MATTHEWS™

PREMIER SOUTH REDONDO BEACH LOCATION | TOP 5% CALIFORNIA SCHOOL DISTRICT | WALKABLE COASTAL LIFESTYLE

OFFERING MEMORANDUM

1302 AMETHYST STREET

REDONDO BEACH, CA 90277

Exclusively Listed By:

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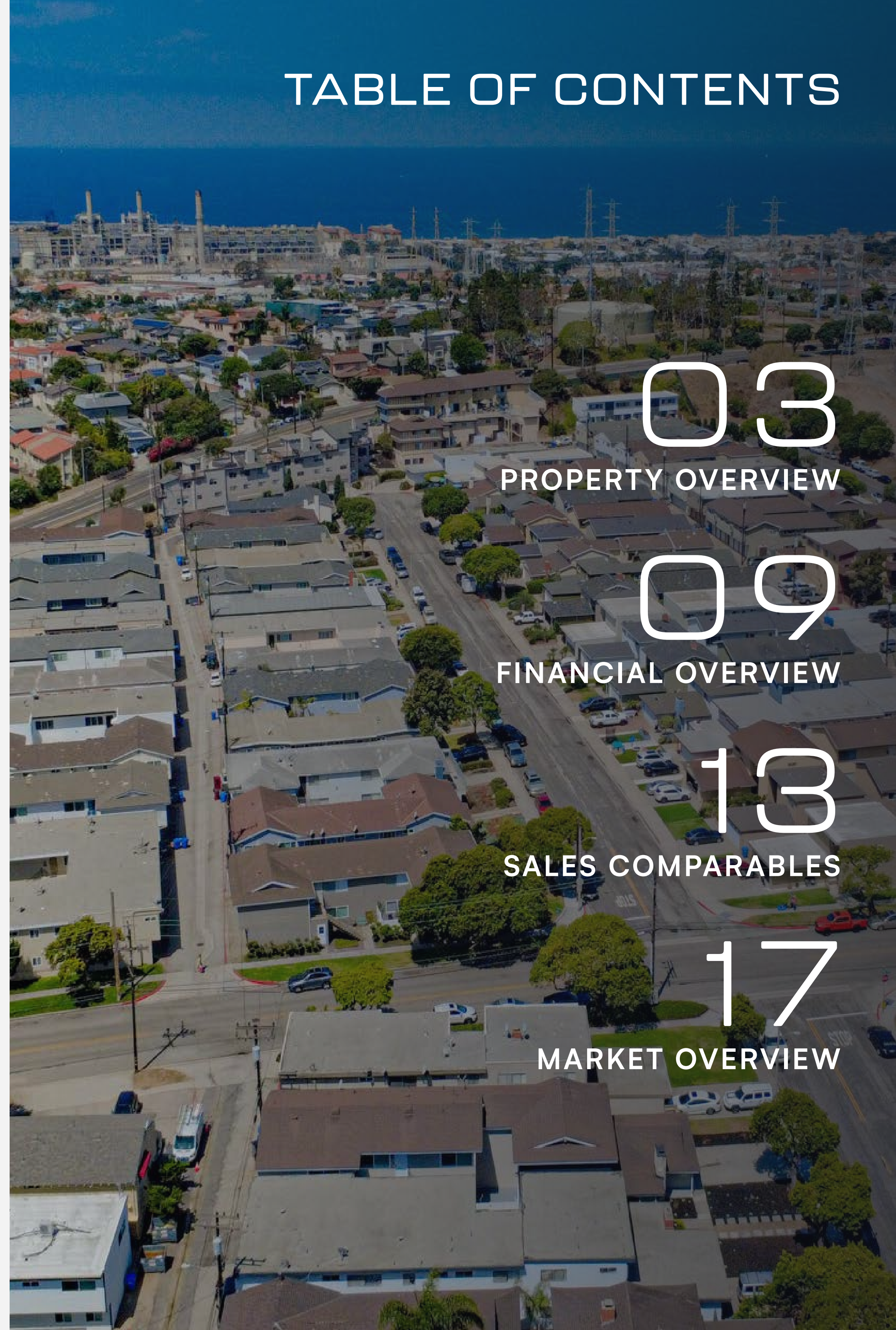

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PROPERTY OVERVIEW

1302 AMETHYST STREET | REDONDO, BEACH, CA 90277

1302 AMETHYST STREET

Matthews™ is pleased to present **1302 Amethyst Street, a fully renovated and upgraded four-unit apartment building** located in the heart of Redondo Beach, CA. Situated on a quiet cul-de-sac just minutes from the beach, Redondo Beach Pier, and top-rated South Bay dining, this property has been fully reimagined to offer a premium, modern living experience with strong tenant appeal.

