

6 UNITS
1526 CEDAR AVE
LONG BEACH, CA 90813



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INVESTMENT OVERVIEW

SUMMARY

1526 Cedar Ave Long Beach 90813

ASKING PRICE	\$1,150,000
UNITS	6
UNIT MIX	1 (2-BED / 1-BATH) 5 (1 BED / 1 BATH)
TOTAL BUILDING SQ. FT.	4,464
TOTAL LOT SQ. FT.	7,735
YEAR BUILT	1926
ZONING	LBR4N
APN	7269-002-009

HIGHLIGHTS

- Immediate upside delivered with 1 vacant unit with 54% rental upside.
- 6.35% CAP Rate | 10.1 GRM
- ADU potential, 7,735 sqft lot. (Buyer to Verify)
- Price per unit at 190k per door.
- (1) 2 bed +1 bath | (5) 1 bed + 1 bath unit mix.

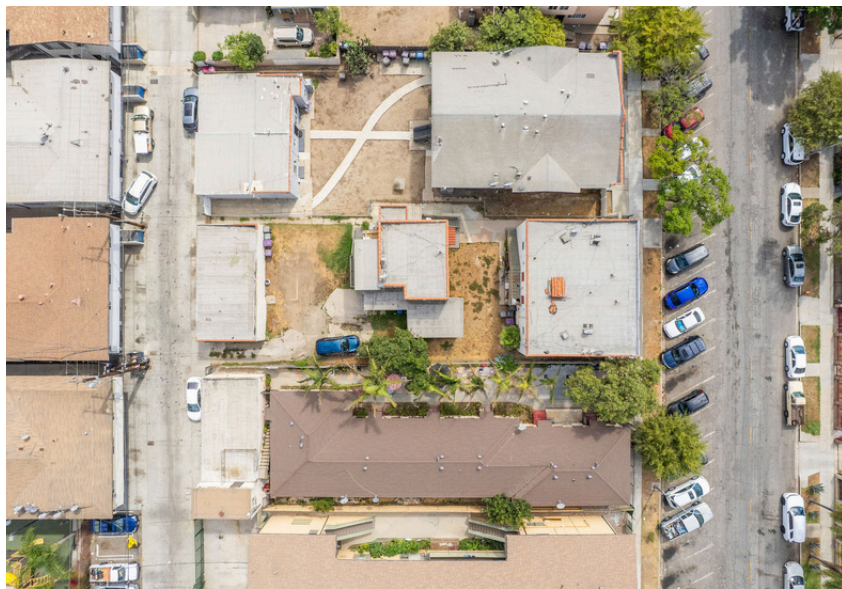
THE OFFERING



1526 Cedar Avenue is a six-unit multifamily asset located in the Washington District of Long Beach, offering investors a true value-add opportunity with multiple paths to increase income and long-term value. Sitting on a large 7,735 square foot lot, the property provides the potential to add an ADU by converting the detached garages or utilizing the middle section of the lot, which would significantly boost future income (Buyer to Verify). In addition, the building features one vacant unit that allows a new owner to capture market rent immediately, while the property overall offers approximately 54% rental upside. The unit mix consists of (1) two-bedroom, one-bath unit and (5) one-bedroom, one-bath units. The property is also well-positioned near George Washington Middle School, which is currently undergoing a \$175 million modernization project that will drive continued neighborhood improvement and tenant demand. Altogether, 1526 Cedar presents investors with the chance to capitalize on immediate income growth, long-term development potential, and the benefits of a rapidly gentrifying area.



PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$1,150,000
UNITS	6
BUILDING SQ. FT.	4,464
LOT SQ FT	7,735
YEAR BUILT	1926
PRICE / UNIT	\$191,667
PRICE / SQ FT	\$257.62

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$73,017	\$89,452
CAP	6.35%	7.78%
GRM	10.19	8.86

PROPOSED FINANCING

DOWN PAYMENT	\$287,500
LOAN AMOUNT	\$862,500
INTEREST RATE	5.790%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.20

INCOME AND EXPENSES

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	2-BED / 1-BATH	1526-Vacant	\$2,250	\$ 2,350
1	1-BED / 1- BATH	1528	\$ 1,262	\$ 1,675
1	1-BED / 1- BATH	1530	\$ 1,467	\$ 1,675
1	1-BED / 1- BATH	1532	\$ 1,620	\$ 1,675
1	1-BED / 1- BATH	1531	\$ 1,452	\$ 1,675
1	1-BED / 1- BATH	1533	\$ 1,262	\$ 1,675
MONTHLY SCHEDULED RENTAL INCOME			\$ 9,408	\$ 10,820
ANNUAL SCHEDULED RENTAL INCOME			\$ 112,896	\$ 129,840

