

MATTHEWS™

1110
BARBARA STREET

REDONDO BEACH, CA 90277

TABLE OF CONTENTS

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1110
BARBARA STREET



BARBARA STREET

COLLECTION

PROPERTY OVERVIEW

1110 BARBARA STREET, REDONDO BEACH, CA 90277

BARBARA STREET COLLECTION

Offering beautifully redesigned 2-story and single-story residences, Beach Collection at Barbara Street welcomes you to its calming oasis. Our Redondo Beach apartment homes feature in-unit washer/dryer, Calacatta-quartz countertops, stainless steel appliances, wood-style flooring, designer fixtures, custom cabinetry, and private patios to help you unwind from the day and breathe in the salty scent of the Pacific. Redondo Beach apartment living doesn't get any better than the Beach Collection at Barbara Street. Located on a quiet cul-de-sac, where the beach-friendly sun dapples through tall palm trees along the sidewalk, Barbara Street is the latest CitiZen community. Set within walking distance to the open fields of the Alta Vista & Hopkins Wilderness parks, highly praised eateries, and top-ranked schools. The Beach Collection is truly Redondo's premier living experience.



\$2,850,000
RECENTLY CLOSED

1100
BARBARA STREET

\$2,950,000
RECENTLY CLOSED

1102
BARBARA STREET

\$2,950,000
RECENTLY CLOSED

1109
BARBARA STREET

1110
BARBARA STREET



1110 BARBARA STREET

Matthews™ is pleased to present 1110 Barbara Street, a seven-unit apartment building located in the heart of Redondo Beach, CA. The property features a desirable unit mix consisting of (1) three-bed/two-bath two-story home (approx. 1,400 SF), (4) two-bedroom/two-bath (each over 1,000 SF), and (2) one-bed/one-bath units. Four of the seven units have been recently and tastefully upgraded, showcasing modern finishes and high-quality improvements. Tenants pay their own utilities, and the units are currently enrolled in a RUBS (Ratio Utility Billing System) program that reimburses the owner for water, sewer, trash, and other shared utility expenses.

This offering presents an excellent opportunity for an investor to capitalize on strong rental demand and premium market rents in one of the South Bay's most coveted coastal communities with no local rent control and 16% rental upside potential on current rents. Residents enjoy the best of coastal living in a highly sought-after South Bay neighborhood, just minutes from world-class beaches, parks, restaurants.





PROXIMITY TO

- ❑ REDONDO BEACH PIER - 1.3 MI
- ❑ RIVIERA VILLAGE - 1.6 MI
- ❑ DEL AMO FASHION CENTER - 1.7 MI
- ❑ HOPKINS WILDERNESS PARK - 0.3 MI
- ❑ ALTA VISTA PARK - 0.6 MI
- ❑ ALTA VISTA ELEMENTARY SCHOOL - 0.3 MI
- ❑ PARRAS MIDDLE SCHOOL - 1.0 MI
- ❑ REDONDO UNION HIGH SCHOOL - 1.7 MI

AMENITIES

- ❑ CALACATTA-QUARTZ COUNTERTOPS
- ❑ DESIGNER FIXTURES
- ❑ IN-UNIT WASHER/DRYER
- ❑ HIGH GLOSS, TWO-TONE CUSTOM CABINETRY
- ❑ FRIGIDAIRE STAINLESS STEEL APPLIANCES
- ❑ PARKING WITH STORAGE
- ❑ PATIO/BALCONY IN SELECT UNITS





BARBARA STREET

COLLECTION

FINANCIAL OVERVIEW

1110 BARBARA STREET, REDONDO BEACH, CA 90277

FINANCIAL OVERVIEW

INVESTMENT SUMMARY

PRICE	PRICE/UNIT	PRICE/SF	CURRENT		YEAR 2		MARKET	
			CAP RATE	GRM	CAP RATE	GRM	CAP RATE	GRM
\$4,250,000	\$607,143	\$626	4.83%	14.46	5.35%	13.39	5.86%	12.49

PROPERTY INFO

Units	7
Year Built	1965
Gross Bldg SF	6,792
Lot Size (SF)	11,377
APN	7507-023-022
Zoning	RBRMD

