

**2 UNITS**

**18506 Kingsdale Ave  
Redondo Beach, CA 90278**

**JOHNNIE STIEGLER**

FIRST VICE PRESIDENT | DRE 01981957

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Photos have been digitally enhanced.

Buyer to verify current condition.

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# TABLE OF CONTENTS

- 1 INVESTMENT OVERVIEW**
- 2 FINANCIAL ANALYSIS**
- 3 LOCATION OVERVIEW**
- 4 MEET THE TEAM**

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# INVESTMENT OVERVIEW

# SUMMARY



**18506 Kingsdale Ave, Redondo Beach, CA 90278**

<b>ASKING PRICE</b>	<b>\$1,425,000</b>
<b>UNITS</b>	<b>2</b>
<b>UNIT MIX</b>	<b>1 (3-BED / 2-BATH) 1 (2-BED / 1-BATH)</b>
<b>TOTAL BUILDING SQ. FT.</b>	<b>2,054</b>
<b>TOTAL LOT SQ. FT.</b>	<b>6,003</b>
<b>YEAR BUILT</b>	<b>1959</b>
<b>ZONING</b>	<b>TORR-LM</b>
<b>APN</b>	<b>4083-008-011</b>

# HIGHLIGHTS

- **Perfect Owner/User or Investment Opportunity**
  - **Beautifully Remodeled Vacant 3-bedroom/2-bath supplemented by strong income from the 2-bedroom/1-bath unit in the back**
  - **Highly Sought After Pocket of Torrance perfect for families with close proximity to everyday essentials and large park**
  - **Very rare opportunity to own a 2 on a lot which residents enjoy because of the privacy it provides**
- (Property is in the city of Torrance but addressed Redondo Beach for postal reasons only)



**Two detached homes on one lot! We are pleased to present a rare two-on-a-lot opportunity in one of the South Bay's most desirable residential pockets. Two detached structures, each with its own private courtyard and garage, offer a level of separation and privacy that a home buyer dreams of at a rare price point. The vacant front home - a beautifully remodeled 3-bedroom, 2-bath - is move-in ready for an owner/user or can be delivered at market rent from day one. The rear 2-bedroom, 1-bath unit provides immediate income to offset your mortgage costs for a young family. The lot also accommodates an ADU, creating a clear path to a third income stream and meaningful upside on long-term asset value. Another huge perk, this home is located directly across the street from the very large and quiet El Nido Park. With a playground for young kids, tons of grass, and a baseball field. Your home comes with the biggest yard a kid can dream of. The park also offers endless parking for your guests for hosting bbq's and parties. Whether you're looking to live in one unit and offset your mortgage, house two generations under one roof, or add a stabilized asset to your portfolio - this property delivers on all fronts.**