The property features a desirable unit mix consisting of **(1) 4-bed/2-bath townhome-style unit, (2) 2-bed/2-bath units, and (1) 1-bed/1-bath unit.** The four-bedroom residence features direct access to a two-car garage with additional storage room, a private enclosed patio, and a fireplace. Three additional private one-car garages serve the remaining units. Every residence is top-floor or features top-floor placement within the building, offering added privacy and natural light throughout.

A true, **turnkey asset,** this offering presents an excellent opportunity for **maintenance-free ownership**. With **no local rent control** and two of four units currently available for lease-up at premium market rents, this asset offers a rare combination of **near-term income upside and long-term appreciation** potential in one of the South Bay's most coveted coastal communities.

1963 / 2026 Year Built / Renovated	**±4,186** Building SF	**±5,464** Lot Size (SF)
7502-015-029 APN	**RBRMD** Zoning	

DESIGNER INTERIOR UPGRADES

- **MODERN COASTAL AESTHETIC:** Each residence features durable luxury vinyl plank flooring, custom soft-close cabinetry, and a full interior refacing with contemporary "orange peel" texturing.
- **GOURMET KITCHENS:** Chef-inspired spaces equipped with brand-new energy-efficient stainless-steel appliances, a designer range hood, and waterfall-edge quartz countertops.
- **LUXURY BATHROOMS:** Fully updated with modern tiled tub and shower enclosures, new toilets, designer plumbing fixtures, and built-in linen storage.
- **IN-UNIT LAUNDRY:** Washer/dryer included in every unit.
- **SMART HOME FEATURES:** Nest camera and keyless entry provide added convenience and security for residents.
- **PREMIUM DETAILS:** All-new interior and closet doors upgraded electrical systems, custom window coverings, and additional built-in storage throughout.

PRIME SOUTH REDONDO BEACH LOCATION

- **WALKABLE LIFESTYLE:** Walking distance to local parks, highly-praised eateries, and top-rated schools (Beryl Heights Elementary, Parras Middle, and Redondo Union High).
- **BEACH PROXIMITY:** Ideally located just east of the Redondo Beach Harbor and stunning coastal beaches.
- **COMMUTER CONVENIENCE:** Easy access to major freeways and just 20 minutes from LAX.

UNIT A - 4 BED


UNIT C - 2 BED



UNIT D - 1 BED

FINANCIAL OVERVIEW

1302 AMETHYST STREET | REDONDO, BEACH, CA 90277

1302 AMETHYST STREET, REDONDO BEACH, CA 90277

FINANCIAL OVERVIEW

INVESTMENT SUMMARY

$2,850,000	$712,500	$681
List Price	Price/Unit	Price/SF

4.97%	15.37	5.51%	14.18
Cap Rate	GRM	Market Cap Rate	Market GRM

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	4+2 TH	25%	1,506	$5,100	$3.39	$5,100	$5,350	$3.55	$5,350
2	2+2	50%	965	$3,675	$3.81	$7,350	$4,100	$4.25	$8,200
1	1+1	25%	750	$2,999	$4.00	$2,999	$3,200	$4.27	$3,200
Total Monthly Rent						**$15,449**			**$16,750**
Total Annual Rent						**$185,388**			**$201,000**

ANNUAL OPERATING SUMMARY

	CURRENT		MARKET	
Scheduled Gross Income	$185,388		$201,000	8% Upside
Gross Operating Income	$185,388		$201,000	
Expenses	$43,815	23.63%	$43,925	21.85%
Net Operating Income	**$141,573**	**$35,393**	**$157,075**	**$39,269**
Pre-Tax Cash Flow	$141,573	4.97%	$157,075	5.51%

ANNUAL OPERATING EXPENSES

	PRO FORMA ESTIMATES	CURRENT	PER UNIT	% OF SGI	MARKET	PER UNIT	% OF SGI
Real Estate Taxes	1.15% of Purchase Price	$32,775	$8,194	17.7%	$32,775	$8,194	16.3%
Insurance	$0.62 Per SF	$2,595	$649	1.4%	$2,595	$649	1.3%
General & Administrative	Est.	$750	$188	0.4%	$750	$188	0.4%
Landscaping	Est.	$1,500	$375	0.8%	$1,500	$375	0.7%
Repairs & Maintenance	Est.	$1,800	$450	1.0%	$1,800	$450	0.9%
Electricity	Est.	$400	$100	0.2%	$410	$103	0.2%
Water	Est.	$2,450	$613	1.3%	$2,511	$628	1.2%
Trash Removal	Est.	$1,545	$386	0.8%	$1,584	$396	0.8%
Total Expenses		**$43,815**	**$10,954**	**23.63%**	**$43,925**	**$10,981**	**21.85%**