UNIT MIX & SCHEDULED INCOME

TOTAL UNITS	UNIT MIX	UNIT MIX %	AVG SF	CURRENT			MARKET		
				AVG RENT	AVG RENT PSF	MONTHLY RENT	AVG RENT	AVG RENT PSF	MONTHLY RENT
1	3+2 TH SF	14%	1,400	\$4,464	\$3.19	\$4,464	\$5,150	\$3.68	\$5,150
3	2+2 R	43%	1,000	\$3,967	\$3.97	\$11,900	\$4,250	\$4.25	\$12,750
1	2+2	14%	1,000	\$2,884	\$2.88	\$2,884	\$4,250	\$4.25	\$4,250
1	1+1 R	14%	650	\$2,850	\$4.38	\$2,850	\$3,100	\$4.77	\$3,100
1	1+1	14%	650	\$2,384	\$3.67	\$2,384	\$3,100	\$4.77	\$3,100
Total Monthly Rent						\$24,482	\$28,350		
Total Annual Rent						\$293,785	\$340,200		

Unit Mix Key: "R" - Renovated ; "TH" - Townhouse ; "SF" - Single Family Residence

ANNUAL OPERATING SUMMARY

	CURRENT		YEAR 2		MARKET	
Gross Potential Rent	\$293,785	Current Rent	\$317,287		\$340,200	16% Upside
Less Vacancy -3.0%	-\$8,814		-\$9,519		-\$10,206	
Laundry Income	\$181		\$181		\$181	
RUBS Program (Water/Sewer/Trash/Other)	\$8,095		\$8,257		\$8,257	
Gross Operating Income	\$293,247		\$316,207		\$338,432	
Expenses	\$87,787	29.88%	\$88,985	28.05%	\$89,594	26.34%
Net Operating Income	\$205,461	\$29,352	\$227,222	\$32,460	\$248,838	\$35,548
Loan Payments	\$168,487		\$168,487		\$168,487	
Pre-Tax Cash Flow	\$36,974	1.98%	\$58,735	3.14%	\$80,351	4.30%
Plus Principal Reduction	\$30,054		\$30,054		\$30,054	
Total Return Before Taxes	\$68,249	3.58%	\$88,790	4.75%	\$110,406	5.90%

*Analysis assumes a 2% increase to RUBS in Year 2/Market, and a 5% plus CPI increase to rent in Year 2.

PRO FORMA ANNUAL OPERATING EXPENSES

	PRO FORMA ESTIMATES	CURRENT	PER UNIT	% OF SGI	YEAR 2	PER UNIT	% OF SGI	MARKET	PER UNIT	% OF SGI
Real Estate Taxes	1.15% of Purchase Price	\$48,875	\$6,982	16.6%	\$48,875	\$6,982	15.4%	\$48,875	\$6,982	14.4%
Property Management Fee	4.0% x GOI	\$11,730	\$1,676	4.0%	\$12,648	\$1,807	4.0%	\$13,537	\$1,934	4.0%
Insurance	\$1.09 Per SqFt	\$7,330	\$1,047	2.5%	\$7,330	\$1,047	2.3%	\$7,330	\$1,047	2.2%
General & Administrative	Actual (2025)	\$1,250	\$179	0.4%	\$1,250	\$179	0.4%	\$1,250	\$179	0.4%
Landscaping	Actual (2025)	\$3,360	\$480	1.1%	\$3,360	\$480	1.1%	\$3,360	\$480	1.0%
Pest Control	Actual (2025)	\$900	\$129	0.3%	\$900	\$129	0.3%	\$900	\$129	0.3%
Repairs & Maintenance	Estimated	\$3,150	\$450	1.1%	\$3,150	\$450	1.0%	\$3,150	\$450	0.9%
Electricity	Actual (2025)	\$706	\$101	0.2%	\$724	\$103	0.2%	\$706	\$101	0.2%
Water	Actual (2025)	\$8,657	\$1,237	2.9%	\$8,873	\$1,268	2.8%	\$8,657	\$1,237	2.5%
Trash Removal	Actual (2025)	\$1,829	\$261	0.6%	\$1,875	\$268	0.6%	\$1,829	\$261	0.5%
Total Expenses		\$87,787	\$12,541	29.88%	\$88,985	\$12,712	28.05%	\$89,594	\$12,799	26.34%

*Analysis assumes a 2% increase to utility expenses in Year 2/Market.

