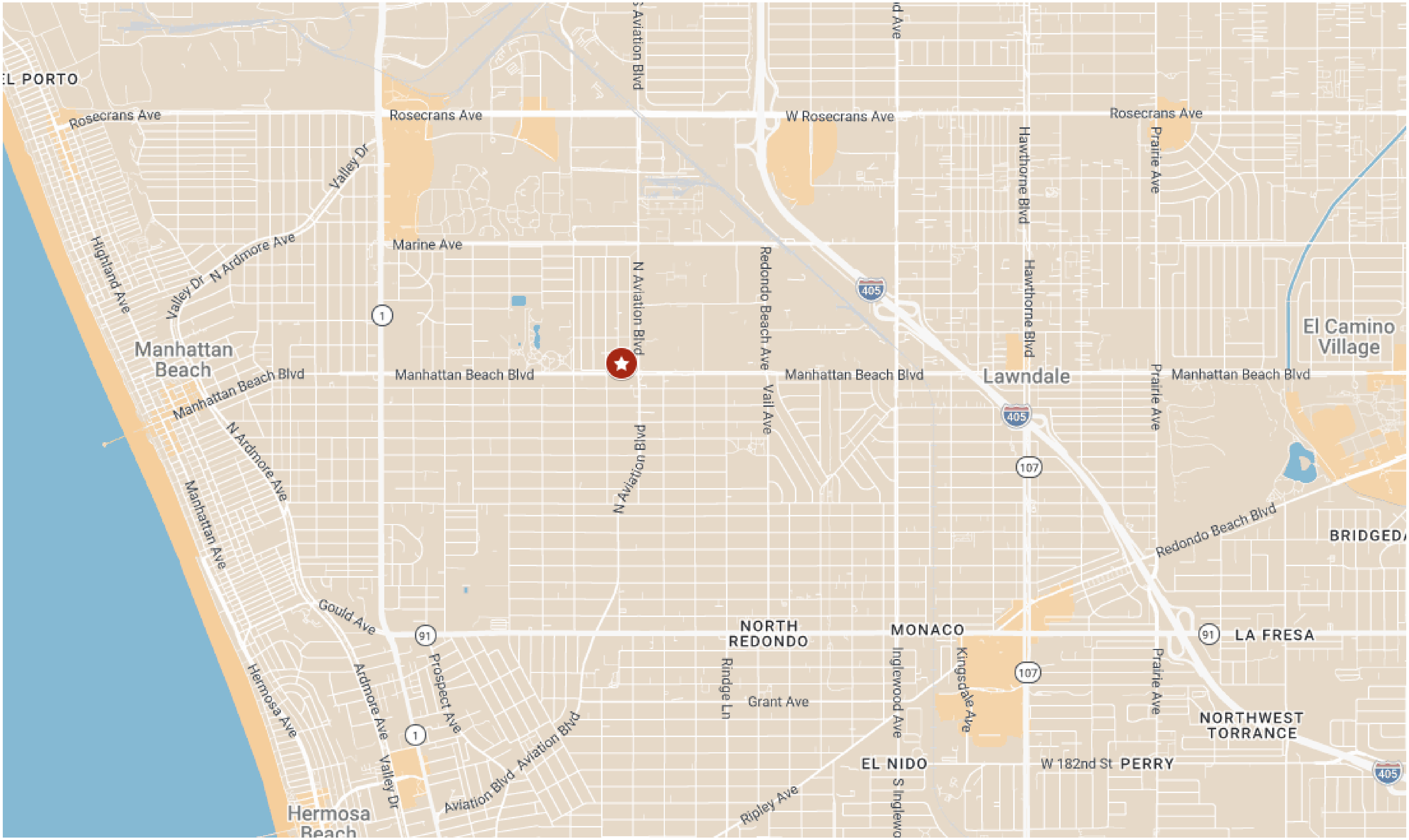
Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately $446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.

