



4 UNITS
2633 Santa Fe Ave
LONG BEACH, CA 90810

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is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner. The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

INVESTMENT OVERVIEW

SUMMARY

2633 Santa Fe Ave Long Beach, CA 90810

ASKING PRICE **\$865,000**

UNITS 4

UNIT MIX 4 (1-BED / 1-BATH)

TOTAL BUILDING SQ. FT. 2,562

TOTAL LOT SQ. FT. 7,656

YEAR BUILT 1942

ZONING LBR3T

APN 7401-016-025

HIGHLIGHTS

- All Single Storied 1-bedroom/1-bath units
- Strategically located
- Each unit has a garage space
- Commuters Dream



2633 Santa Fe Ave is a promising opportunity for an investor or owner-user. This property invites a new owner to put personal touches on the property and immediately capture market rents. Situated on a large 7,656 sq ft lot, it offers (4) four single storied 1-bedroom/1-bath units each with their own garage space. Strategically located, this property is poised to take advantage of Long Beach's ongoing urban development and revitalization efforts. Commuters love this location as it is closely located to the 710 which provides quick access to the 405, 91, 15, 10, and 5.

**PROPERTY
PHOTOGRAPHS**



**PROPERTY
PHOTOGRAPHS**



LYONSTAHU
INVESTMENT REAL ESTATE



**PROPERTY
PHOTOGRAPHS**



FINANCIAL ANALYSIS

INCOME AND EXPENSES

PROPERTY METRICS

PRICE	\$865,000
UNITS	4
BUILDING SQ. FT	2,562
LOT SQ. FT	7,656
YEAR BUILT	1942
PRICE/UNIT	\$ 216,250
PRICE / SQ. FT	\$ 337.63

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
2	1-BED / 1-BATH	<i>Vacant</i>	\$ 1,600	\$ 2,006
1	1-BED / 1-BATH		\$ 755	\$ 2,006
1	1-BED / 1-BATH		\$ 800	\$ 2,006
MONTHLY SCHEDULED RENTAL INCOME			\$ 4,755	\$ 6,800
ANNUAL SCHEDULED RENTAL INCOME			\$ 57,060	\$ 81,600

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 10,813
MAINTENANCE (4%)	\$ 2,282
INSURANCE (\$.70/SF)	\$ 5,500
UTILITIES (\$900/UNIT/YEAR)	\$ 3,600
LANDSCAPING (\$100/MO)	\$ 1,200
TOTAL EXPENSES:	\$ 23,394.90
EXPENSES AS % SGI	41.00%
PER NET SQ.FT.	\$ 9.13
PER UNIT:	\$ 5,848.73

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:

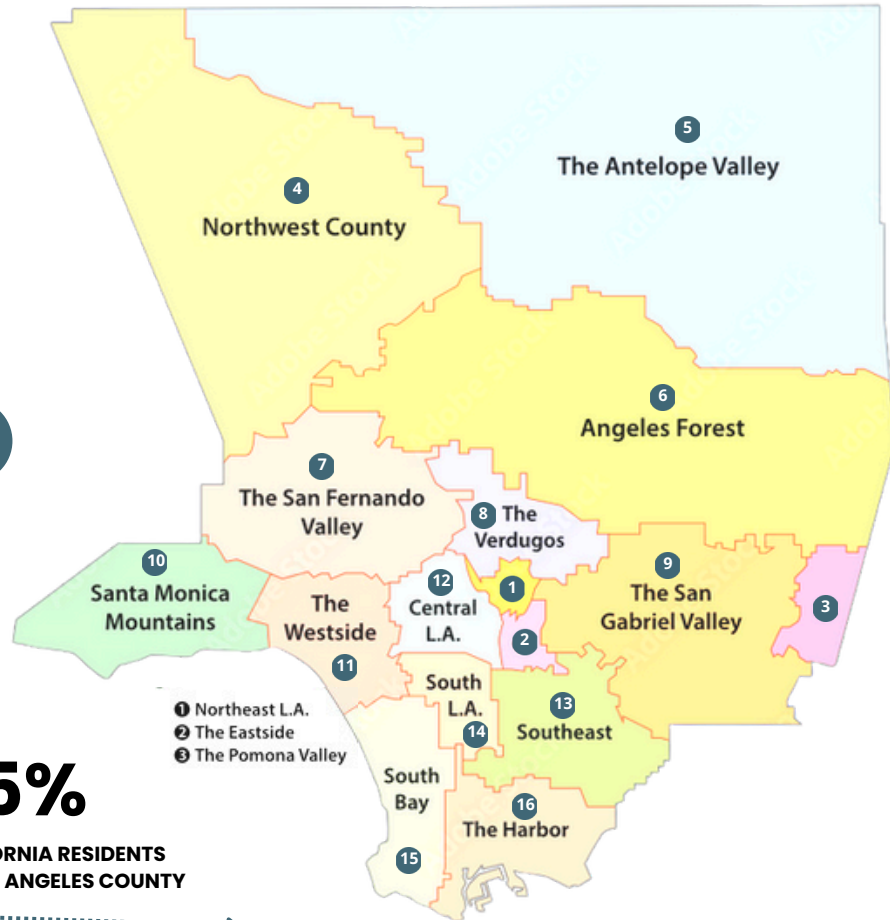
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|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE 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



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