OPERATING DATA

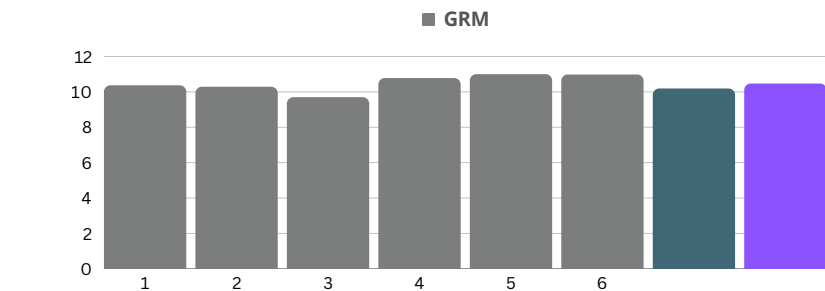
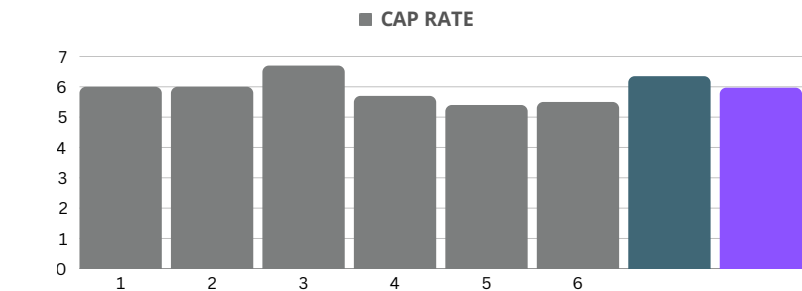
	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$ 112,896		\$ 129,840	
LESS: VACANCY RESERVE	\$ 3,387	3.0%	\$ 3,895	3.0%
GROSS OPERATING INCOME	\$ 109,509		\$ 125,945	
LESS: EXPENSES	\$ 36,492	32%	\$ 36,492	28%
NET OPERATING INCOME	\$ 73,017		\$ 89,452	
LESS: LOAN PAYMENTS PRE-TAX	\$ 60,663		\$ 60,663	
CASH FLOW	\$ 12,354	4.30%	\$ 28,789	10.01%
PRINCIPAL REDUCTION	\$ 11,014		\$ 11,014	
TOTAL RETURN BEFORE TAXES	\$ 23,267	8.13%	\$ 39,803	13.84%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 14,375
MAINTENANCE (4%)	\$ 4,516
INSURANCE (\$1.20/SF)	\$ 5,357
UTILITIES (\$900/UNIT/YEAR)	\$ 5,400
LANDSCAPING (\$100/MO)	\$ 1,200
PROPERTY MANAGEMENT (5%)	\$ 5,645
TOTAL EXPENSES:	\$ 36,492.44
EXPENSES AS % SGI	32.32%
PER NET SQ.FT.	\$ 8.17
PER UNIT:	\$ 6,082.07