Local Map

1826-1828 12th Street,
Manhattan Beach, CA 90266

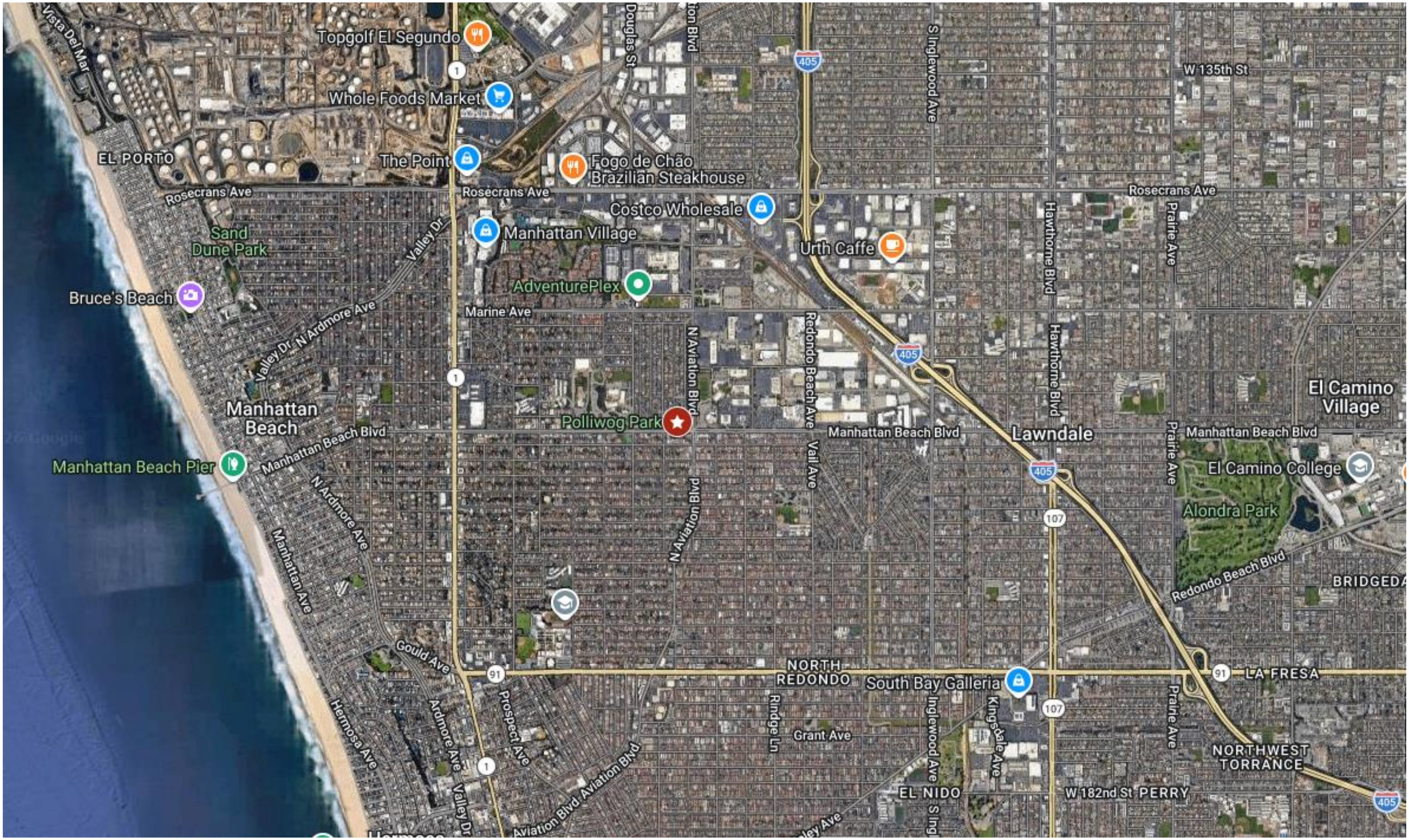
LYONSTAHL
INVESTMENT REAL ESTATE



Local Map

1826-1828 12th Street,
Manhattan Beach, CA 90266

LYONSTAHL
INVESTMENT REAL ESTATE



Disclaimer & Confidentiality Agreement

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Exclusively Marketed By

LYONSTAHL
INVESTMENT REAL ESTATE

Brett Lyon

(310) 780-1899
BRETT@LYONSTAHL.COM
DRE - 01717818

Woody Stahl

(310) 880-0926
WOODY@LYONSTAHL.COM
DRE - 01399621