RENT ROLL

UNIT MIX	UNIT #	SF	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF	LOSS TO LEASE	UPSIDE (%)
4+2 TH	A	1,506	$5,100	$3.39	$5,350	$3.55	-$250	5%
2+2	B	965	$3,650	$3.78	$4,100	$4.25	-$450	12%
2+2	C	965	$3,700	$3.83	$4,100	$4.25	-$400	11%
1+1	D	750	$2,999	$4.00	$3,200	$4.27	-$201	7%
Totals	**4**	**4,186**	**$15,449**		**$16,750**		**-$1,301**	**8%**
Averages		**1,047**	**$3,862**	**$3.75**	**$4,188**	**$4.08**	**-$325**	

***Unit highlighted in blue is currently vacant. This unit is actively listed for lease and will be delivered tenant occupied.**

FINANCING - NEW LOAN

Financing options are available through Matthews™ Capital Markets. This asset qualifies for attractive residential loan programs with competitive rates and flexible terms. Our team can assist in identifying the most competitive options tailored to each buyer's profile. Rates and terms vary based on borrower qualifications and market conditions. For customized financing scenarios, please contact the listing agents for more information.

1302
AMETHYST STREET
REDONDO BEACH, CA 90277

SALES COMPARABLES

1302 AMETHYST STREET | REDONDO, BEACH, CA 90277