COMPARABLE SALES ANALYSIS

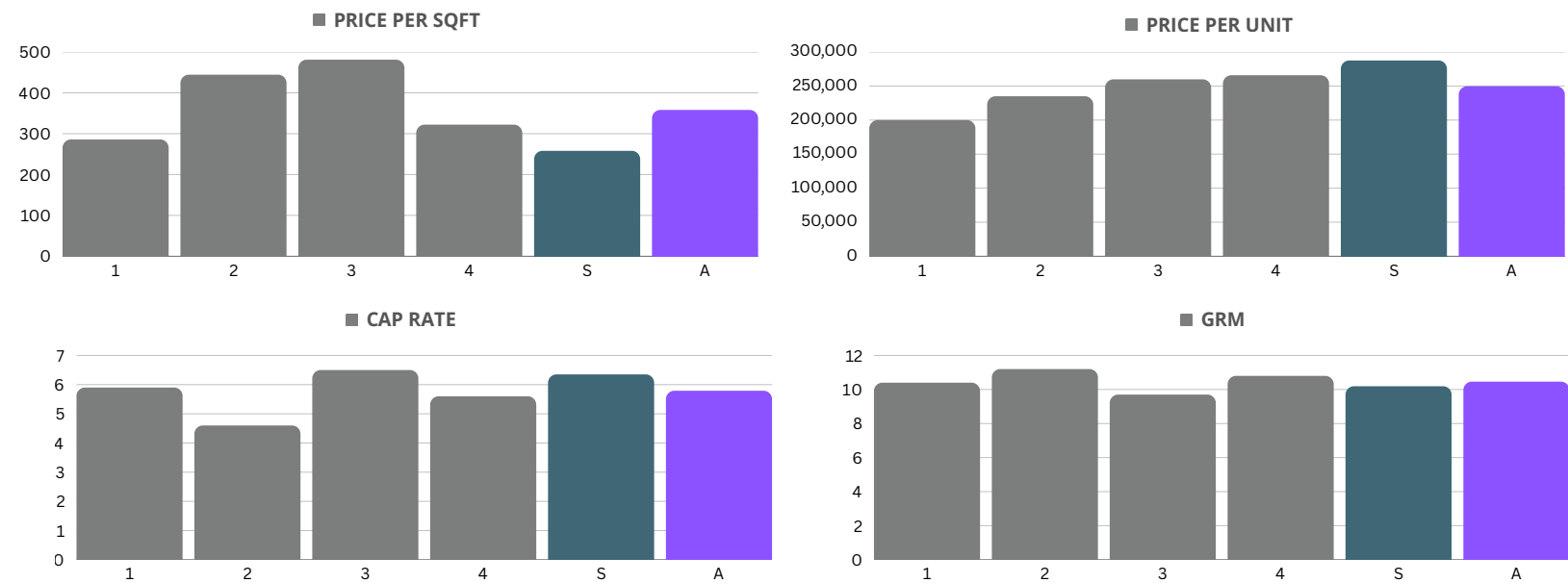
	ADDRESS	SALE PRICE	UNITS	SALE DATE	YEAR	BUILDING SQ.FT.	PRICE / SQ.FT.	PRICE / UNIT	CAP RATE	GRM
1	1132 E ARCADIA CT LONG BEACH, CA	\$ 1,050,000	5	1/15/2025	1962	2,886	\$ 363.83	\$ 225,000	6.01	10.37
2	1604 MAGNOLIA AVE LONG BEACH, CA	\$ 1,130,000	8	7/18/2025	1928	3,428	\$ 329.64	\$ 150,000	6.1	10.29
3	1036 CHESTNUT AVE LONG BEACH, CA	\$ 1,190,000	7	8/30/2024	1949	3,770	\$ 315.65	\$ 185,714	6.7	9.7
4	2024 CHESTNUT AVE LONG BEACH, CA	\$ 1,290,000	5	4/22/2025	1928	3,584	\$ 349.40	\$ 259,800	5.7	10.78
5	1956 SAN FRANCISCO AVE LONG BEACH, CA	\$ 1,400,000	7	5/13/2025	1928	5,892	\$ 237.61	\$ 199,857	5.4	11
6	1013 LOCUST AVE LONG BEACH, CA	\$ 1,630,000	6	5/02/2025	1905	4,693	\$ 347.33	\$ 279,167	5.5	10.98
★	1526 CEDAR AVE LONG BEACH, CA	\$ 1,150,000	6	DATE	1926	4,464	\$ 257.62	\$ 287,500	6.35	10.19
A	AVERAGE	\$ 1,331,428	UNITS	DATE	YEAR	SQ.FT.	\$ 314.44	\$ 287,507	5.97	10.47