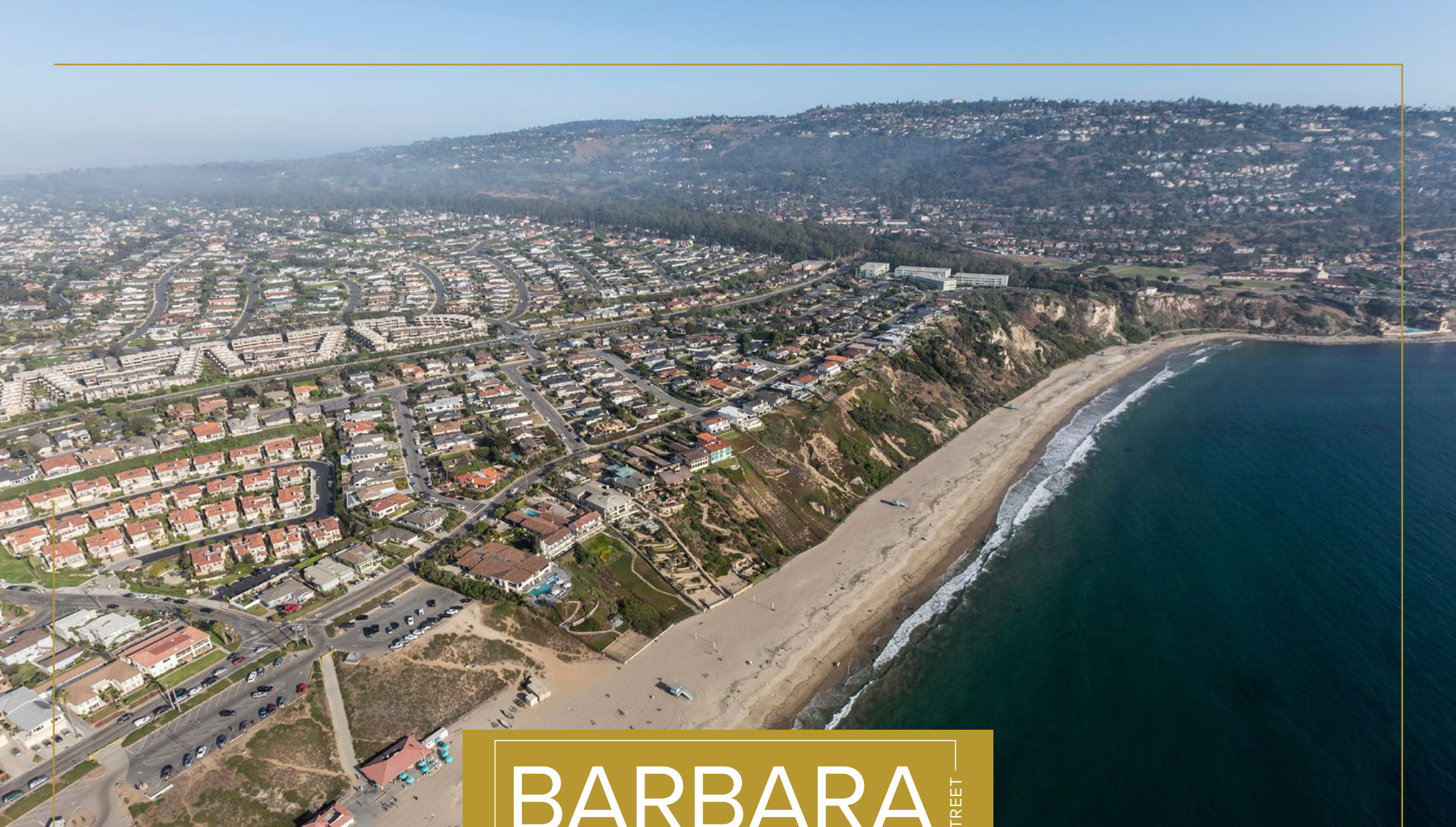
RENT ROLL

UNIT #	UNIT MIX	SF	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF	LOSS TO LEASE	UPSIDE (%)
A	3+2 TH SF	1,400	\$4,464	\$3.19	\$5,150	\$3.68	-\$686	15%
B	1+1 R	650	\$2,850	\$4.38	\$3,100	\$4.77	-\$250	9%
C	2+2 R	1,000	\$3,950	\$3.95	\$4,250	\$4.25	-\$300	8%
D	2+2 R	1,000	\$3,900	\$3.90	\$4,250	\$4.25	-\$350	9%
E	1+1	650	\$2,384	\$3.67	\$3,100	\$4.77	-\$716	30%
F	2+2 R	1,000	\$4,050	\$4.05	\$4,250	\$4.25	-\$200	5%
G	2+2	1,000	\$2,884	\$2.88	\$4,250	\$4.25	-\$1,366	47%
Totals	7	6,700	\$24,482		\$28,350		-\$3,868	16%
Averages		957	\$3,497	\$3.72	\$4,050	\$4.32	-\$553	