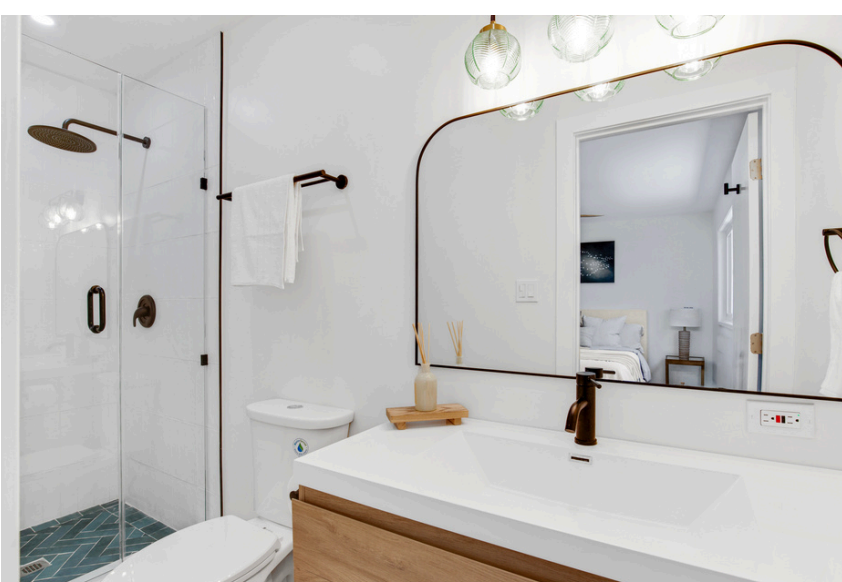
**PROPERTY  
PHOTOGRAPHS**



PROPERTY  
PHOTOGRAPHS



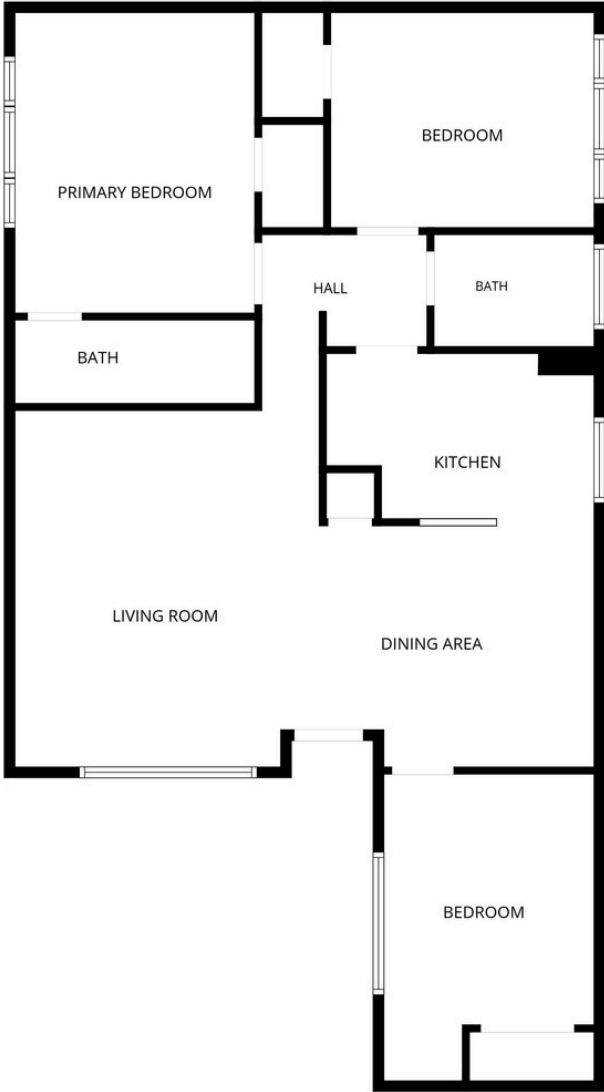
PROPERTY  
PHOTOGRAPHS



PROPERTY  
PHOTOGRAPHS



# FLOOR PLAN



# FINANCIAL ANALYSIS

# PRICING ANALYSIS



## PROPERTY METRICS

PRICE	\$1,425,000
UNITS	2
BUILDING SQ. FT.	2,054
LOT SQ FT	6,003
YEAR BUILT	1959
PRICE / UNIT	\$712,500
PRICE / SQ FT	\$693.77

## RENT ROLL

UNIT	TYPE		CURRENT	PRO FORMA
1	3-BED / 2-BATH	VACANT	\$3,995	\$3,995
1	2-BED / 1-BATH		\$2,373	\$3,200
MONTHLY SCHEDULED INCOME			\$6,368	\$7,195
ANNUALIZED SCHEDULED GROSS INCOME			\$76,416	\$86,340

# LOAN QUOTE

**Jonathan Yoo**  
(323) 476-1785 (Direct)  
[Jonathan@Convoyhome loans.com](mailto:Jonathan@Convoyhome loans.com)  
NMLS #1590915



**CONVOY**  
HOME LOANS

**LYONSTAHLL**  
INVESTMENT REAL ESTATE

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NMLS #1590915

Prepared for:  
Address: 18506 Kingsdale Ave

6/7/26  
Quote #1

Loan Options	Option 1 30 Year Fixed	Option 2 30 Year Fixed	Option 3 30 Year Fixed	Option 4 30 Year Fixed with 10 Year IO	Option 5 30 Year Fixed with 10 Year IO
Market Value	\$1,425,000	\$1,425,000	\$1,425,000	\$1,425,000	\$1,425,000
Loan Amount	\$1,211,250	\$1,068,750	\$1,140,000	\$1,140,000	\$1,140,000
Doc Type	Conventional PRIMARY	Conventional INVESTMENT	Conventional PRIMARY	Portfolio PRIMARY	Portfolio Investment
Loan-to-Value	85.0%	75.0%	80.0%	80.0%	80.0%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with <b>NO</b> Buydown	6.625%	6.375%	6.125%	6.250%	6.500%
Rate with Buydown		5.875%	5.750%	6.000%	6.000%
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	30	20
I/O Monthly Payment					
Monthly Payment (P+I)	\$7,756	\$6,668	\$6,927	\$5,938	\$6,175
Monthly Payment with Buydown		\$6,322	\$6,653	\$5,700	\$5,700
PMI (Private Mortgage Insurance)	\$120	N/A	N/A	N/A	No
Index/Caps					
Pre-Payment Penalty*	None	None	None	None	None
Loan Origination	1.00%	1.00%	1.00%	1.00%	1.00%
Buydown (If Selected)		1.500%	1.500%	0.750%	1.500%
Estimated Costs:					
Appraisal	\$725	\$725	\$725	\$725	\$725
Closing/Processing/Underwriting	\$1,295	\$1,295	\$1,295	\$2,890	\$2,890