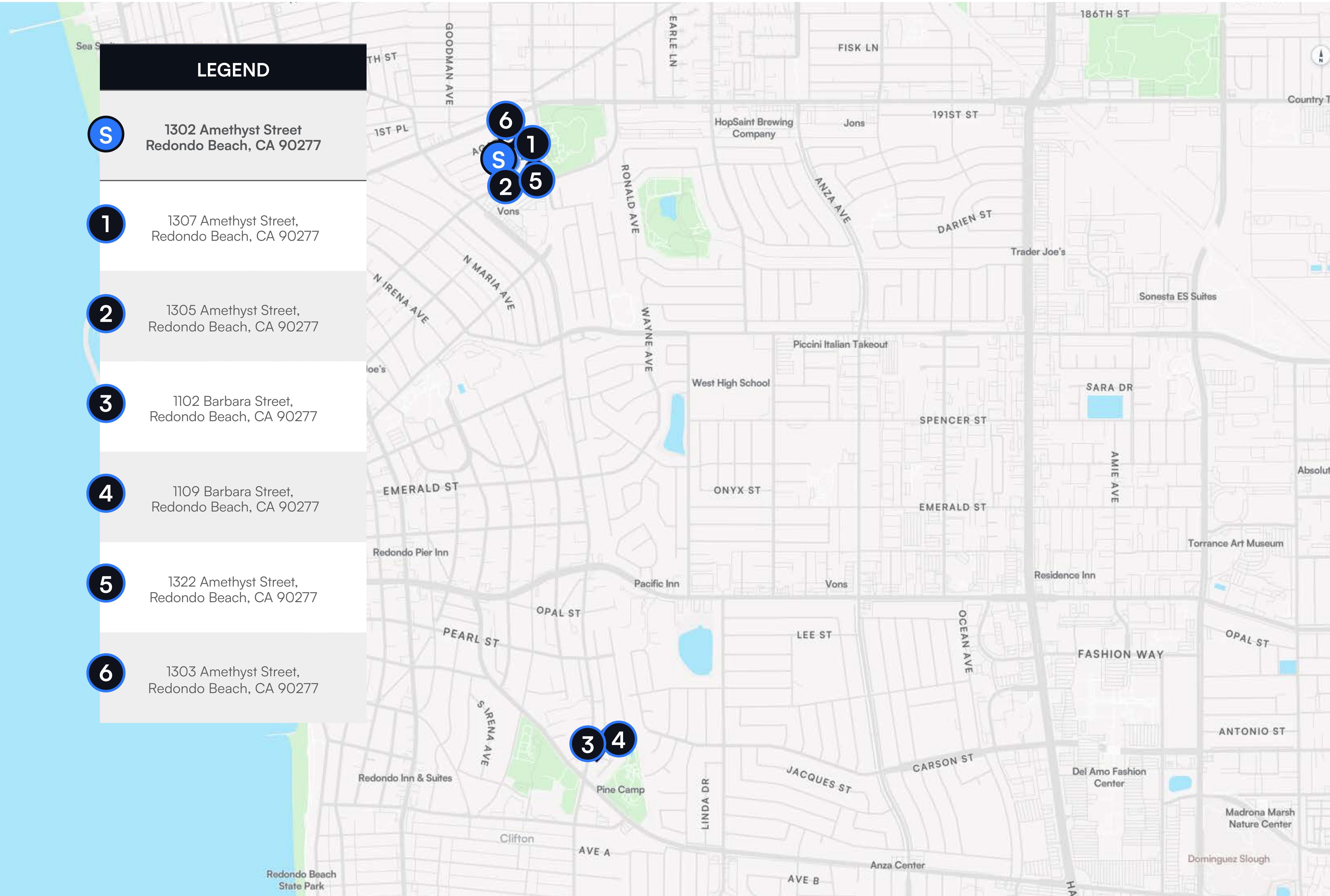
SALES COMPS - REDONDO BEACH

	ADDRESS	# OF UNITS	YEAR BUILT	BUILDING AREA (SF)	LOT AREA (SF)	PRICE	PRICE/ UNIT	PRICE/ SF	CAP RATE	GRM	SOLD DATE	UNIT MIX
S	**1302 Amethyst Street Redondo Beach, CA 90277**	**4**	**1963**	**4,186**	**5,464**	**$2,850,000**	**$712,500**	**$681**	**4.97%**	**15.37**	**TBD**	**(1) - 4+2 TH (2) - 2+2 (1) - 1+1**
1	1307 Amethyst Street, Redondo Beach, CA 90277	4	1963	4,186	5,500	$2,820,000	$705,000	$674	5.05%	15.00	7/29/26	(1) - 4+2 TH (2) - 2+2 (1) - 1+1
2	1305 Amethyst Street, Redondo Beach, CA 90277	4	1963	4,186	5,500	$2,820,000	$705,000	$674	5.15%	14.95	3/27/26	(1) - 4+2 TH (2) - 2+2 (1) - 1+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	7,589	$2,950,000	$737,500	$640	4.92%	15.69	1/9/26	(1) - 3+2 TH (3) - 2+2
5	1322 Amethyst Street, Redondo Beach, CA 90277	4	1963	4,365	5,607	$2,750,000	$687,500	$630	4.41%	15.20	9/24/25	(1) - 3+3 TH (2) - 2+2 (1) - 1+1
6	1303 Amethyst Street, Redondo Beach, CA 90277	4	1963	4,186	5,474	$2,800,000	$700,000	$669	4.69%	14.90	7/24/25	(1) - 4+2 TH (2) - 2+2 (1) - 1+1
	Averages						**$712,083**	**$654**	**4.88%**	**15.19**		

