

8-UNIT INVESTMENT PROPERTY WITH 6 RENOVATED UNITS

1861 Pacific Avenue | Long Beach, CA

Offering Memorandum



**INCREDIBLE CURRENT CAP RATE OF 5.5% AND 12.8 GRM
WITH UPSIDE TO 6.8% CAP RATE ON PROFORMA**



8-Unit Investment Property with 6 renovated units

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
 - Location Summary
- 02 **Property Description**
 - Property Features
- 03 **Rent Roll**
 - Multi-Family Unit Mix
 - Rent Roll
- 04 **Financial Analysis**
 - Income & Expense Analysis
- 05 **Demographics**
 - Demographics
 - Demographic Charts

Global Platinum Properties



Armin Soleimani

Realtor
(310) 666-2246
ziuroiluj@gmail.com
Lic: 01846872

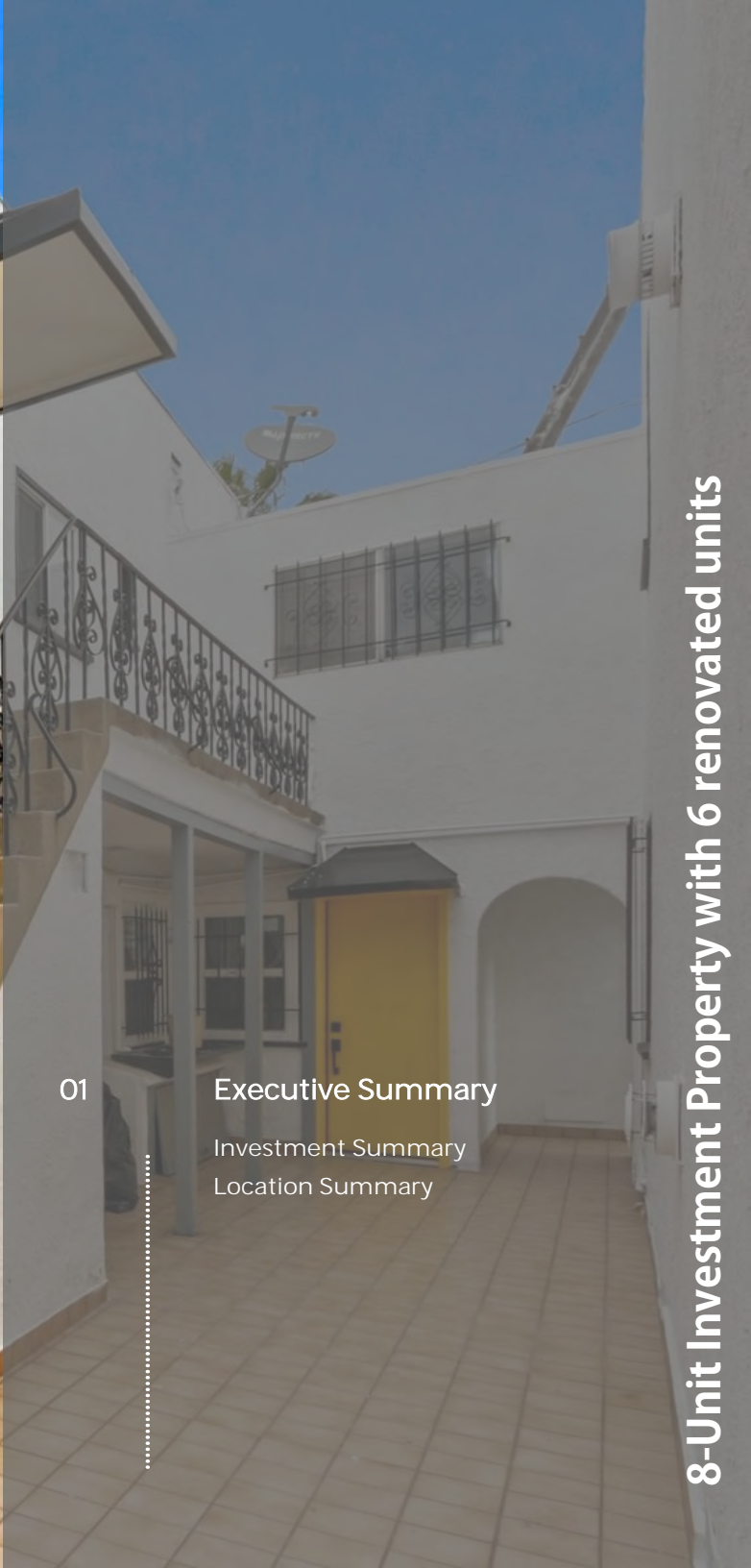


Mr. Julio Ruiz

Broker
8185240706
ziuroiluj@gmail.com
Lic: 01911261



www.offmarketexperts.com



01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1861 Pacific Avenue Long Beach CA 90806
COUNTY	Los Angeles
MARKET	Long Beach
SUBMARKET	South Bay
BUILDING SF	6,072 SF
LAND SF	9,180 SF
YEAR BUILT	1946
YEAR RENOVATED	2023
APN	7209-022-010
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,295,000
PRICE PSF	\$377.96
OCCUPANCY	100 %
NOI (CURRENT)	\$126,585
CAP RATE (CURRENT)	5.52 %
CAP RATE (PRO FORMA)	6.85 %
GRM (CURRENT)	12.83
GRM (PRO FORMA)	10.95

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	58,380	255,925	499,516
2022 Median HH Income	\$50,610	\$63,870	\$74,769
2022 Average HH Income	\$69,015	\$91,097	\$104,067



Summary

8 Unit building with 6 renovated residential units (4 vacant) and 2 store-front retail units in Long Beach. Incredible Current Cap Rate of 5.5% and 12.8 GRM from day 1 with upside to 6.8% Cap Rate and 10.9 GRM on Proforma. Plans to convert each retail store into a 2 bed/1 bath residential unit to maximize rents. Large unit mix consisting of 1 (3bed/1bath), 4 (2bed/1bath), 1 (studio/1bath), and 2 large storefronts. Preliminary plans to add 2 Detached (3bed/1bath) ADUs for future upside. Rare 5 vacant garages in the back for additional income. The 8-unit building presents a unique opportunity for investors and business owners alike. With 6 recently renovated residential units that are mostly vacant, the upside potential