\* Alternative fixed and adjustable rate options and Prepayment Penalty Periods may be available upon request  
Quote subject to satisfactory lender review of credit, property condition, and borrower's financials

*Rates and programs are subject to change without notice*

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# LOCATION OVERVIEW



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.

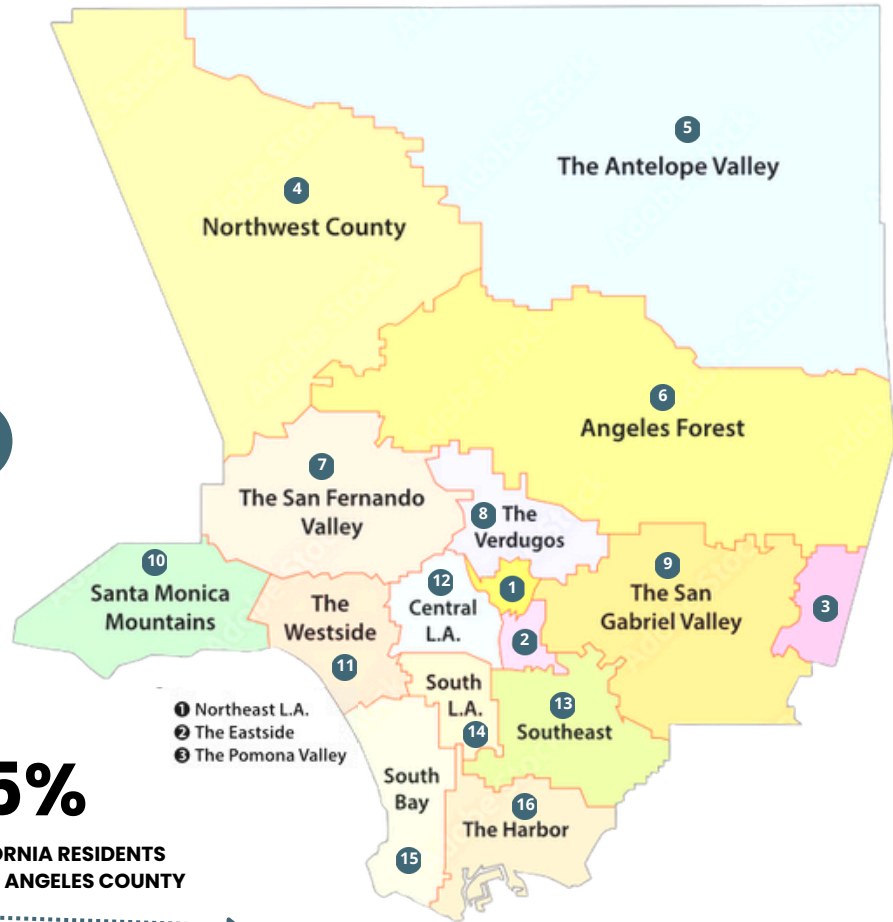
LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the greatest concentration in the state. LA 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 LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA 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. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA 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 LA, the city also has more museums than any other city and some of the best hotels in the world.

# LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

- |                        |                            |
|------------------------|----------------------------|
| 1. NORTHEAST L.A.      | 9. SAN GABRIEL VALLEY      |
| 2. THE EASTSIDE        | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY       | 11. THE WESTSIDE           |
| 4. NORTHWEST COUNTY    | 12. CENTRAL L.A.           |
| 5. ANTELOPE VALLEY     | 13. SOUTHEAST              |
| 6. ANGELES FOREST      | 14. SOUTH LA               |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY              |
| 8. THE VERDUGOS        | 16. THE HARBOR             |



LOS ANGELES CALIFORNIA  
9.83 MILLION  
39.24 MILLION

# 25%

OF ALL CALIFORNIA RESIDENTS  
LIVE WITHIN LOS ANGELES COUNTY



# LISTING TEAM



**STEPHEN  
TAKAHASHI**

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## MEET THE TEAM



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**FLETCHER  
NORSEEN**

ASSOCIATE AGENT



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