



18216 Kingsdale Ave, Redondo Beach, CA 90278

**BRC**Advisors  
REAL ESTATE INVESTMENT SERVICES



EXCLUSIVELY LISTED BY

**BRC**Advisors  
REAL ESTATE INVESTMENT SERVICES



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# PROPERTY OVERVIEW

John Katnik of BRC Advisors, as the exclusive listing advisor, is pleased to present 18216 Kingsdale Ave, an 18-unit apartment opportunity in the highly desirable coastal community of Redondo Beach. This rare offering provides immediate rental upside and long-term appreciation potential in one of the South Bay's most consistently strong rental markets. The property features 18 total units, consisting of 6 studio/one-bath, 9 one-bed/one-bath units, and 3 two-bed/one-bath units. Residents benefit from 18 garages, on-site laundry, and close proximity to major retail, dining, and employment hubs.

Extensive capital improvements have recently been completed, including a brand-new roof, new electrical supply conduits, and the replacement of all main electrical supply wires leading to the existing breaker panels.

With one unit currently vacant and in-place rents significantly below market across the remaining units, there is substantial potential to increase income through strategic renovations and repositioning. Priced at an attractive \$256K per unit and \$492 per square foot, the property provides an excellent entry basis for both value-add and long-term investors.

Opportunities of this size and location in Redondo Beach are very rare. This asset offers investors the chance to acquire a well-located building with clear upside in one of Southern California's most supply constrained coastal markets.





# PROPERTY OVERVIEW

## INVESTMENT HIGHLIGHTS

### Rare Larger Asset in Redondo Beach

A sizable apartment opportunity Redondo Beach P.O. (City of Torrance) walking distance to the South Bay Galleria.

### Brand New Roof and Electrical Supply Conduits

The property features a new roof installed in 2025, along with newly installed electrical supply conduits. All main electrical supply wires leading to the existing breaker panels have also been fully replaced.

### Attractive Day 1 Basis

The property is being offered at \$256K/Unit and \$492/ft, extremely attractive for any value-add or long-term investor.

### Immediate Rental Upside and 1 Vacant Unit

With one unit vacant and occupied units well below market rate, this is a terrific value-add opportunity to increase rents and maximize future income potential.

### Attractive Tenant Amenities

The property features 18 garages and on-site laundry facilities.





# PROPERTY OVERVIEW

## PROPERTY PHOTOS





# PROPERTY OVERVIEW

## PROPERTY PHOTOS





# EXECUTIVE SUMMARY

OFFERING PRICE  
**\$4,625,000**

CURERENT CAP RATE	PROFORMA CAP RATE
<b>4.30%</b>	<b>6.92%</b>

CURRENT GRM	PROFORMA GRM
<b>14.10</b>	<b>10.09</b>

PRICE PER UNIT  
**\$256,944**

PRICE PER SF  
**\$492.13**

PROPERTY ADDRESS	18216 KINGSDALE AVE, REDONDO BEACH, CA 90278
APN	4083-007-016

VITAL DATA	
UNITS	18
GROSS SQUARE FEET	9,398
LOT SIZE	13,289
OCCUPANCY	95%
YEAR BUILT	1964
ZONING	TORR-MD

UNIT MIX	
NUMBER OF UNITS	UNIT TYPE
6	STUDIO, 1 BATH
9	1 BED, 1 BATH
3	2 BED, 1 BATH

SECTION 02

# FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA		
INCOME	CURRENT	PRO FORMA
BASE RENTAL INCOME	\$328,104	\$458,400
LAUNDRY INCOME (2025 ACTUALS)	\$1,680	\$1,680
GROSS POTENTIAL INCOME	\$329,784	\$460,080
VACANCY ALLOWANCE	\$9,843 (3%)	\$13,752 (3%)
EFFECTIVE GROSS INCOME (“EGI”)	\$319,941	\$446,328
OPERATING EXPENSES	\$121,089 (38%)	\$126,301 (28%)
NET OPERATING INCOME	\$198,852	\$320,027