Rent Roll Key: "R" - Renovated ; "TH" - Townhouse ; "SF" - Single Family Residence

FINANCING - NEW LOAN

Loan Amount	\$2,380,000	Amortization Period	30-Year
Down Payment (44%)	\$1,870,000	LTV	56.0%
Yearly Payment	\$168,487	Interest	5.85%
Debt Coverage Limit	1.20x	Monthly Payment	\$14,041



BARBARA STREET

COLLECTION

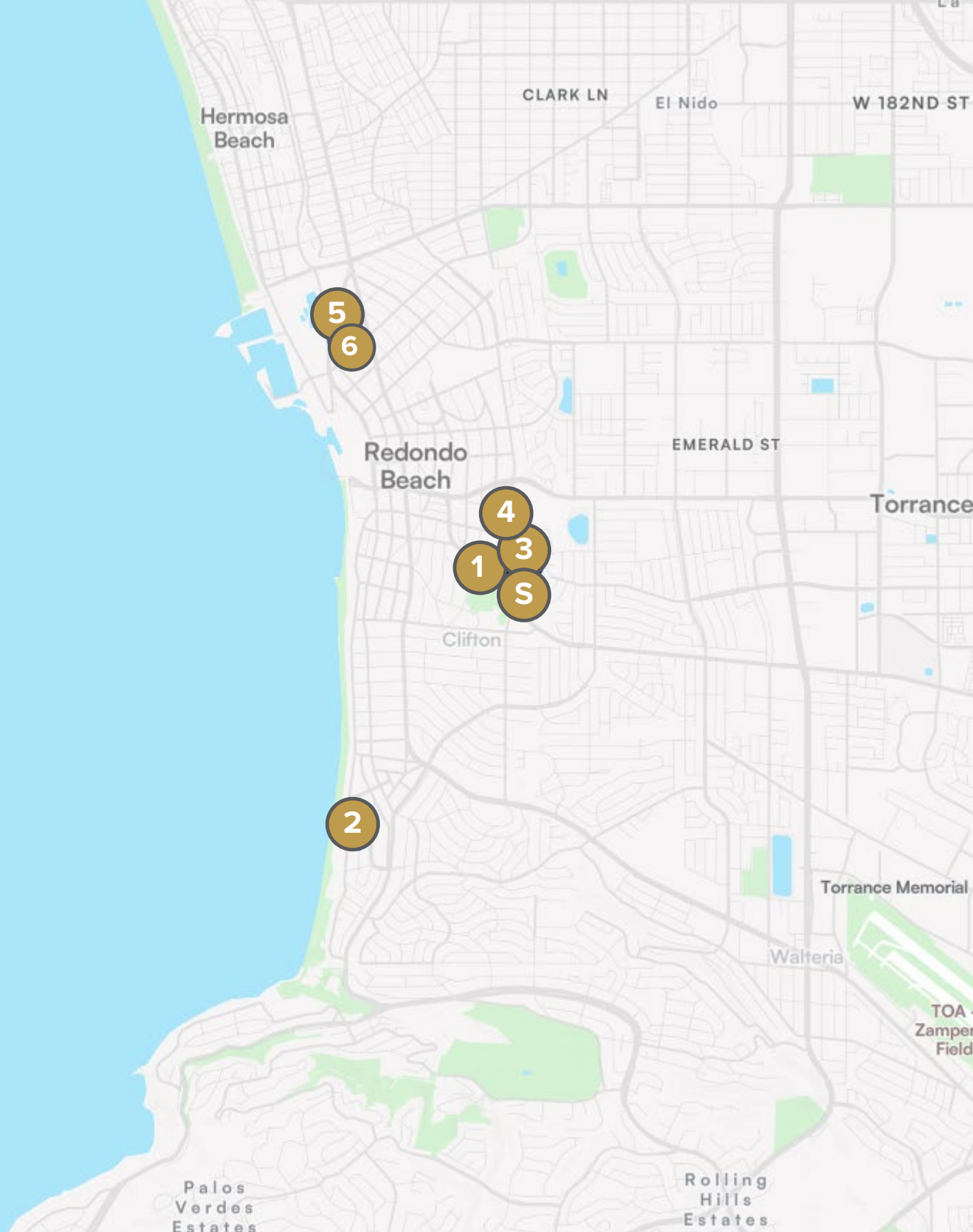
SALES COMPARABLES

1110 BARBARA STREET, REDONDO BEACH, CA 90277

SALES COMPS - REDONDO BEACH

	ADDRESS	UNITS	YEAR BUILT	BUILDING AREA (SF)	LOT AREA (SF)	PRICE	PRICE / UNIT	PRICE / SF	CAP RATE	GRM	SOLD DATE	UNIT MIX
S	1110 Barbara Street Redondo Beach, CA 90277	7	1965	6,792	11,377	\$4,250,000	\$607,143	\$626	4.83%	14.46	TBD	(1) - 3+2 TH (4) - 2+2 (2) - 1+1
1	1100 Barbara Street Redondo Beach, CA 90277	4	1965	4,610	6,527	\$2,850,000	\$712,500	\$618	5.34%	14.65	6/25/26	(1) - 3+2 TH (3) - 2+2
2	154-156 Paseo De La Concha Redondo Beach, CA 90277	13	1955	11,636	17,518	\$7,400,000	\$569,231	\$636	3.04%	19.32	6/9/26	(12) - 2+1 (1) - 0+1
3	1102 Barbara Street Redondo Beach, CA 90277	4	1965	4,610	7,197	\$2,950,000	\$737,500	\$640	5.08%	15.38	1/14/26	(1) - 3+2 TH (3) - 2+2
4	1109 Barbara Street Redondo Beach, CA 90277	4	1965	4,610	7,587	\$2,950,000	\$737,500	\$640	4.92%	15.69	1/9/26	(1) - 3+2 TH (3) - 2+2
5	422 N Broadway Redondo Beach, CA 90277	6	1963	4,102	5,979	\$3,646,154	\$607,692	\$889	4.23%	-	11/6/25	(1) - 2+2 (2) - 2+1 (3) - 1+1
