

OFFERING MEMORANDUM

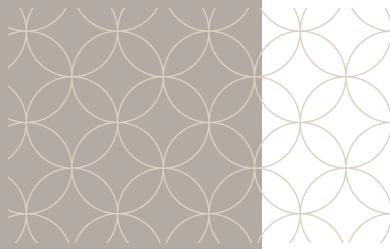


222  
GRANADA

Long Beach

Jules  
AYORA

# *Investment Summary & Highlights*



OFFERING PRICE:  
\$5,300,000

NOI:  
\$214,408.59

UNITS:  
12

EST. RENTABLE SQFT:  
10,293

NUMBER OF BUILDINGS:  
1

NUMBER OF STORIES:  
3

YEAR BUILT:  
1964

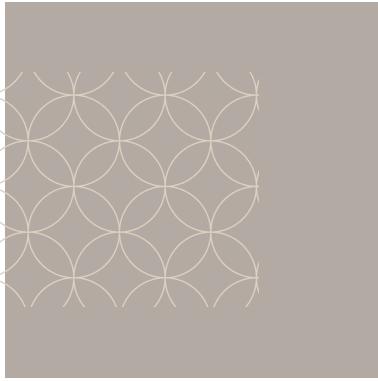
LOT SIZE:  
6,681 Sqft

## UTILITIES / METERING

ELECTRIC:  
Individually Metered (13)

WATER:  
Landlord Pays (1)

TRASH:  
Landlord Pays



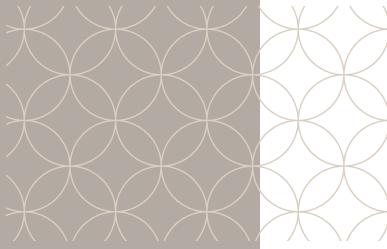
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## UNIT DESIGN & COMMUNITY AMENITIES

- 12 Units
  - ◊ 6x 1 Bedroom / 1 Bathroom
  - ◊ 6x 2 Bedrooms / 2 Bathrooms
- Individually Metered Electricity
- 12x Inside Gated Parking Spaces
- Onsite Laundry
- Elevator
- Gated



# Financial Analysis



## PROPERTY SUMMARY

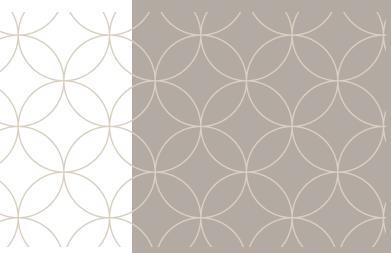
Price	\$5,300,000
Down Payment (30%)	\$1,590,000
Number of Units	12
Price per Unit	\$441,666
Rentable Square Feet	10,293
CAP Rate (Current)	4.05%
CAP Rate (Market)	4.72%
Year Built	1964
Lot Size	6,681 Sqft
Assessor Parcel #	7249-030-022

## INCOME

	CURRENT	MARKET
Gross Potential Rental Income	\$346,080	\$381,600
Garage Income	\$0	\$0
Laundry Income	\$2,400	\$2,400
Gross Potential Income	\$348,480	\$384,000
Expenses	\$134,071.41	\$134,071.41
Net Operating Income	\$214,408.59	\$249,928.59

## EXPENSES

Buyer's Property Taxes	\$66,250
Buyer's Insurance (\$1.50 x Sqft)	\$15,439.50
Utilities	\$15,320.32
Landscaping	\$3,950
Repairs / Maintenance / Supplies	\$27,374.14
Licenses / Permit / Legal	\$1,134.45
Cleaning	\$4,539
Advertising	\$64
<b>TOTAL</b>	<b>\$134,071.41</b>
Expenses Per Unit	\$11,172.62
Expenses Per Sqft	\$13.03