for rental income is significant. In addition, the two store-front retail units offer excellent visibility and foot traffic in a bustling commercial area. The location of this property is highly desirable with proximity to major transportation routes and popular amenities such as parks, restaurants, and shopping centers. Furthermore, the recent renovations of the residential units have added value to the property making it an attractive investment opportunity for those looking to capitalize on its upside potential. Overall, this 8-unit building represents a promising proposition for investors seeking high returns in one of Southern California's thriving communities.

Highlights:

- **Easy to Rent Unit Mix consisting of 1 (3bed/1bath), 4 (1bed/1bath), 1 (studio/1bath) and 2 large store fronts**
- **Individually metered for Gas & Electricity**
- **Preliminary plans to add 2 Detached (3 bed/1bath) ADUs for future upside**
- **5 vacant garages in the back**
- **8 Unit building with 6 renovated vacant residential units and 2 store-front retail units in Long Beach**
- **Incredible Existing 5.5% Cap Rate and 12.8 GRM after lease-up with upside to 6.8% Cap Rate and 10.9 GRM on Proforma**



Pacific Avenue, Long Beach, CA

Pacific Avenue, Long Beach California is a highly sought-after location for investment opportunities. The bustling street is lined with unique shops and restaurants that attract visitors from all over the world. With its strategic location near the beach and downtown area, Pacific Avenue offers investors a promising return on their investment. Many businesses have already taken advantage of this prime real estate by opening up shop along the avenue, including popular retailers like Urban Outfitters and coffee shops such as Starbucks. As more people flock to Long Beach for its vibrant culture, entertainment options, and beautiful scenery, investing in Pacific Avenue has become an increasingly attractive option for those looking to invest in commercial properties or start their own business ventures. With so much potential for growth and success, it's no wonder why Pacific Avenue is considered one of the best investments around.