6	418 N Broadway Redondo Beach, CA 90277	7	1964	5,382	6,013	\$4,253,846	\$607,692	\$790	4.23%	-	11/6/25	(5) - 2+1 (2) - 1+1
Averages							\$662,019	\$702	4.47%	16.26		

LEGEND	
S	1110 Barbara Street Redondo Beach, CA 90277
1	1100 Barbara Street Redondo Beach, CA 90277
2	154-156 Paseo De La Concha Redondo Beach, CA 90277
3	1102 Barbara Street Redondo Beach, CA 90277
4	1109 Barbara Street Redondo Beach, CA 90277
5	422 N Broadway Redondo Beach, CA 90277
6	418 N Broadway Redondo Beach, CA 90277





Veterans Park

THE PIER
REDONDO BEACH

Redondo Shores Shopping Center

Redondo Village

Alta Vista Park

CVS pharmacy®
 klatch CHASE coffee

Redondo Union High School
±2,971 Students

Parras Middle School
±1,049 Students

Alta Vista Elementary
±551 Students

Brookside Village
Condos

Camino Real ± 23,573 VPD

S Prospect Ave ± 15,200 VPD

1110 Barbara St

1110 Barbara St, Redondo Beach, CA

1.1 miles to the Pacific Ocean



Del Amo Fashion Center

NORDSTROM ★ macy's BJ's
Marshall's. OUTBACK STEAKHOUSE SHAKE SHACK RESTAURANT BREWHOUSE
ZARA VANS SEPHORA
Abercrombie & Fitch Apple Store VICTORIA'S SECRET
Bath & Body Works AMC P.F. CHANG'S

Providence
Little Company of Mary

TARGET Ralphs

Walmart

VONS Auto Zone

Anza Elementary
±406 Students

Jefferson Middle School
±638 Students

Redondo Beach

Redondo Beach, California, is a coastal city in Los Angeles County known for its classic Southern California beach lifestyle — combining surfing culture, family-friendly living, and oceanfront recreation.



