

1505 & 1507 S. CATALINA AVE.

REDONDO BEACH, CA 90277

11-UNIT APARTMENT BUILDING
1 BEDROOM/1 BATH & 2 BEDROOM/1 BATH UNITS



THOMPSON TEAM
REAL ESTATE SINCE 1981

EXCLUSIVELY LISTED BY:

**1505 & 1507 S. CATALINA AVE
REDONDO BEACH, CA 90277**



JOE NUZZOLO

REALTOR® | DRE#01853418

310-922-2229

Joe@2buy.com

Thompson Team Real Estate is proud to exclusively offer this exceptional 11-unit apartment building, presented for the first time in over 30 years and located just one minute from the ocean in one of Southern California's most prestigious and highly sought-after beach communities.

This rare coastal investment features a balanced unit mix of 5 two-bedroom/one-bath units, 5 one-bedroom/one-bath units, and 1 studio unit, with all units occupied except the studio, ensuring strong and stable tenancy.

The property offers significant value-add benefits including 10 attached garage spaces with alley access, individually metered utilities for each unit, and no city rent control, giving investors flexibility and operational efficiency. With a pro forma cap rate of approximately 3% and an unparalleled location that guarantees consistent demand, this asset represents a once-in-a-lifetime opportunity to acquire a generational trophy property in one of the best-performing coastal markets in Southern California.

OFFERED AT \$7,150,000



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REDONDO BEACH, CA 90277



PROPERTY DETAILS

Address: 1505 & 1507 S. CATALINA Ave.
Redondo Beach 90278

APN: 7511-008-004 & 7511-008-005

Construction: 11 Unit Apartment Building

Zoning: RBR-3A

Lot Size: 15,028 SQ.FT

Building SQ.FT: 7,584 SQ. FT.

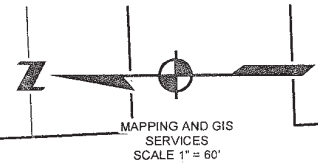
Built: 1948 & 1951



PARCEL MAP

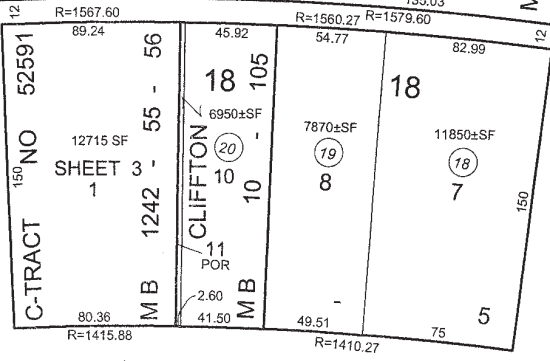
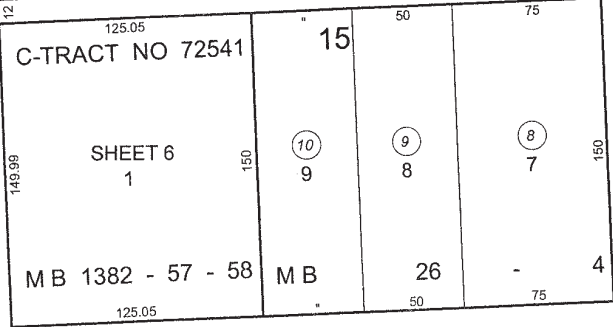
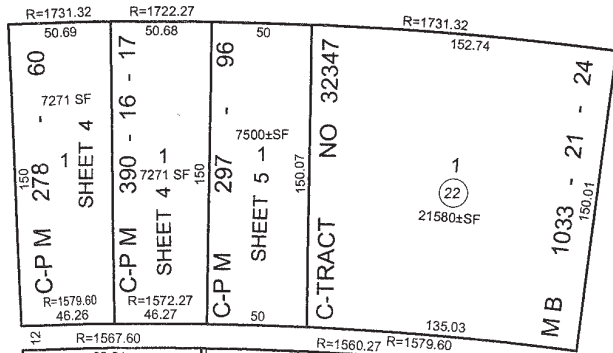
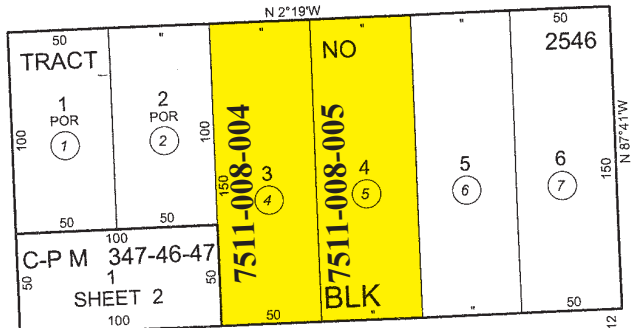
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100 S CATALINA

AVE 100



ESPLANADE

Rent Roll for 1505 & 1507 S. Catalina

BUILDING #	APARTMENT	BD/BA	MOVE-IN DATE	CURRENT RENT	MARKET RENT
1505	A	1+1	1/4/2025	\$ 2,700	\$ 2,700
1505	B	1+1	1/25/2025	\$ 2,550	\$ 2,550
1505	C	1+1	7/22/2024	\$ 2,500	\$ 2,550
1505	D	2+1	9/2/2023	\$ 2,700	\$ 3,400
1505	E	2+1	3/30/2024	\$ 3,300	\$ 3,500
				\$ 13,750	\$ 14,700
1507	A	2+1	5/25/1998	\$ 2,650	\$ 3,300
1507	B	2+1	4/1/2017	\$ 2,750	\$ 3,100
1507	C	2+1	8/16/2014	\$ 2,100	\$ 3,200
1507	D	1+1	8/9/2025	\$ 2,500	\$ 2,700
1507	E	1+1	7/24/2015	\$ 2,075	\$ 2,700
1507	F	Bachelor	N/A	\$ -	\$ 1,350
				\$ 12,075	\$ 16,350

FINANCIALS

1505 & 1507 S. CATALINA REDONDO BEACH, CA 90277



1505 Income/Expense by Category - Last year

1/1/2023 through 12/31/2023 (Cash Basis)

Category	1/1/2023-12/31/2023	OVERALL TOTAL
EXPENSES		
Uncategorized	365.00	365.00
Advertising (Rental)	19.00	19.00
Cleaning and Maintenance (Rental)	11,038.00	11,038.00
Home	51.50	51.50
Legal & Professional Fees (Rental)	152.00	152.00
Mortgage Interest Expense (Rental)	25,138.00	25,138.00
Rental Insurance (Rental)	2,125.50	2,125.50
Repairs (Rental)	4,849.25	4,849.25
Taxes (Rental)	18,524.00	18,524.00
Utilities (Rental)	4,478.00	4,478.00
TOTAL EXPENSES	66,740.25	66,740.25

1507 Income/Expense by Category - Last year

1/1/2023 through 12/31/2023 (Cash Basis)

Category	1/1/2023-12/31/2023	OVERALL TOTAL
EXPENSES		
Uncategorized	365.00	365.00
Advertising (Rental)	19.00	19.00
Cleaning and Maintenance (Rental)	8,934.50	8,934.50
Legal & Professional Fees (Rental)	152.00	152.00
Mortgage Interest Expense (Rental)	25,138.00	25,138.00
Rental Insurance (Rental)	2,125.50	2,125.50
Repairs (Rental)	7,401.25	7,401.25
Taxes (Rental)	18,524.00	18,524.00
Utilities (Rental)	4,538.00	4,538.00
TOTAL EXPENSES	67,197.25	67,197.25

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Presented By.

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