Locator Map

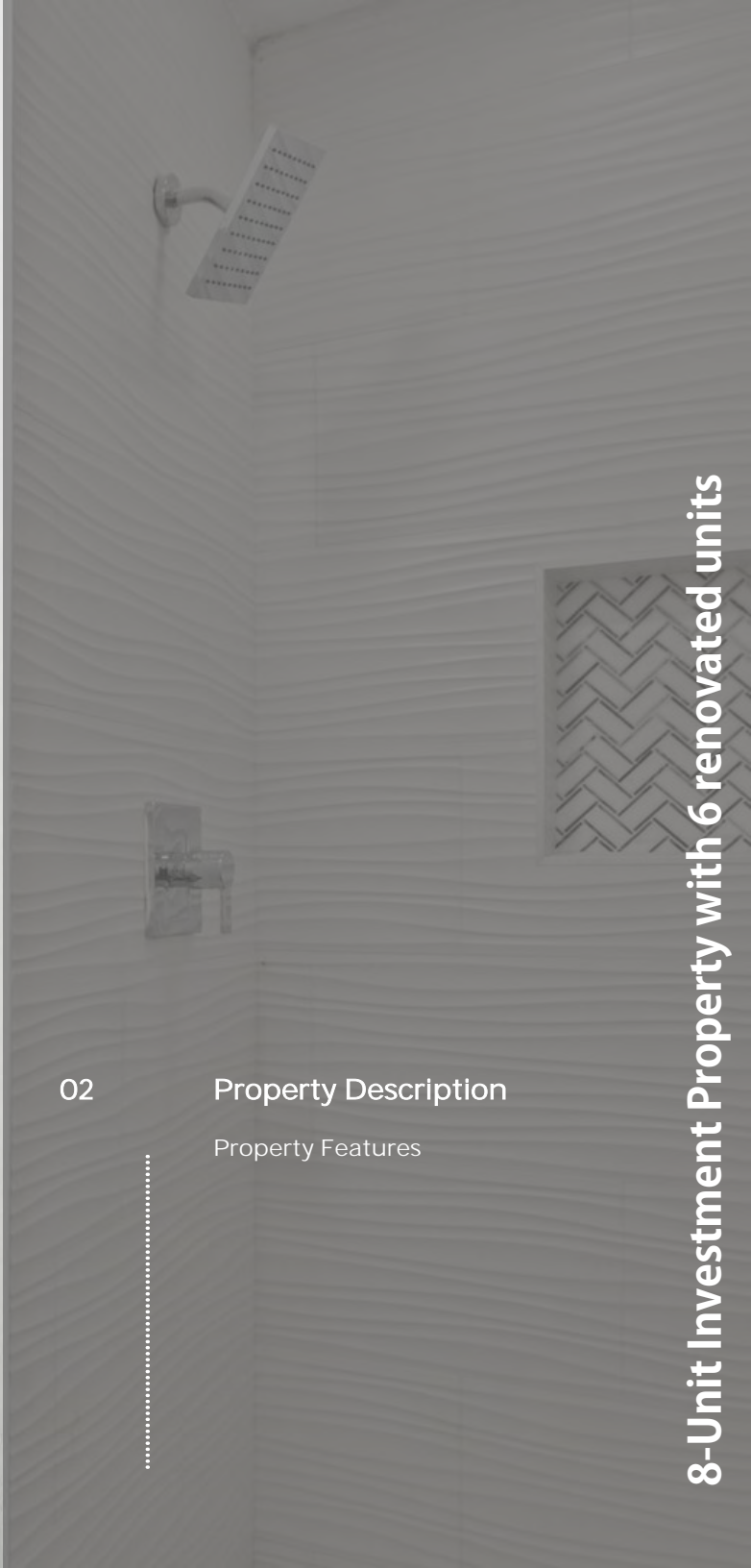




02

Property Description

Property Features



GLOBAL

NUMBER OF UNITS	8
BUILDING SF	6,072
LAND SF	9,180
# OF PARCELS	1
YEAR BUILT	1946
YEAR RENOVATED	2023
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	2

MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	5
WASHER/DRYER	Shared/Common
NUMBER OF UNITS	6
CURRENT OCCUPANCY	40.00 %