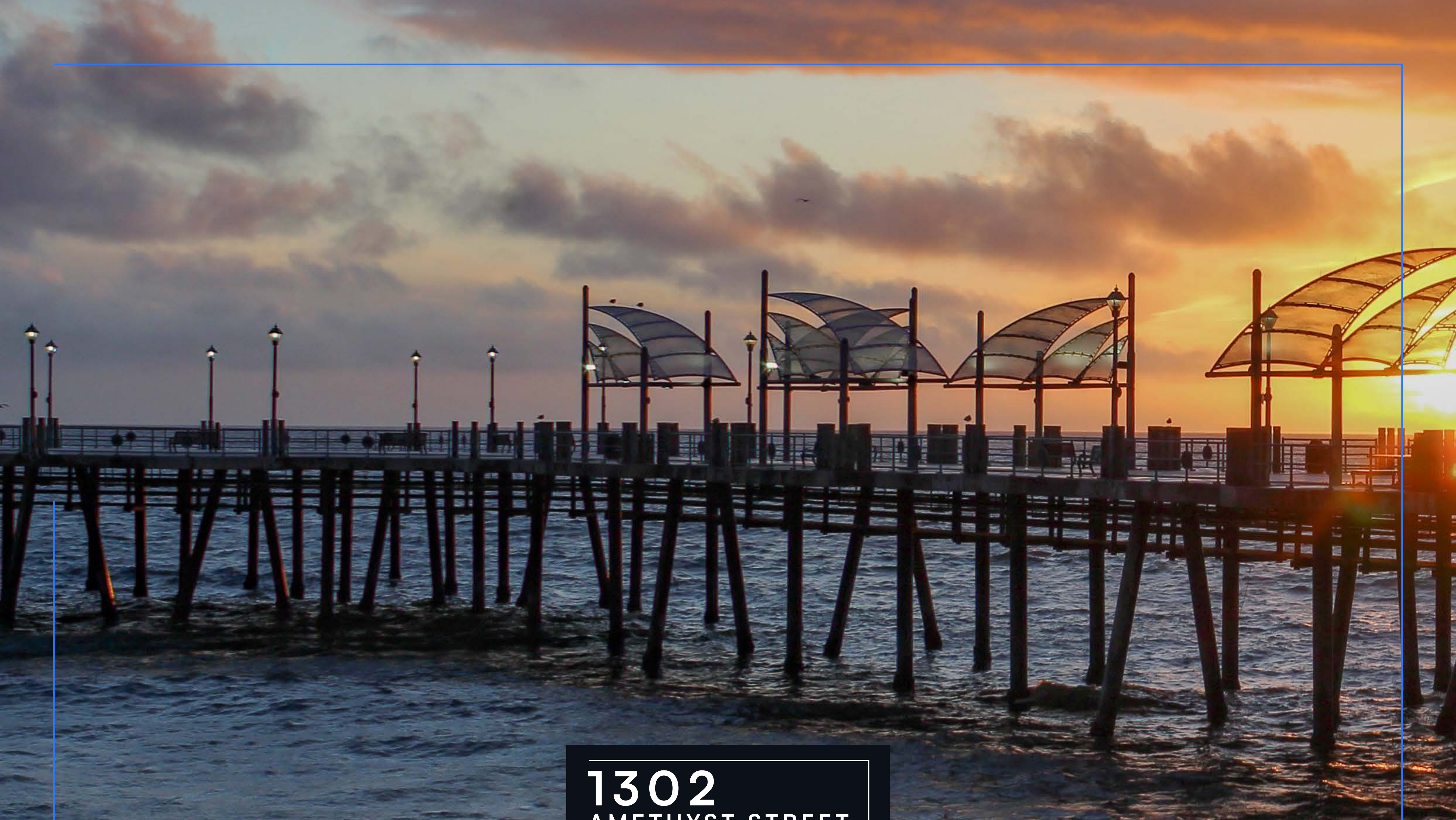
SALES COMPS - REDONDO BEACH

LEGEND

S	**1302 Amethyst Street Redondo Beach, CA 90277**
1	1307 Amethyst Street, Redondo Beach, CA 90277
2	1305 Amethyst Street, Redondo Beach, CA 90277
3	1102 Barbara Street, Redondo Beach, CA 90277
4	1109 Barbara Street, Redondo Beach, CA 90277
5	1322 Amethyst Street, Redondo Beach, CA 90277
6	1303 Amethyst Street, Redondo Beach, CA 90277



N
Hermosa Beach Pier
1
± 50,750 VPD
TRADER JOE'S
Jefferson Elementary School
±462 Students
LIVING SPACES
NORDSTROM rack
Ralphs
SPROUTS FARMERS MARKET
ULTA BEAUTY
BANK OF AMERICA
verizon
North Torrance Shopping Center
CVS pharmacy
O'Reilly AUTO PARTS
CLUB PILATES
STARBUCKS
proudly serving
Mickey's ITALIAN DELI & PIZZERIA Est 1953
YELLOW JERSEY PATISSERIE
Redondo Shores Shopping Center
WHOLE FOODS MARKET
orangetheory
Urbane Cafe
Rita's
EINSTEIN BROS BAGELS
néktar JUICE BAR
Herondo St ± 23,134 VPD
Subject Property
Redondo Village
VONS
my gym
bb.q CHICKEN
REDONDOUGH
PAPA JOHN'S
CH CHART HOUSE
BLUEWATER GRILL
DIVE N' SURF
Beryl Heights Elementary
±445 Students
Bert M. Lynn Middle
±645 Students
West High School
±1,747 Students
N Prospect Ave ± 23,533 VPD
King Harbor Yacht Club
Yacht Club
The Cheesecake Factory
Redondo Union High
±2,895 Students
Providence Little Company of Mary Medical Center
±327 Beds
Redondo Beach Pier
Parras Middle School
±1,031 Students
Google Earth