Hopkins Wilderness Park

1110 Barbara St



S Prospect Ave ± 15,200 VPD



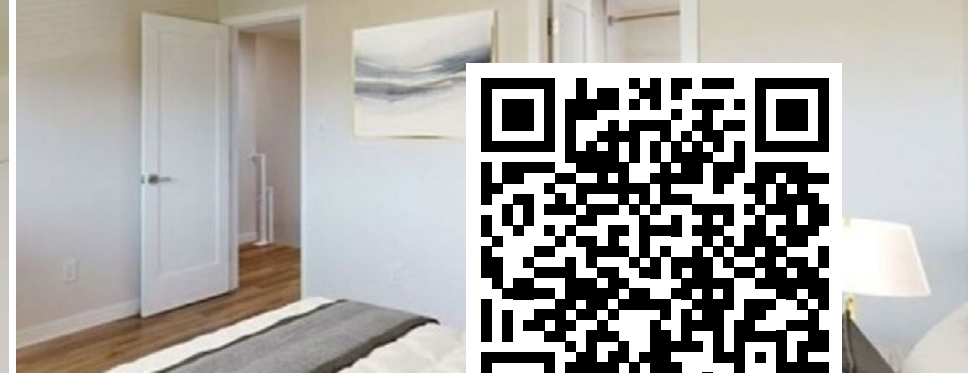
PROPERTY PHOTOS

1110 BARBARA STREET, REDONDO BEACH, CA 90277



1110
BARBARA STREET





VIRTUAL TOUR





BARBARA STREET

COLLECTION

MARKET OVERVIEW

REDONDO BEACH, CA

Explore

Redondo Beach, a coastal city in Los Angeles County, is known for its scenic oceanfront, thriving harbor, and strong community atmosphere. With a population of approximately 70,000 residents, it is one of the three Beach Cities in the South Bay region, alongside Manhattan Beach and Hermosa Beach. Redondo Beach offers a mix of residential neighborhoods, from the upscale homes of the Avenues and Hollywood Riviera to the bustling condos and townhomes near the pier. The city is famous for its outdoor lifestyle, with the Marvin Braude Bike Trail, Seaside Lagoon, and numerous parks providing year-round recreational opportunities.



Redondo Beach

Coastal luxury at its finest.



The local economy is supported by a combination of tourism, retail, and aerospace industries. Major employers in the area include *Northrop Grumman*, the *Los Angeles Air Force Base*, and various technology firms benefiting from Redondo Beach's proximity to El Segundo's aerospace corridor. The Redondo Beach Pier and King Harbor Marina serve as economic and cultural hubs, featuring popular seafood restaurants, boutique shops, and water activities such as paddleboarding and sportfishing. The city also hosts annual events like the Lobster Festival and Summer Concert Series, attracting both residents and visitors.

Redondo Beach's real estate market is among the most competitive in South Bay, with *median home prices exceeding \$1.5 million*. The city's strong school district, including highly rated schools such as Redondo Union High School and Parras Middle School, makes it an attractive choice for families. Ongoing development projects, including *the planned \$300 million waterfront revitalization*, aim to modernize the area with new hotels, dining, and entertainment venues, ensuring Redondo Beach remains a premier coastal destination in Southern California.

Redondo Beach has experienced significant economic growth, driven by key industries such as aerospace, technology, tourism, and retail. The city's proximity to major aerospace hubs, including El Segundo and Hawthorne, has attracted prominent companies like Northrop Grumman and SpaceX. In 2024, the Department of Defense **awarded over \$17 billion in direct contracts to California**, with Los Angeles County's aerospace employment reaching a 20-year high of nearly 44,000 jobs.



REDONDO'S GROWTH



The tourism sector is also a *vital contributor to Redondo Beach's economy*. The waterfront revitalization project aims to enhance the area with new hotels, dining, and retail spaces. Specific hotel developments include the proposed boutique hotel at the former Redondo Beach Elks Lodge site and the potential redevelopment of the Redondo Beach Marina, which may feature a new hotel alongside other amenities.