COMMERCIAL VITALS

NUMBER OF UNITS	2
CURRENT OCCUPANCY	100.00 %

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Residential

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat
LANDSCAPING	Courtyard





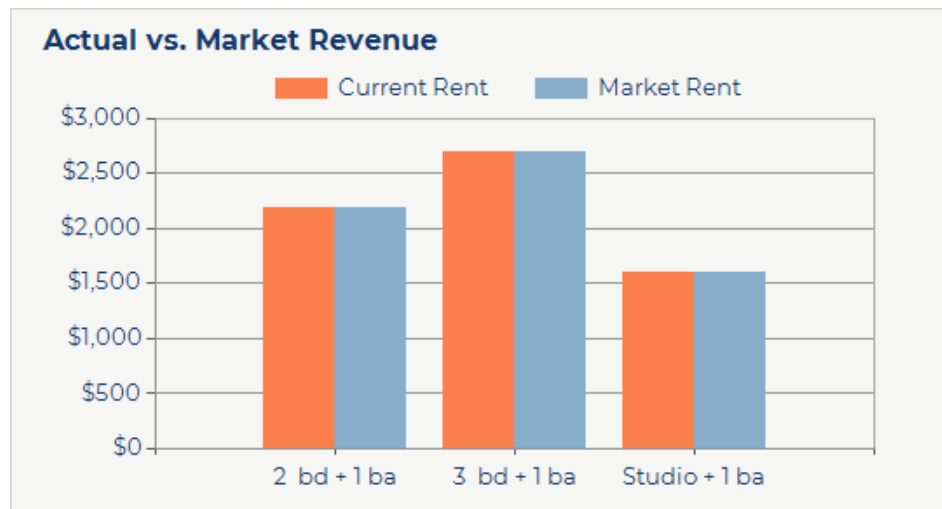
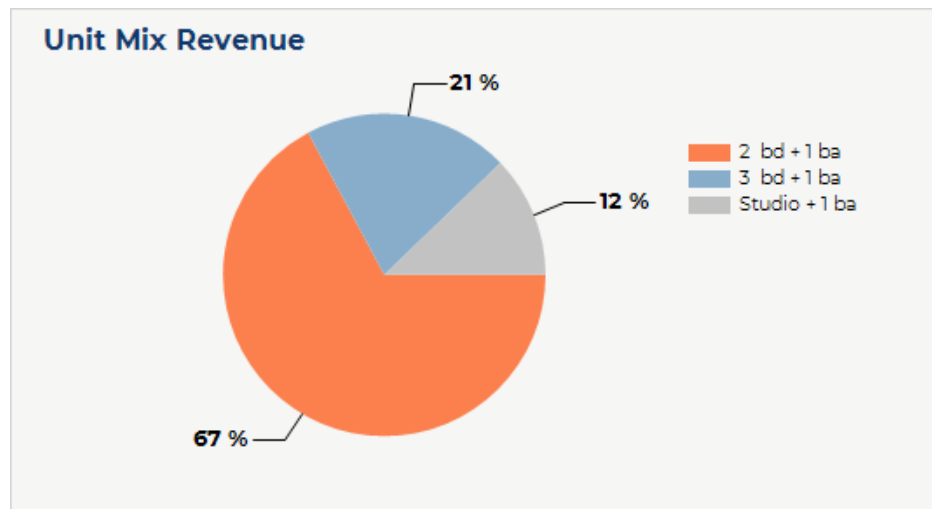
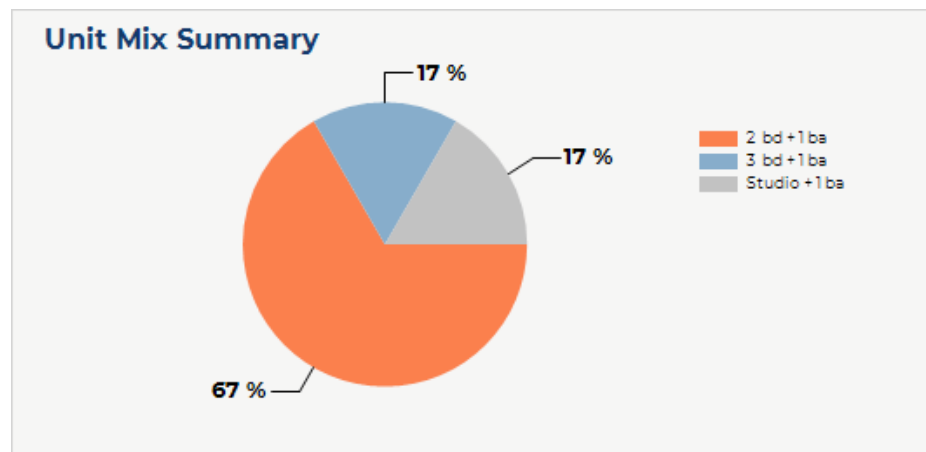
03

Rent Roll

Multi-Family Unit Mix

Rent Roll

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
2 bd + 1 ba	4	\$2,195	\$8,780	\$2,195	\$8,780
3 bd + 1 ba	1	\$2,695	\$2,695	\$2,695	\$2,695
Studio + 1 ba	1	\$1,595	\$1,595	\$1,595	\$1,595
Totals/Averages	6	\$2,178	\$13,070	\$2,178	\$13,070



RESIDENTIAL

Unit	Unit Mix	Current Rent	Market Rent	Notes
1865 A	3 bd + 1 ba	\$2,695.00	\$2,695.00	Renovated
1865 B	2 bd + 1 ba	\$2,195.00	\$2,195.00	Vacant & Renovated
1865 C	Studio + 1 ba	\$1,595.00	\$1,595.00	Renovated
1867	2 bd + 1 ba	\$2,195.00	\$2,195.00	Vacant & Renovated
1869	2 bd + 1 ba	\$2,195.00	\$2,195.00	Vacant & Renovated
1871 (A)	2 bd + 1 ba	\$2,195.00	\$2,195.00	Vacant & Renovated
Totals/Averages		\$13,070.00	\$13,070.00	

COMMERCIAL

Suite	Tenant Name	Monthly	Proforma Monthly	Lease End	Options/Notes
1861	Dolex	\$842	\$2,195	05/31/24	Plans to covert to 2+1
1863	Pastor Jose Lemus	\$995	\$2,195		Plans to covert to 2+1
Totals		\$1,837	\$4,390		