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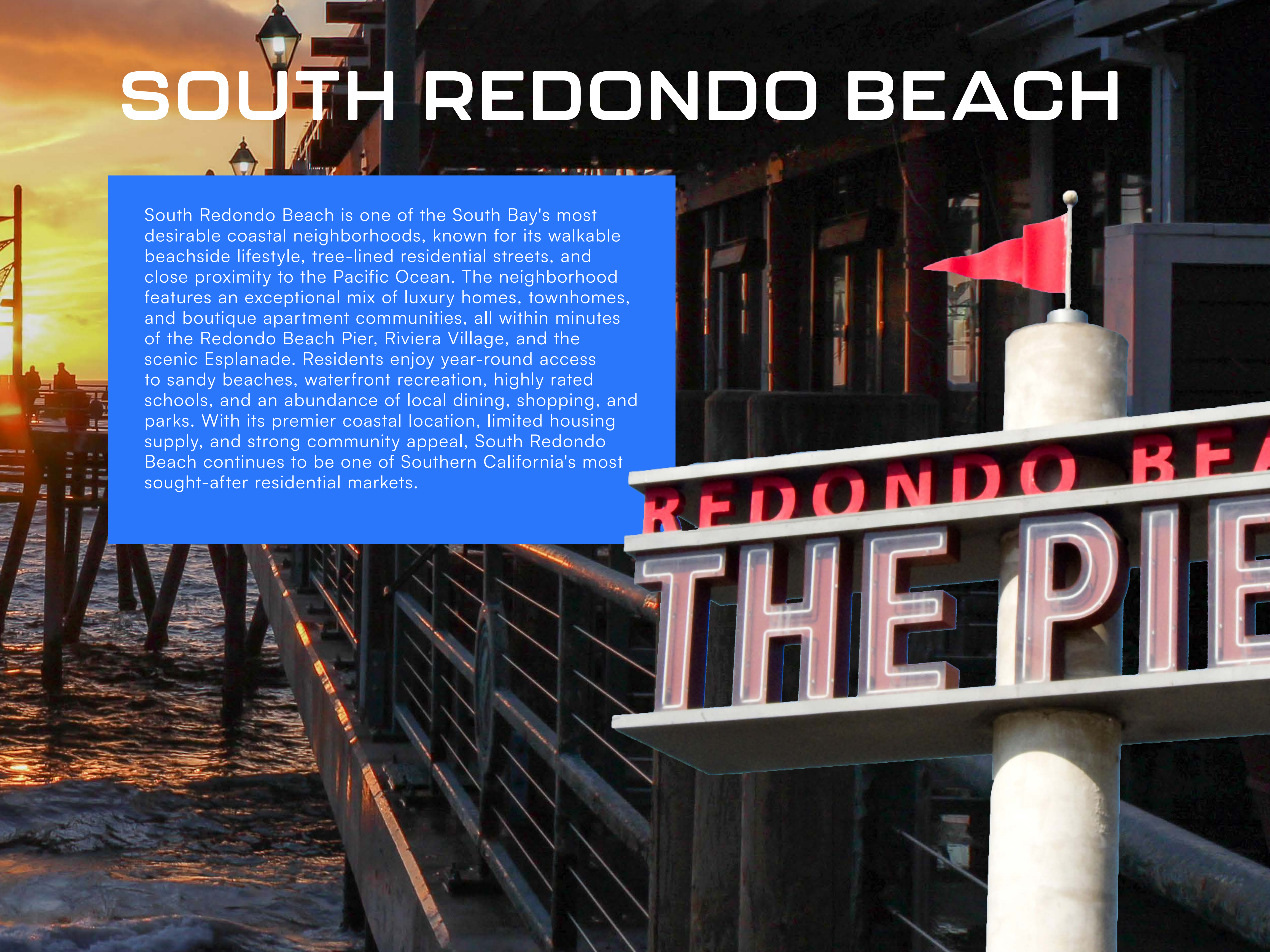
MARKET OVERVIEW