ANNUALIZED EXPENSES		
OPERATING EXPENSES	CURRENT	PRO FORMA
TAXES (1.2%)	\$55,500	\$55,500
INSURANCE (\$1.5/SQ. FT.)	\$14,097	\$14,097
UTILITIES (2025 ACTUALS)	\$11,000	\$11,000
TRASH (2025 ACTUALS)	\$7,092	\$7,092
REPAIRS/MAINTENANCE (\$500 PER UNIT)	\$9,000	\$9,000
RESERVES (\$250 PER UNIT)	\$4,500	\$4,500
MANAGEMENT FEE (4% OF EGI)	\$13,124	\$18,336
PEST CONTROL (2025 ACTUALS)	\$2,976	\$2,976
LANDSCAPING (2025 ACTUALS)	\$1,800	\$1,800
LICENSES AND FEES (ESTIMATED)	\$2,000	\$2,000
TOTAL EXPENSES:	\$121,089	\$126,301
TOTAL EXPENSES PER UNIT:	\$2,471.21	\$2,577.57
TOTAL EXPENSES PER SQ. FT.	\$12.88	\$13.44

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.*



SECTION 03

RENT ROLL

UNIT NO.	UNIT TYPE	UNIT SF	MONTHLY RENT	RENT/SF	PF MONTHLY RENT	PF RENT/SF	NOTES
1	2 BED, 1 BATH	800	\$2,073	\$2.59	\$3,200	\$4.00	
2	1 BED, 1 BATH	550	\$1,900	\$3.45	\$2,400	\$4.36	
3	1 BED, 1 BATH	550	\$1,404	\$2.55	\$2,400	\$4.36	
4	1 BED, 1 BATH	550	\$1,404	\$2.55	\$2,400	\$4.36	
5	1 BED, 1 BATH	550	\$1,836	\$3.34	\$2,400	\$4.36	
6	1 BED, 1 BATH	550	\$1,836	\$3.34	\$2,400	\$4.36	
7	2 BED, 1 BATH	800	\$0	\$0.00	\$0	\$0.00	MANAGER RECEIVES FREE RENT AS SALARY
8	2 BED, 1 BATH	800	\$1,846	\$2.31	\$3,200	\$4.00	
9	1 BED, 1 BATH	550	\$1,760	\$3.20	\$2,400	\$4.36	
10	STUDIO, 1 BATH	375	\$1,566	\$4.18	\$1,700	\$4.53	UNIT INCLUDES FULL RANGE AND MINI-FRIDGE
11	STUDIO, 1 BATH	375	\$1,144	\$3.05	\$1,700	\$4.53	UNIT INCLUDES FULL RANGE AND MINI-FRIDGE
12 (VACANT)	STUDIO, 1 BATH	375	\$1,700	\$4.53	\$1,700	\$4.53	UNIT INCLUDES FULL RANGE AND MINI-FRIDGE
13	1 BED, 1 BATH	550	\$1,468	\$2.67	\$2,400	\$4.36	
14	STUDIO, 1 BATH	375	\$1,575	\$4.20	\$1,700	\$4.53	UNIT INCLUDES FULL RANGE AND MINI-FRIDGE
15	STUDIO, 1 BATH	375	\$1,274	\$3.40	\$1,700	\$4.53	UNIT INCLUDES FULL RANGE AND MINI-FRIDGE
16	STUDIO, 1 BATH	375	\$1,144	\$3.05	\$1,700	\$4.53	UNIT INCLUDES FULL RANGE AND MINI-FRIDGE
17	1 BED, 1 BATH	550	\$1,771	\$3.22	\$2,400	\$4.36	
18	1 BED, 1 BATH	550	\$1,641	\$2.98	\$2,400	\$4.36	
TOTAL			\$27,342		\$38,200		

\* Sq ft of units is estimated based. Buyer to verify.



SECTION 04

# LOCATION OVERVIEW

## THE SOUTH BAY

The South Bay region in Los Angeles is a vibrant and diverse area that plays a crucial role in the economic and cultural fabric of Southern California. Encompassing cities such as Torrance, Manhattan Beach, Redondo Beach, Hermosa Beach, and El Segundo, the South Bay is strategically located near major transportation hubs like the Los Angeles International Airport (LAX) and the Port of Los Angeles. This proximity facilitates significant commercial and logistical advantages, making it an essential area for both local and international businesses.

Major employers in the South Bay include aerospace giants such as Northrop Grumman and SpaceX, as well as automotive leader Honda, which has its American headquarters in Torrance. The presence of these industry leaders underscores the region’s importance as a hub for high-tech and engineering jobs. Additionally, companies like Chevron operate major facilities here, further diversifying the industrial base and providing numerous employment opportunities. The economic impact of these employers is profound, contributing to the region’s robust economy and supporting a highly skilled workforce.