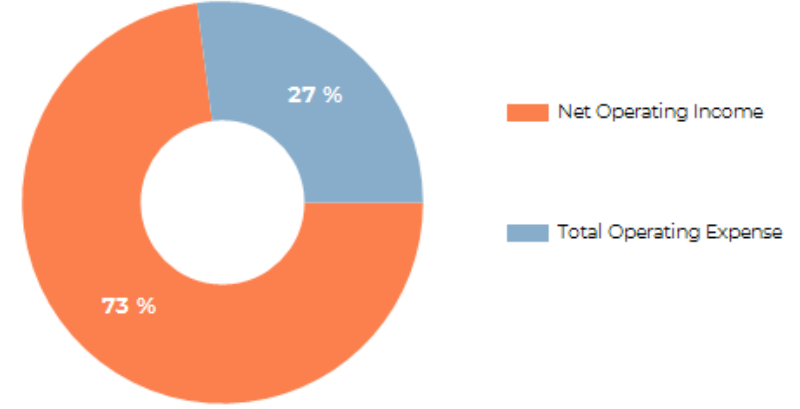
04

Financial Analysis

Income & Expense Analysis

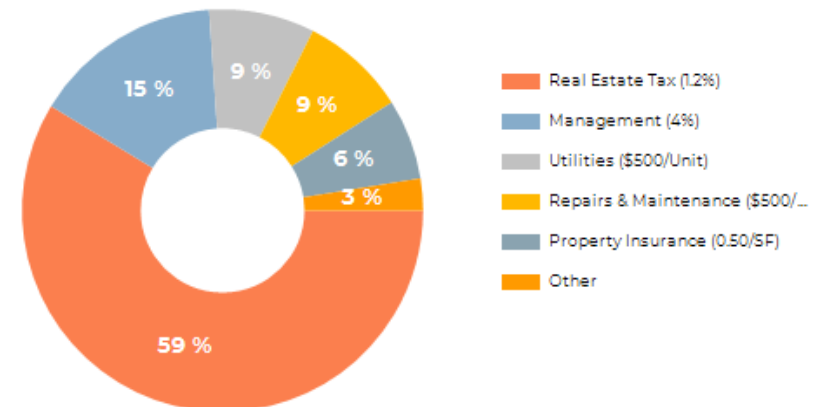
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Multi-Family Revenue	\$156,840	87.7 %	\$156,840	74.9 %
Commercial Revenue	\$22,044	12.3 %	\$52,680	25.1 %
Gross Potential Income	\$178,884		\$209,520	
Vacancy & Collection Loss	-\$5,367	3.0 %	-\$5,367	2.6 %
Effective Gross Income	\$173,517		\$204,153	
Less Expenses	\$46,932	27.04 %	\$46,932	22.98 %
Net Operating Income	\$126,585		\$157,221	