REDONDO BEACH, CA



SOUTH REDONDO BEACH

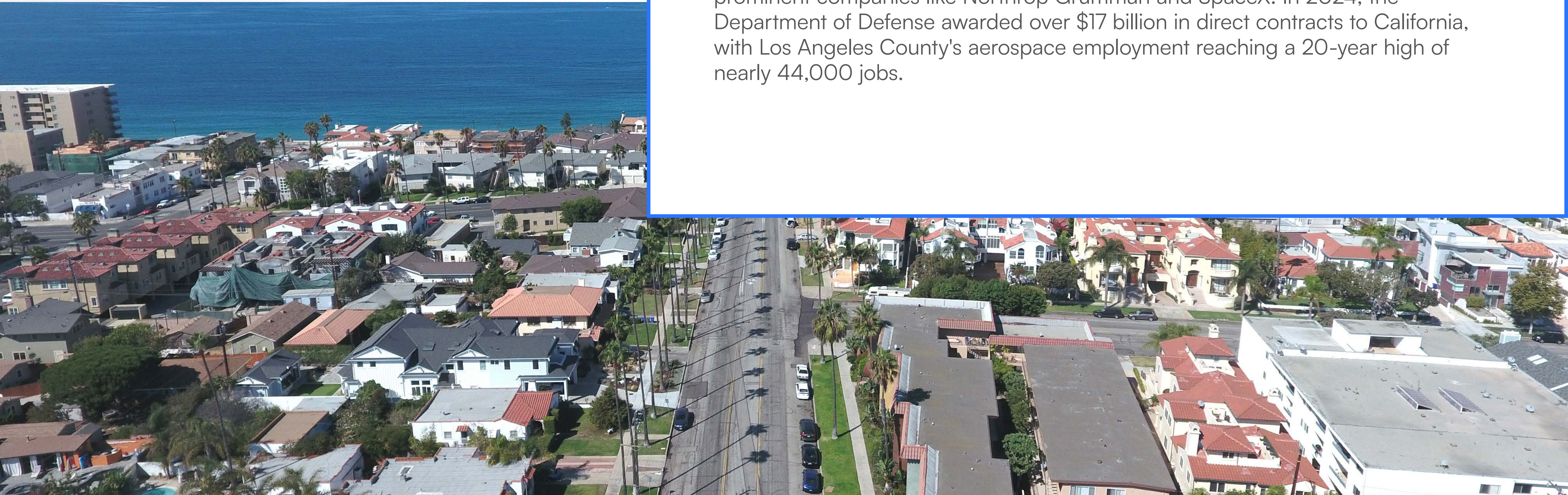
South Redondo Beach is one of the South Bay's most desirable coastal neighborhoods, known for its walkable beachside lifestyle, tree-lined residential streets, and close proximity to the Pacific Ocean. The neighborhood features an exceptional mix of luxury homes, townhomes, and boutique apartment communities, all within minutes of the Redondo Beach Pier, Riviera Village, and the scenic Esplanade. Residents enjoy year-round access to sandy beaches, waterfront recreation, highly rated schools, and an abundance of local dining, shopping, and parks. With its premier coastal location, limited housing supply, and strong community appeal, South Redondo Beach continues to be one of Southern California's most sought-after residential markets.

PREMIER SOUTH BAY COASTAL ECONOMY.

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

Tourism is a **vital driver of Redondo Beach's economy**, supported by its waterfront location and ongoing revitalization efforts. The waterfront revitalization project is designed to enhance the visitor experience through new hotels, dining, and retail offerings. Planned developments include a proposed boutique hotel at the former Redondo Beach Elks Lodge site and the potential redevelopment of the Redondo Beach Marina, which may incorporate a hotel alongside upgraded public amenities. These projects are expected to strengthen tourism activity while supporting long-term economic growth.

Redondo Beach also benefits from a strong educational ecosystem and an affluent residential base. Nearby institutions such as **California State University, Dominguez Hills and Loyola Marymount University** contribute to the local economy through employment, student spending, and partnerships with local businesses. Within the city, the Redondo Beach Union High School District and Redondo Beach City School District are highly regarded, with strong academic performance, robust extracurricular programs, and active community involvement. Combined with a **median home price exceeding $1.5 million and high household incomes**, these factors continue to attract residents and investors, reinforcing Redondo Beach's economic stability and long-term vitality.

WATERFRONT INVESTMENT

New hotel, dining, and marina redevelopment projects are strengthening Redondo Beach's tourism economy.

TOP-TIER EDUCATION

Highly rated public schools and proximity to major universities support workforce development and local spending.

AFFLUENT MARKET

Median household income of $144,588 and low poverty rates underscore strong economic fundamentals.

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.

