



STREAM®

THE SWANSON
APARTMENT TEAM

6 Units in Long Beach

2200 Chestnut Ave., Long Beach, CA 90806

ALAMITOS BEACH

DOWNTOWN LONG BEACH

PACIFIC AVE.

CEDAR AVE.

W HILL ST.

CHESTNUT AVE.





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Offering Highlights



6
UNITS



5,504 SF
BUILDING SIZE



6,500 SF
LOT SIZE



1932
YEAR BUILT

- Located Historic South Wrigley Neighborhood
- Beautifully Restored Spanish Revival Complex
- Great Unit Mix of: (4) 2 Bedroom / 1 Bath, and (2) 1 Bedroom / 1 Bath
- All New Electrical Sub Panels
- Copper Plumbing, Laundry Room, and Garages
- Huge Units!





SECTION TWO

Financial Analysis



Offering Summary

	LISTING PRICE
	\$1,749,000
\$ / UNIT	\$291,500
ACTUAL CAP RATE	5.64%
YEAR 1 CAP RATE	6.34%
PRO FORMA CAP RATE	7.39%
ACTUAL GRM	12.08
YEAR 1 GRM	11.11
PRO FORMA GRM	9.94
\$ / SQ. FT.	\$318



Assumable Debt Scenario

DOWN PAYMENT	\$740,000	42%
LOAN AMOUNT	\$1,009,000	58%
INTEREST RATE	5.85%	
YEAR AMORITIZED	30	
DEBT COVERAGE RATIO	1.20	
TERMS	Fixed	
DATE OF QUOTE	March 2026	

Rent Roll

UNIT #	UNIT TYPE	SF	AS OF MAY 1, 2026	YEAR 1	PRO FORMA
2200	2 Bedroom / 1 Bath	1,000	\$1,995	\$2,155	\$2,395
321	2 Bedroom / 1 Bath	1,000	\$2,144	\$2,315	\$2,395
323	1 Bedroom / 1 Bath	752	\$1,885	\$2,036	\$1,995
325	2 Bedroom / 1 Bath	1,000	\$2,035	\$2,198	\$2,395
327	1 Bedroom / 1 Bath	752	\$1,884	\$2,035	\$1,995
329	2 Bedroom / 1 Bath	1,000	\$2,001	\$2,161	\$2,395
Totals		5,504	\$11,944	\$12,900	\$13,570
Plus Laundry Income & Misc.			\$125	\$125	\$125
Plus Pets (1/3 of Building at \$50/Pet)			Optional	\$100	\$100
Plus Garage Parking (\$125 Each)			Optional	Optional	\$625
Plus RUBS (75% of Utilities)			Optional	Optional	\$250
Total Monthly Income			\$12,069	\$13,125	\$14,670
Annualized			X 12	X 12	X 12
Total Annual Income			\$144,828	\$157,495	\$176,040



Operating Statement

PROPERTY INCOME		AS OF MAY 1, 2026	YEAR 1	PRO FORMA
Gross Monthly Rental Income		\$11,944	\$12,900	\$13,570
Annualized		X 12	X 12	X 12
Gross Potential Annual Rental Income		\$143,328	\$154,795	\$162,840
Less Vacancy	3%	\$(4,300)	\$(4,644)	\$(4,885)
Actual Gross Operating Income		\$139,029	\$150,151	\$157,955
Plus Laundry & Misc.		\$1,500	\$1,500	\$1,500
Plus Pets	\$50/Pet	Optional	\$1,200	\$1,200
Plus Garage Parking	\$125/Garage	Optional	Optional	\$7,500
Plus RUBS	\$125/Mth	Optional	Optional	\$3,000
Annual Gross Operating Income		\$140,529	\$152,851	\$171,155

PROPERTY EXPENSES		EXPENSES		
Less Property Taxes	1.26910%	\$(22,197)	\$(22,197)	\$(22,197)
Less Assessments	Actual	\$(1,422)	\$(1,422)	\$(1,422)
Less Management	6.00%	Optional	Optional	Optional
Less General Insurance	\$1.50/Sq. Ft. Est.	\$(8,256)	\$(8,256)	\$(8,256)
Less Gas	2025 Actual	\$(833)	\$(833)	\$(833)
Less Common Electric	2025 Actual	\$(622)	\$(622)	\$(622)
Less Water & Sewer	2025 Actual	\$(2,628)	\$(2,628)	\$(2,628)
Less Repairs & Maintenance	\$500/Unit	\$(3,000)	\$(3,000)	\$(3,000)
Less Turnover	\$250/Unit	\$(1,500)	\$(1,500)	\$(1,500)
Less Landscape	\$100/Mth	\$(600)	\$(600)	\$(600)
Less Pest/Licenses/Misc.	\$75/Mth	\$(900)	\$(900)	\$(900)
Less Replacements/Reserves	\$250/Unit	A Lender Will Require	A Lender Will Require	A Lender Will Require
Total Expenses		\$(41,958)	\$(41,958)	\$(41,958)
Net Operating Income		\$98,571	\$110,893	\$129,197
Less New Debt Service	Interest Only	\$(59,027)	\$(59,027)	\$(59,027)
Cash Flow		\$39,544	\$51,866	\$70,170
Cash on Cash Return		5.34%	7.01%	9.48%

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