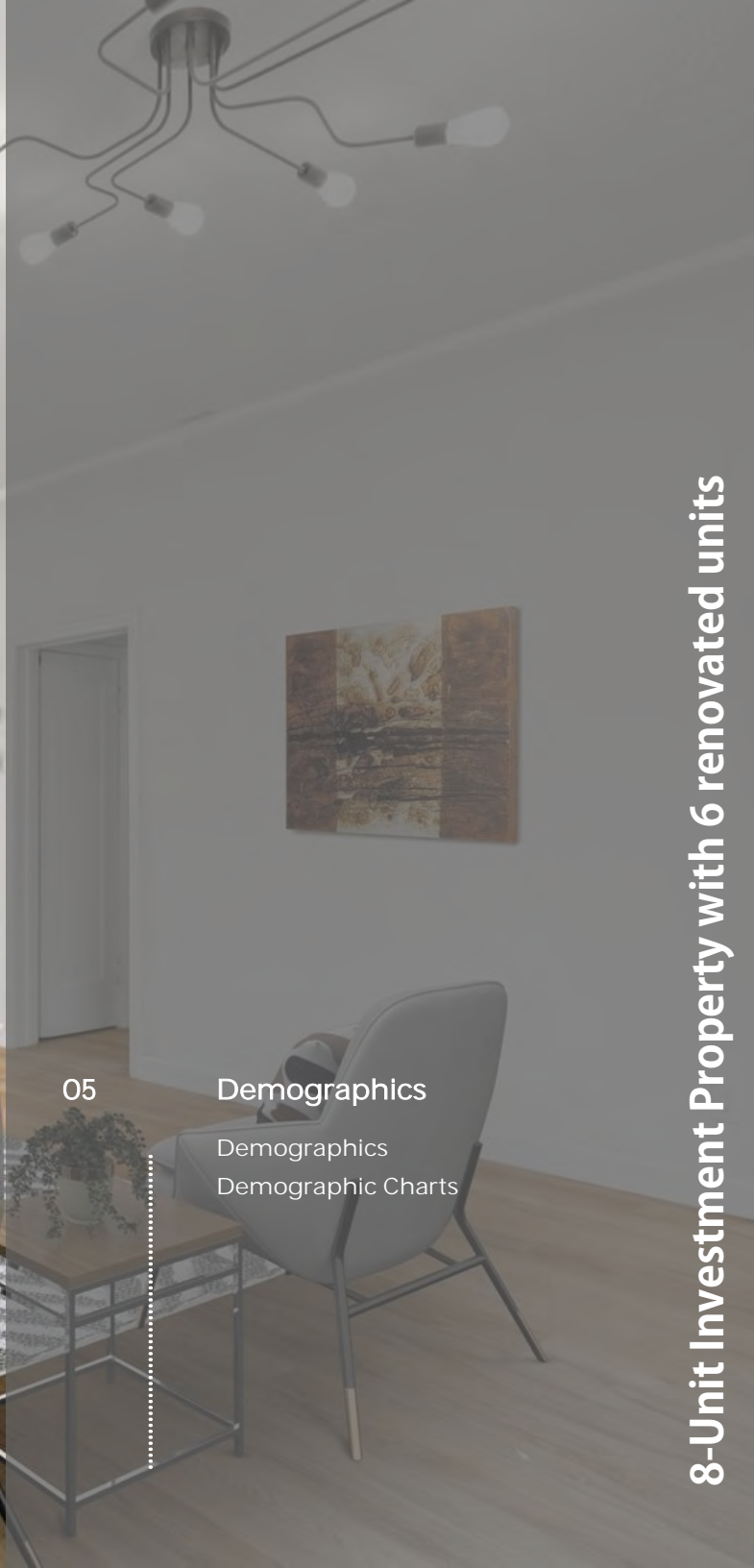


EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.2%)	\$27,540	\$27,540
Property Insurance (0.50/SF)	\$3,036	\$3,036
Utilities (\$500/Unit)	\$4,000	\$4,000
Pest Control (\$50/Month)	\$600	\$600
Repairs & Maintenance (\$500/Unit)	\$4,000	\$4,000
Management (4%)	\$7,156	\$7,156
Cleaning & Gardening (\$50/Month)	\$600	\$600
Total Operating Expense	\$46,932	\$46,932
Expense / SF	\$7.73	\$7.73
% of EGI	27.04 %	22.98 %

DISTRIBUTION OF EXPENSES CURRENT



* Expenses are estimated



05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	63,480	259,520	495,470
2010 Population	62,384	256,789	498,906
2022 Population	58,380	255,925	499,516
2027 Population	57,100	250,854	487,326
2022 African American	8,521	34,835	58,362
2022 American Indian	1,182	4,412	8,233
2022 Asian	8,015	39,672	71,925
2022 Hispanic	35,711	120,018	237,140
2022 Other Race	24,488	75,048	144,086
2022 White	7,795	63,837	139,299
2022 Multiracial	7,916	35,907	72,914
2022-2027: Population: Growth Rate	-2.20 %	-2.00 %	-2.45 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,459	10,024	15,522
\$15,000-\$24,999	2,064	7,778	12,207
\$25,000-\$34,999	2,226	7,949	12,725
\$35,000-\$49,999	2,434	10,853	18,683
\$50,000-\$74,999	4,021	17,644	30,377
\$75,000-\$99,999	1,853	13,429	24,603
\$100,000-\$149,999	2,180	14,849	31,821
\$150,000-\$199,999	832	6,748	15,856
\$200,000 or greater	607	6,708	16,835
Median HH Income	\$50,610	\$63,870	\$74,769
Average HH Income	\$69,015	\$91,097	\$104,067

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	18,563	94,052	178,233
2010 Total Households	17,375	90,194	170,996
2022 Total Households	18,676	95,994	178,649
2027 Total Households	18,346	94,689	175,203
2022 Average Household Size	3.08	2.58	2.72
2000 Owner Occupied Housing	3,331	24,779	68,328
2000 Renter Occupied Housing	13,831	63,781	101,081
2022 Owner Occupied Housing	3,812	27,939	71,634
2022 Renter Occupied Housing	14,864	68,055	107,016
2022 Vacant Housing	790	6,246	9,706
2022 Total Housing	19,466	102,240	188,355
2027 Owner Occupied Housing	3,772	27,631	70,510
2027 Renter Occupied Housing	14,573	67,058	104,693
2027 Vacant Housing	1,204	7,742	13,300
2027 Total Housing	19,550	102,431	188,503
2022-2027: Households: Growth Rate	-1.80 %	-1.35 %	-1.95 %