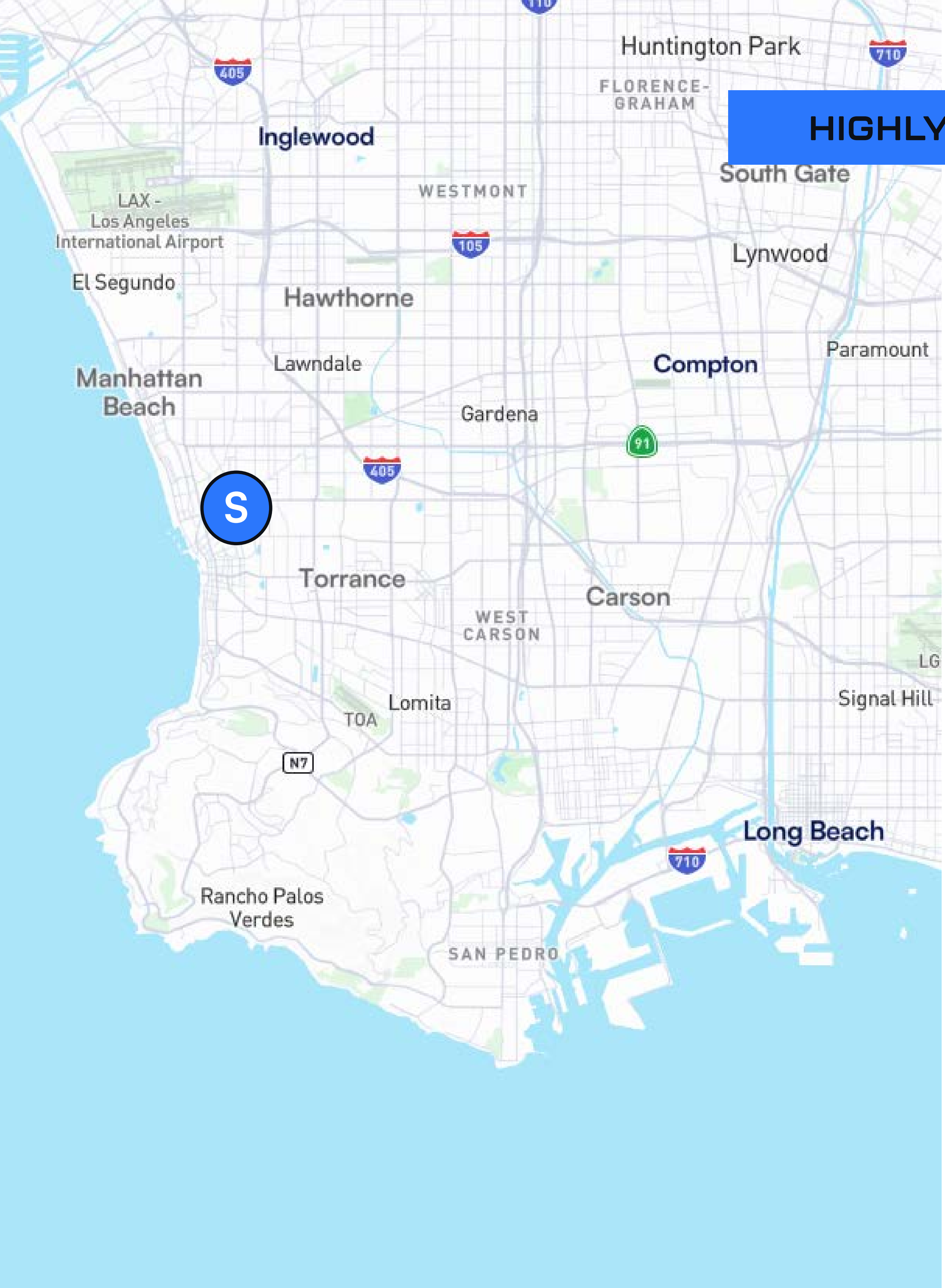
ABOUT THE REAL ESTATE

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.

SOUTH BAY

RISING GROWTH

The South Bay is one of Southern California's strongest economic hubs, supported by the aerospace, technology, healthcare, trade, and entertainment industries. Major employers including SpaceX (10,000+ employees), Northrop Grumman, and Boeing anchor the region's aerospace sector, while California received more than **$17 Billion** in defense funding in 2023. **The nearby Port of Los Angeles**—the nation's busiest seaport—handled over **9.2 Million TEUs** in 2023, and industrial vacancy remained an exceptionally low **1.5%**, underscoring strong demand for logistics space. Healthcare spending across the region exceeded in 2023, with major medical centers employing thousands of professionals, while proximity to LAX, premier coastal communities, and a diverse employment base continue to support long-term economic growth.



HIGHLY-DESIRABLE SOUTH BAY LOCATION

PREMIER SOUTH BAY LOCATION

Situated in the heart of Redondo Beach, one of the South Bay's most sought-after coastal communities, the property benefits from an affluent demographic profile and exceptional access to the region's leading employment centers. Household incomes significantly exceed county averages, supported by high-paying jobs in aerospace, technology, healthcare, and professional services throughout El Segundo, Torrance, and the greater Los Angeles area. Combined with a premier coastal lifestyle, top-rated schools, and limited housing supply, Redondo Beach continues to generate strong long-term residential demand and investment appeal.

HERMOSA BEACH... +2 MILES

MANHATTAN BEACH... +4 MILES

TORRANCE... +5 MILES

LAX... +10 MILES

SANTA MONICA... +17 MILES

LONG BEACH... +17 MILES

DOWNTOWN LA... +22 MILES

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1302 Amethyst 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.

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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.