

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)

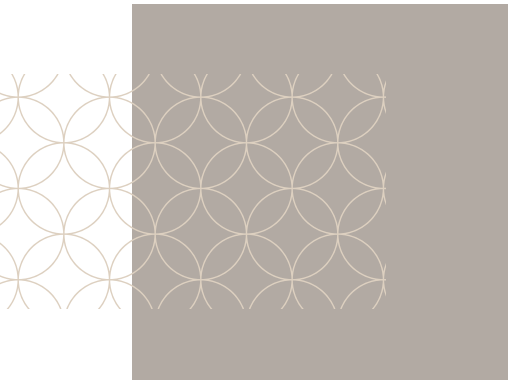
WATER:

Landlord Pays (1)

TRASH:

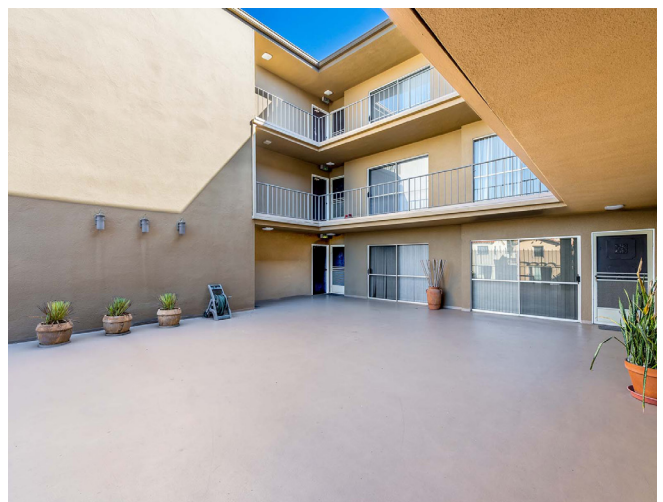
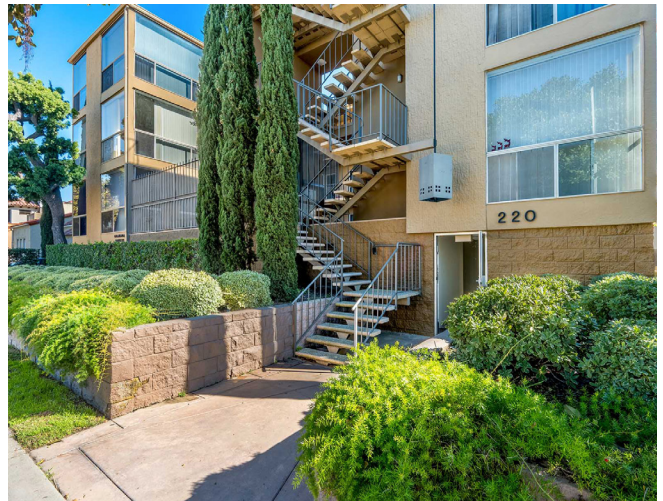
Landlord Pays



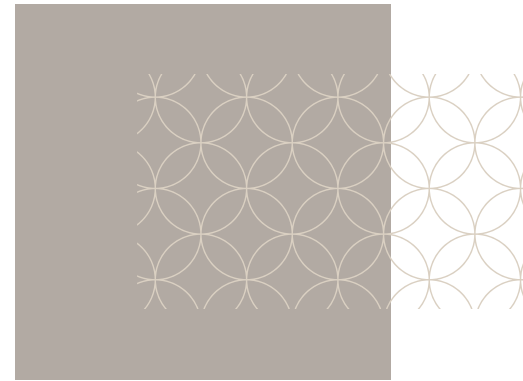


UNIT DESIGN & COMMUNITY AMENITIES

- 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

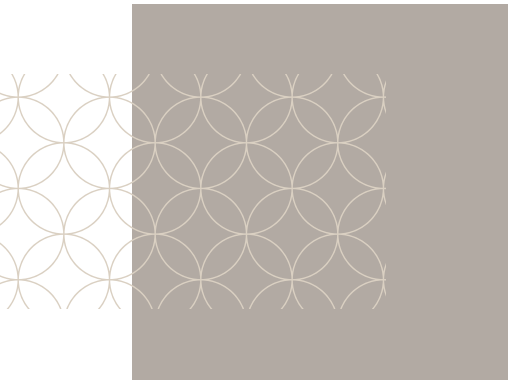
| | |
|----------------------|--------------|
| Price | \$5,300,000 |
| Down Payment (30%) | \$1,590,000 |
| Number of Units | 12 |
| Price per Unit | \$441,666 |
| Rentable Square Feet | 10,293 |
| CAP Rate (Current) | 4.05% |
| CAP Rate (Market) | 4.72% |
| Year Built | 1964 |
| Lot Size | 6,681 Sqft |
| 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 |
| TOTAL | \$134,071.41 |
| 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 |
| TOTAL | | \$28,840 | \$346,080 | \$31,800 | \$381,600 |



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



SCAN OR CLICK
FOR MORE DETAILS



JULES AYORA

562.394.7000

JulesTheRealtor@hotmail.com

DRE #01274567

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REAL ESTATE

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