The South Bay’s economy is bolstered by a mix of sectors including aerospace, manufacturing, information technology, and healthcare, creating a dynamic job market. This economic diversity attracts a wide array of professionals and supports a high standard of living in the region. The area is also known for its excellent educational institutions and research facilities, which feed into the local talent pool and support ongoing innovation and development.

Neighborhoods in the South Bay range from upscale beach communities to more urbanized inland areas. Manhattan Beach and Hermosa Beach, for example, are known for their affluent, picturesque settings with beautiful beachfront properties, attracting both residents and tourists. These neighborhoods offer a high quality of life with amenities such as top-rated schools, parks, and recreational facilities. On the other hand, cities like Torrance provide a more suburban feel with extensive shopping centers, business districts, and residential areas, catering to a diverse population.





# LOCATION OVERVIEW

## REDONDO BEACH, CA

Redondo Beach is a coastal city in Los Angeles California, located in the South Bay region of the Greater Los Angeles area. It is one of three adjacent beach cities along the southern portion of Santa Monica Bay. These adjacent beach cities include Hermosa Beach & Manhattan Beach. This laid-back, beautiful beach city is less than 7 miles south of Los Angeles International Airport, 18 miles from downtown Los Angeles and easily accessible to major freeways, recreation and Southern California attractions. The population was an estimated 68,918 as of 2013. Redondo Beach is a family-friendly seaside playground packed with hidden treasures. Redondo Beach is known for its history, vibrant harbor, worldfamous horseshoe-shaped pier, miles of sand and unbeatable sunsets.

Redondo Beach's economy is also bolstered by a vibrant retail and dining scene, centered around areas like the Riviera Village and the Redondo Beach Pier. These areas not only serve the local population but also draw visitors from across the greater Los Angeles area, supporting small businesses and enhancing the city's economic vitality. The presence of excellent schools and community amenities further contributes to its attractiveness as a place to live.

Redondo Beach is an integral part of the South Bay's economic and social landscape. Its strategic location near major hubs, attractive living conditions, and diverse economic base make it an important city for employers and employees alike. The blend of residential comfort, economic opportunities, and natural beauty ensures that Redondo Beach remains a key player in the broader Los Angeles metropolitan area