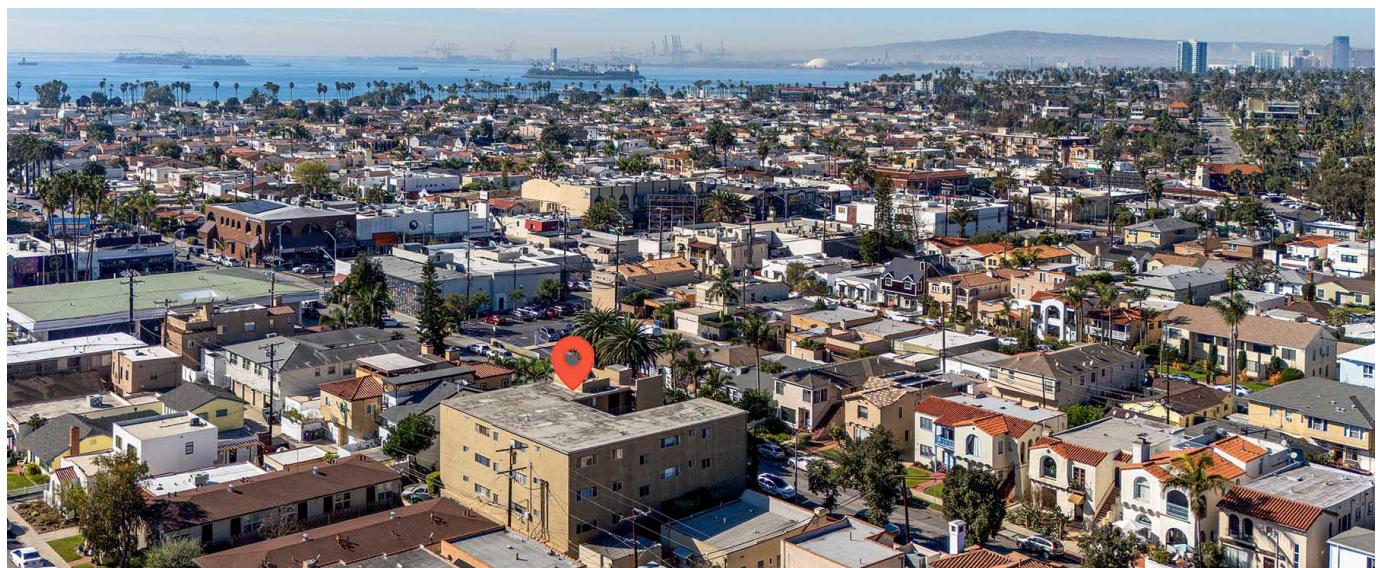


# Rent Roll

CURRENT

MARKET

UNIT #	UNIT TYPE	MONTHLY RENT	ANNUAL RENT	MONTHLY RENT	ANNUAL RENT
Unit #1	1/1	\$2,150	\$25,800	\$2,300	\$27,600
Unit #2	2/2	\$2,615	\$31,380	\$3,000	\$36,000
Unit #3	2/2	\$2,675	\$32,100	\$3,000	\$36,000
Unit #4	1/1	\$2,200	\$26,400	\$2,300	\$27,600
Unit #5	1/1	\$2,150	\$25,800	\$2,300	\$27,600
Unit #6	2/2	\$2,615	\$31,380	\$3,000	\$36,000
Unit #7	2/2	\$2,695	\$32,340	\$3,000	\$36,000
Unit #8	1/1	\$2,200	\$26,400	\$2,300	\$27,600
Unit #9	1/1	\$2,200	\$26,400	\$2,300	\$27,600
Unit #10	2/2	\$2,600	\$31,200	\$3,000	\$36,000
Unit #11	2/2	\$2,600	\$31,200	\$3,000	\$36,000
Unit #12	1/1	\$2,140	\$25,680	\$2,300	\$27,600
<b>TOTAL</b>		<b>\$28,840</b>	<b>\$346,080</b>	<b>\$31,800</b>	<b>\$381,600</b>



# *Location Overview*



## **BELMONT SHORE**

Belmont Shore is a premier, walkable seaside neighborhood in Long Beach, featuring a vibrant, dog-friendly 2nd Street filled with over 250 boutiques, cafes, and restaurants. Known for its charming beach cottages, active coastal lifestyle, and proximity to Alamitos Bay, it offers a sophisticated, relaxed community perfect for shopping, dining, and seaside living.





## HIGHLIGHTS

- **Location:** Walkable, coastal neighborhood in Long Beach, CA.
- **Lifestyle:** “Shop, Dine, & Relax” - Bustling 2nd Street with an urban coastal vibe.
- **Demographics:** Ideal for young professionals, families, and beach lovers.
- **Attractions:** Proximity to Alamitos Bay, sandy beaches, and neighborhood events.
- **Key Phrases:** “The Heart of the Shore,” “Coastal Charm,” “Dog-Friendly Dining,” “Stroll & Shop.”

## *Investment Contact*



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SCAN OR CLICK  
FOR MORE DETAILS



**SEVEN GABLES**  
REAL ESTATE

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