Source: esri

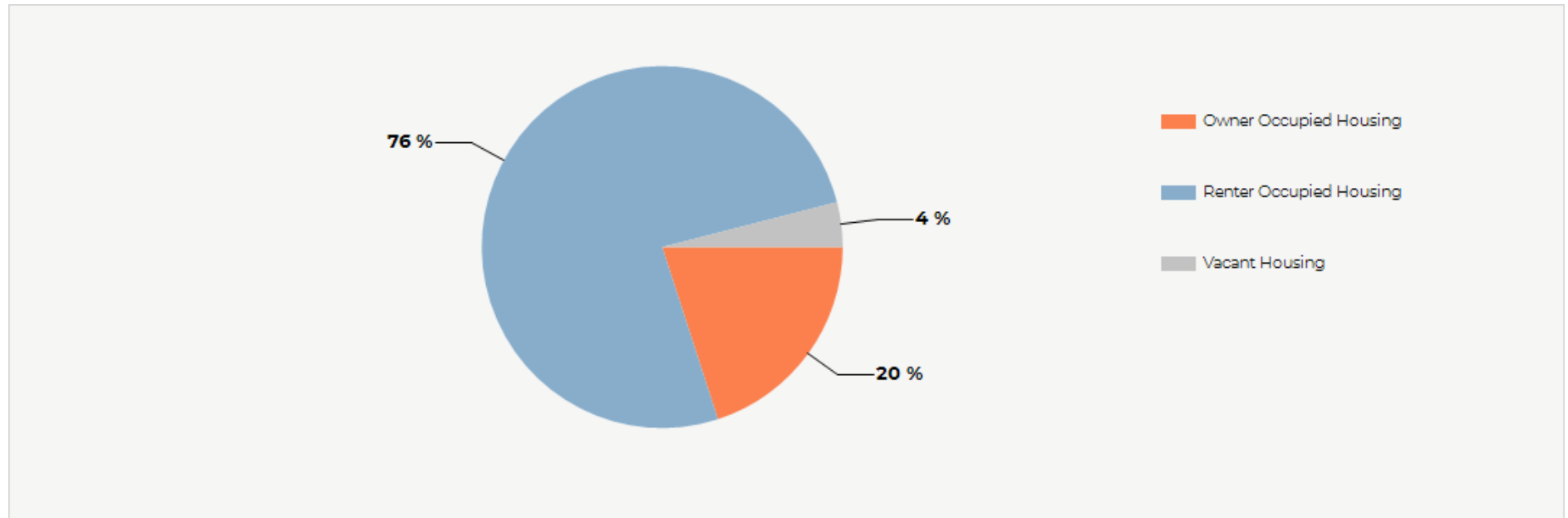
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	4,722	22,425	41,416
2022 Population Age 35-39	3,902	19,114	35,517
2022 Population Age 40-44	3,444	16,643	31,541
2022 Population Age 45-49	3,220	15,482	29,897
2022 Population Age 50-54	3,025	15,024	29,942
2022 Population Age 55-59	2,685	13,888	28,322
2022 Population Age 60-64	2,373	12,417	26,029
2022 Population Age 65-69	1,844	10,146	21,829
2022 Population Age 70-74	1,311	7,771	17,050
2022 Population Age 75-79	818	5,248	11,651
2022 Population Age 80-84	461	3,198	6,926
2022 Population Age 85+	446	3,850	7,880
2022 Population Age 18+	41,505	197,683	387,153
2022 Median Age	29	34	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,257	\$64,406	\$71,782
Average Household Income 25-34	\$70,600	\$84,762	\$93,855
Median Household Income 35-44	\$53,844	\$72,052	\$81,709
Average Household Income 35-44	\$75,772	\$99,523	\$111,690
Median Household Income 45-54	\$54,884	\$75,202	\$87,673
Average Household Income 45-54	\$75,732	\$105,193	\$121,580
Median Household Income 55-64	\$51,502	\$69,237	\$83,591
Average Household Income 55-64	\$70,610	\$99,159	\$117,658
Median Household Income 65-74	\$37,661	\$56,324	\$68,237
Average Household Income 65-74	\$59,800	\$85,114	\$98,859
Average Household Income 75+	\$47,423	\$65,910	\$75,743