# LOCATION OVERVIEW AERIAL VIEW



## PROPERTY PHOTOS





# LOCATION OVERVIEW AERIAL VIEW



## PROPERTY PHOTOS





SECTION 04

# LOCATION OVERVIEW

WALKABILITY

- 

**SUBJECT PROPERTY:**  
**18216 KINGSDALE AVE**
- 1

**SOUTH BAY GALLERIA**  
0.5 MILES FROM SUBJECT PROPERTY
- 2

**TARGET**  
0.4 MILES FROM SUBJECT PROPERTY
- 3

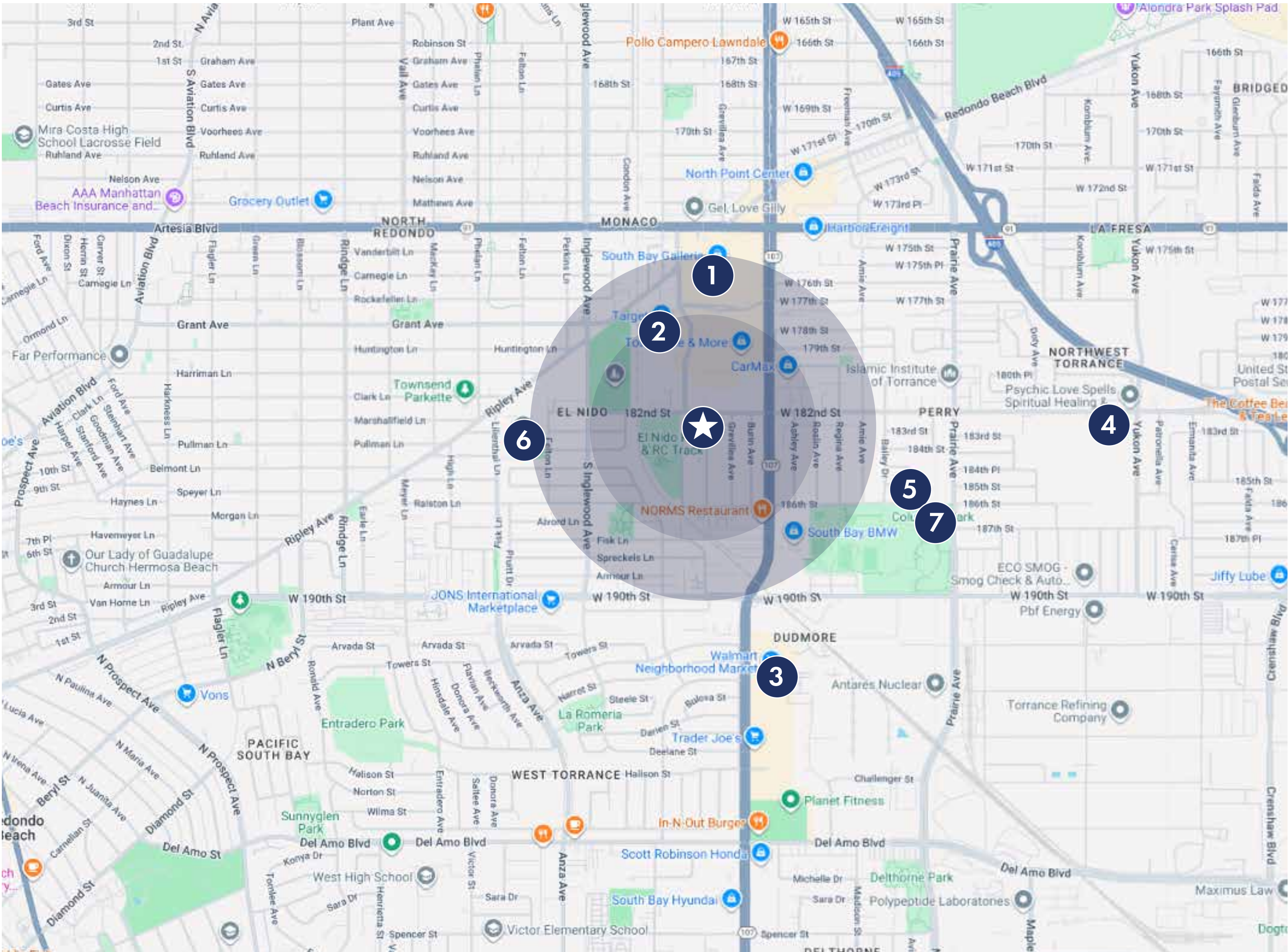
**WALMART NEIGHBORHOOD MARKET**  
1 MILE FROM SUBJECT PROPERTY
- 4

**NORTH HIGH SCHOOL**  
1.5 MILES FROM SUBJECT PROPERTY
- 5

**MAGRUDER MIDDLE SCHOOL**  
0.8 MILES FROM SUBJECT PROPERTY
- 6

**WASHINGTON ELEMENTARY SCHOOL**  
1 MILE FROM SUBJECT PROPERTY
- 7

**COLUMBIA PARK**  
0.7 MILES FROM SUBJECT PROPERTY





# LOCATION OVERVIEW FUN THINGS TO DO

★

SUBJECT PROPERTY:  
18216 KINGSDALE AVE

1

MANHATTAN BEACH PIER  
4.5 MILES FROM SUBJECT PROPERTY

2

SOFI STADIUM  
8.5 MILES FROM SUBJECT PROPERTY

3

LAX  
8.1 MILES FROM SUBJECT PROPERTY

4

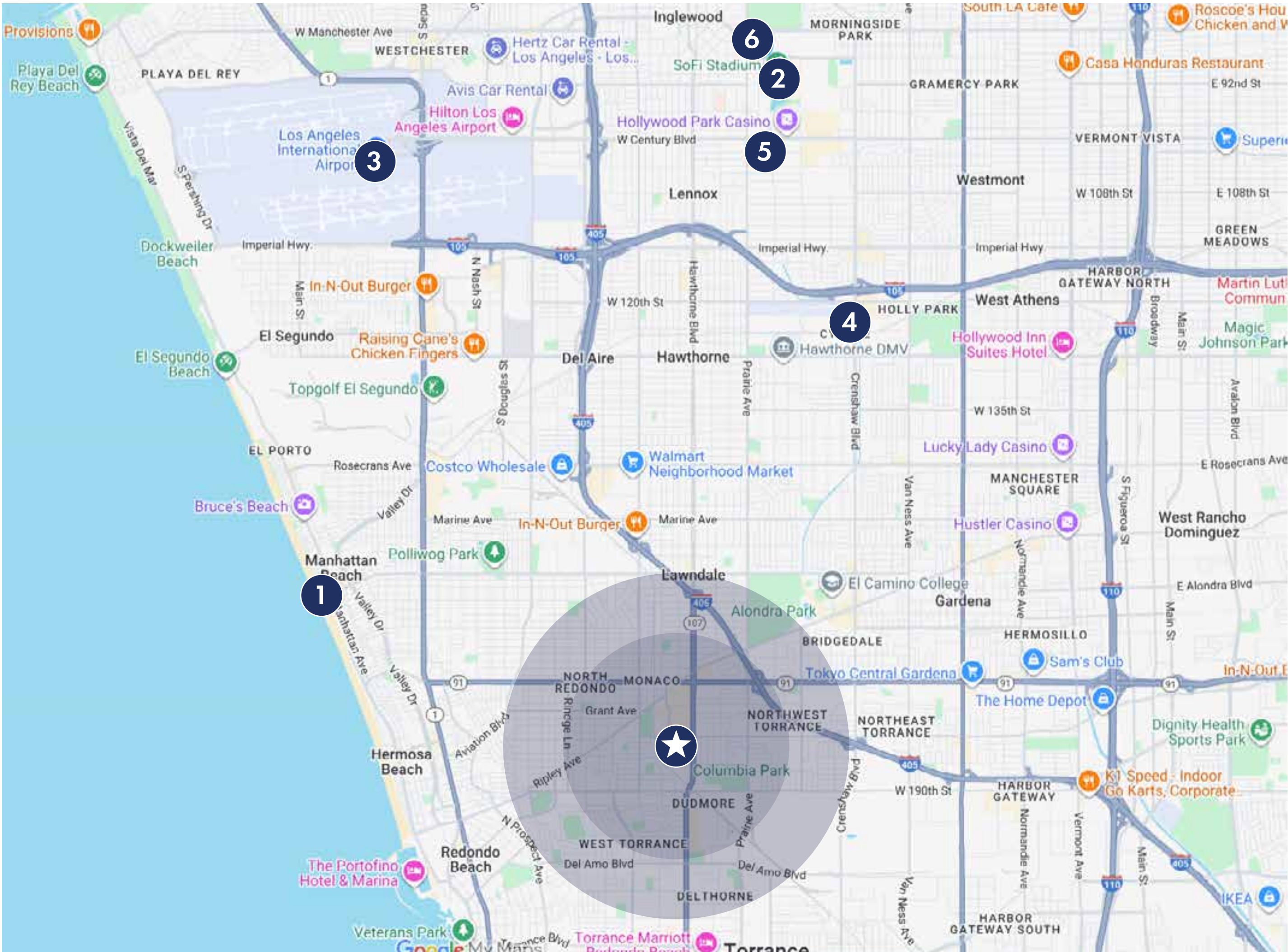
SPACEX AND TESLA HEADQUARTERS  
5.5 MILES FROM SUBJECT PROPERTY

5

INTUIT DOME  
7.5 MILES FROM SUBJECT PROPERTY

6

THE FORUM  
8.6 MILES FROM SUBJECT PROPERTY





SECTION 04

# LOCATION OVERVIEW CONTINUED



MANHATTAN BEACH PIER

The Manhattan Beach Pier is located in the heart of downtown Manhattan Beach and is in walking distance to great restaurants and retail.



SOFI STADIUM

SoFi Stadium is a stadium and entertainment complex that serves as the home for the Los Angeles Rams and Los Angeles Chargers of the National Football League.



LAX

LAX is the primary international airport serving Los Angeles and its surrounding metropolitan area. In 2019, LAX handled 88,068,013 passengers, making it the world's third busiest airport.



SPACEX AND TESLA HEADQUARTERS

SpaceX and Tesla, two of the most influential companies in the world, share a significant presence in Hawthorne. This facility serves as the nerve center for both world-renowned SpaceX and Tesla.



INTUIT DOME

The Intuit Dome will be home to the Los Angeles Clippers. It is being built to hold over 18,000 visitors and will be complete in near the end of 2024.



THE FORUM

The Forum is a multi-purpose indoor arena. It was once one of the best-known indoor sports venues in the U.S. It has the capacity for more than 17,500 visitors.



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