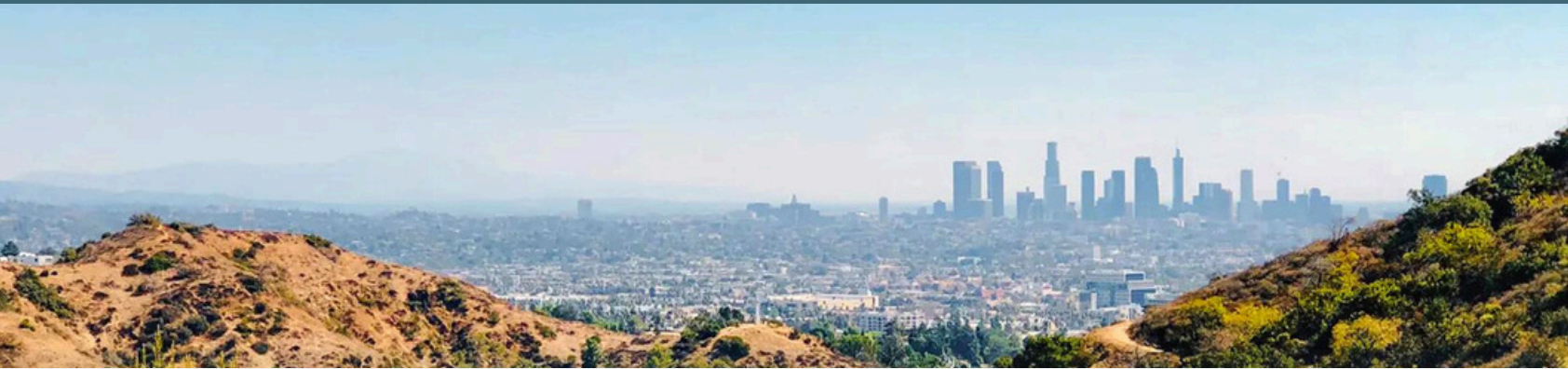
COMPARABLE ACTIVES ANALYSIS

	ADDRESS	SALE PRICE	UNITS	SALE DATE	YEAR	BUILDING SQ.FT.	PRICE / SQ.FT.	PRICE / UNIT	CAP RATE	GRM
1	1021 E 12 TH ST LONG BEACH, CA	1,000,000	5	N/A	1910	3,498	\$ 285.88	\$ 200,000	5.9	10.4
2	1070 LOMA VISTA DR LONG BEACH, CA	\$ 1,174,000	5	N/A	1919	2,644	\$ 444.36	\$ 234,980	4.6	11.2
3	1403 LEMON AVE LONG BEACH, CA	\$ 1,299,000	5	N/A	1924	2,700	\$ 481.11	\$ 259,800	6.5	9.7
4	1557 PINE AVE LONG BEACH, CA	\$ 1,595,000	6	N/A	1920	4,952	\$ 322.09	\$ 265,833	5.6	10.8

★	1526 CEDAR AVE LONG BEACH, CA	\$ 1,150,000	6	DATE	1926	4,464	\$ 257.62	\$ 287,500	6.35	10.19
A	AVERAGE	\$ 1,243,600	UNITS	DATE	YEAR	SQ.FT.	\$ 358.12	\$ 249,622	5.79	10.46



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:

- | | |
|------------------------|----------------------------|
| 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 |

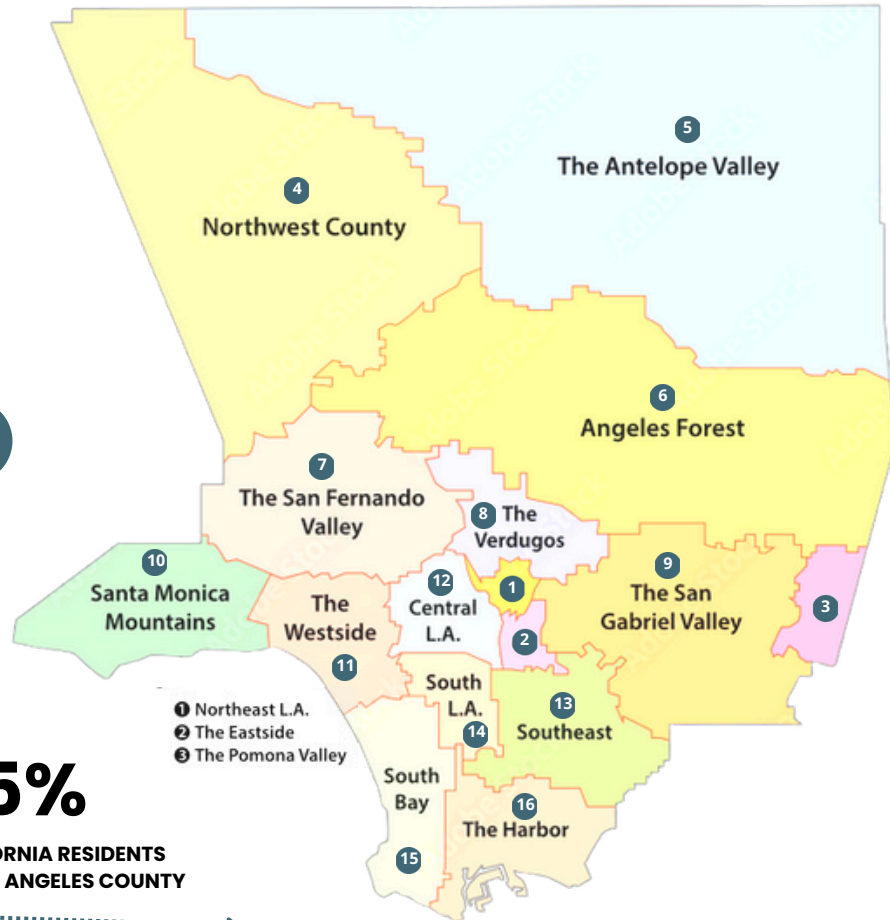


LOS ANGELES
CALIFORNIA

9.83 MILLION
39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



LISTING TEAM



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