Nearby educational institutions further bolster the local economy. California State University, Dominguez Hills, located approximately 15 miles north, enrolls around 16,000 students, while Loyola Marymount University, about 20 miles northwest, serves approximately 9,500 students. These universities contribute through employment opportunities, student spending, and collaborations with local businesses. Also, Redondo Beach is home to a strong educational system, offering both elementary and high schools that are well-regarded for their academic excellence and extracurricular opportunities. The Redondo Beach Union High School District includes several schools, with Redondo Union High School being the flagship institution. *Redondo Union consistently receives high ratings from GreatSchools, with an 8/10 rating*, reflecting its strong academic performance, college readiness, and student diversity. The school has an enrollment of approximately 2,000 students and offers a wide range of Advanced Placement (AP) courses, along with extracurricular activities in arts, athletics, and leadership. For elementary education, the Redondo Beach City School District serves the younger population, with schools like Lincoln Elementary and Alta Vista Elementary receiving high marks for academic achievement and overall student performance. The district maintains a smaller student-to-teacher ratio, with enrollment numbers typically ranging from 400 to 600 students per school. The quality of education in the area is supported by a robust network of parent and community involvement, contributing to the district's reputation for producing well-rounded, successful students.

The real estate market in Redondo Beach remains robust, with *median home prices exceeding \$1.5 million*. The city's strong school district, coastal amenities, and ongoing development projects continue to attract residents and investors, ensuring sustained economic vitality in the South Bay region.

As of 2019-2023, Redondo Beach had a median household income of \$144,588 and a per capita income of \$79,040, reflecting a relatively affluent community. The city's poverty rate stands at just 5.0%, *significantly lower than the national average*.

BUSINESS AND ECONOMY

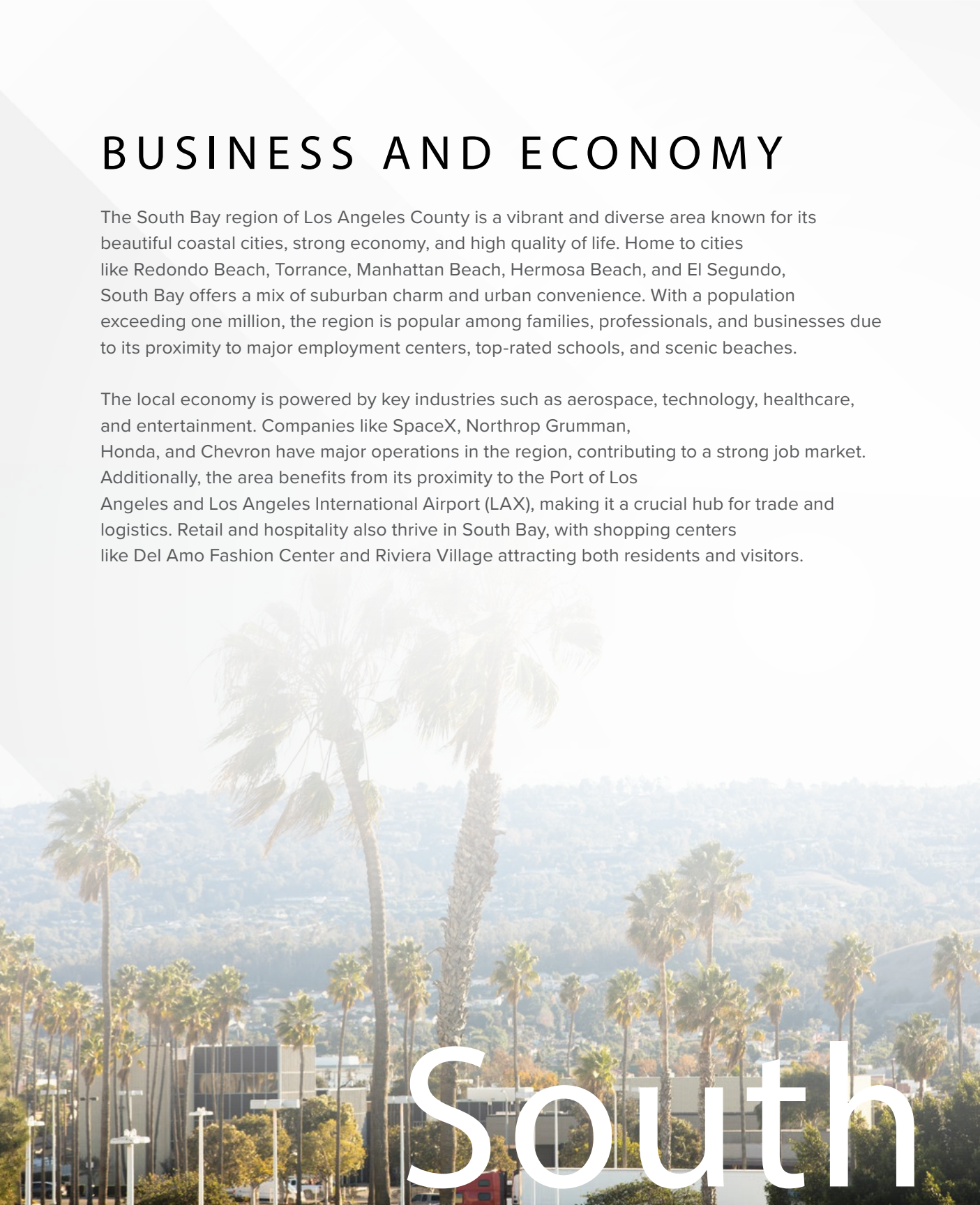
The South Bay region of Los Angeles County is a vibrant and diverse area known for its beautiful coastal cities, strong economy, and high quality of life. Home to cities like Redondo Beach, Torrance, Manhattan Beach, Hermosa Beach, and El Segundo, South Bay offers a mix of suburban charm and urban convenience. With a population exceeding one million, the region is popular among families, professionals, and businesses due to its proximity to major employment centers, top-rated schools, and scenic beaches.