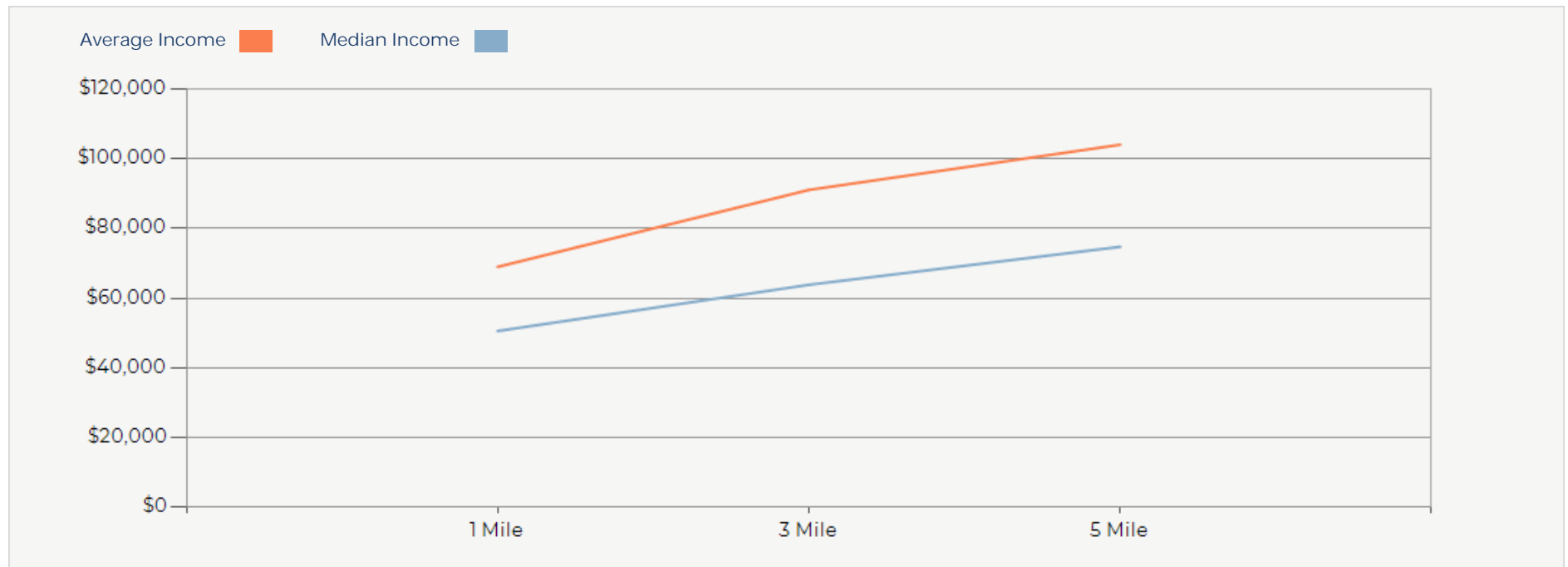
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	5,149	22,223	40,465
2027 Population Age 35-39	4,223	19,793	37,780
2027 Population Age 40-44	3,488	17,017	32,376
2027 Population Age 45-49	3,214	15,354	29,553
2027 Population Age 50-54	2,846	13,940	27,484
2027 Population Age 55-59	2,598	13,298	26,951
2027 Population Age 60-64	2,289	12,012	24,707
2027 Population Age 65-69	1,884	10,294	21,930
2027 Population Age 70-74	1,409	8,285	18,056
2027 Population Age 75-79	993	6,191	13,617
2027 Population Age 80-84	554	4,011	8,777
2027 Population Age 85+	463	4,001	8,149
2027 Population Age 18+	41,082	195,891	382,050
2027 Median Age	31	35	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,310	\$78,079	\$84,228
Average Household Income 25-34	\$85,020	\$103,598	\$113,512
Median Household Income 35-44	\$64,588	\$85,628	\$98,238
Average Household Income 35-44	\$92,837	\$121,665	\$135,790
Median Household Income 45-54	\$64,567	\$89,992	\$104,017
Average Household Income 45-54	\$92,912	\$128,576	\$145,065
Median Household Income 55-64	\$60,988	\$85,490	\$101,186
Average Household Income 55-64	\$87,781	\$122,544	\$141,062
Median Household Income 65-74	\$47,842	\$72,933	\$85,613
Average Household Income 65-74	\$75,492	\$108,246	\$122,731
Average Household Income 75+	\$60,400	\$90,280	\$101,124

2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



8-Unit Investment Property with 6 renovated vacant

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Platinum Properties and it should not be made available to any other person or entity without the written consent of Global Platinum Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Global Platinum Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Global Platinum Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Global Platinum Properties has not verified, and will not verify, any of the information contained herein, nor has Global Platinum Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Global Platinum Properties



Armin Soleimani

Realtor
(310) 666-2246
ziuroiluj@gmail.com
Lic: 01846872



Mr. Julio Ruiz

Broker
8185240706
ziuroiluj@gmail.com
Lic: 01911261



www.offmarketexperts.com

12301 Wilshire Blvd., #207, Los Angeles, CA 90025

powered by CREOP