The local economy is powered by key industries such as aerospace, technology, healthcare, and entertainment. Companies like SpaceX, Northrop Grumman, Honda, and Chevron have major operations in the region, contributing to a strong job market. Additionally, the area benefits from its proximity to the Port of Los Angeles and Los Angeles International Airport (LAX), making it a crucial hub for trade and logistics. Retail and hospitality also thrive in South Bay, with shopping centers like Del Amo Fashion Center and Riviera Village attracting both residents and visitors.



ABOUT THE REAL ESTATE

South Bay's real estate market is diverse, ranging from luxury oceanfront properties in Manhattan Beach to more affordable suburban homes in cities like Gardena and Lawndale. Home prices continue to rise, with median prices around \$900,000 in Torrance and exceeding \$2 million in Manhattan Beach. The region's highly ranked school districts, including Manhattan Beach Unified and Torrance Unified, make it a desirable location for families. With ongoing development projects, infrastructure improvements, and a strong commitment to sustainability, South Bay remains a top destination for those seeking a dynamic and fulfilling lifestyle in Southern California.

A background image featuring a row of tall palm trees in the foreground. Behind them, a modern building with large glass windows is visible. The scene is set against a backdrop of rolling hills and a clear sky, suggesting a sunny day in a coastal or suburban setting.

South Bay



Rising Growth

The South Bay region has experienced remarkable economic growth, driven by key industries such as aerospace, technology, healthcare, trade, and entertainment. As of 2024, aerospace continues to be a dominant sector, with major employers like SpaceX, Northrop Grumman, and Boeing expanding their operations in nearby El Segundo and Hawthorne. The region has benefited from the resurgence of aerospace and defense contracts, with California receiving over \$17 billion in defense-related funding in 2023. South Bay's proximity to LAX and the Port of Los Angeles further strengthens its position as a critical hub for global trade and logistics.

The technology sector has also seen substantial expansion, particularly in El Segundo and Torrance, where startups and established firms alike are investing in artificial intelligence, cybersecurity, and green energy. SpaceX's continued innovation in the private space sector has fueled job creation, with over 10,000 employees working at its Hawthorne headquarters. The entertainment industry remains a vital contributor to the South Bay economy, with production studios in Manhattan Beach and El Segundo driving significant revenue through film and television projects.

Healthcare is another major pillar of the South Bay economy. Leading medical institutions such as Torrance Memorial Medical Center and Providence Little Company of Mary Medical Center employ thousands of healthcare professionals, contributing to a thriving healthcare industry. The South Bay region saw healthcare spending exceed \$1 billion in 2023, reflecting strong demand for medical services and ongoing hospital expansions.

Trade and logistics play a crucial role in South Bay's economic landscape. The Port of Los Angeles, the busiest seaport in the United States, handled over 9.2 million TEUs (Twenty-Foot Equivalent Units) in 2023, supporting thousands of jobs in warehousing, distribution, and supply chain management. Industrial real estate remains in high demand, with a vacancy rate of just 1.5% in 2023, showcasing the region's strategic importance for global commerce.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1110 Barbara Street, Redondo Beach, CA 90277** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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