



POTENTIAL ADU

OFFERING MEMORANDUM
1132 E ARCADIA CT

LONG BEACH, CA 90813 5 UNITS \$1,125,000

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PROPERTY INFORMATION

1132 E Arcadia Ct - Long Beach, CA 90813

THE OFFERING



6.01% current in place cap rate and 10.76 GRM with tons of upside (43% rental upside). Value-Add investors will want to take note of of the ADU opportunity on this asset. RARE 8 parking spaces on this overparked asset.

1132 Arcadia is a perfect asset for a new or experienced investor located at the end of a quiet Cul-de-sac near the hottest and fastest growing market in LA Counties own in Long Beach. Great unit mix comprised of (2) 2Bed+1Bath and (3) 1Bed+1Bath units, most of which have been lightly renovated in the past 2 years. There are 8 parking spaces on site, adding significant value to the property. Each unit is separately metered for gas and electric.

The subject property is located just outside the \$6 Billion of new development flooding into Downtown Long Beach, including the Long Beach Civic Center, Aquarium, OceanAire Project, CSULB Downtown Village, Broadway Block, The Pacific and Queen Mary Island.

PROPERTY INFORMATION

PROPERTY DETAILS

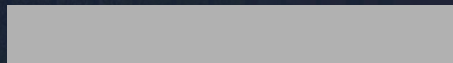
Address	1132 E Arcadia Ct Long Beach, CA 90813
Total Units	5
Total Building Sqft.	2,886 SF
Total Lot Size	4,987 SF
Year Built	1962
Zoning	LBR1N
APN	7268-017-001



INVESTMENT HIGHLIGHTS

- 5 units currently operating at 6.01% cap rate and 10.76 GRM
- Unit mix comprised of (2) 2Bed+1Bath and (3) 1Bed+1Bath units; Potential to build ADU in the tuck under parking
- SUBSTANTIAL PARKING – 8 parking spaces
- 1Bed+1Bath ADU can be built in the tuck under parking while still maintaining parking spaces on site. ADUs will bring in an extra \$30,000 annually with a cost to build at approximately \$150k bringing the market cap over 9%

PROPERTY PHOTOS



1132 E Arcadia Ct - Long Beach, CA 90813

PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



1132 E Arcadia Ct - Long Beach, CA 90813

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	NOTES
1	1	1	\$1,600	\$1,750	-
2	1	1	\$1,600	\$1,750	-
3	1	1	\$1,664	\$1,750	-
4	2	1	\$2,000	\$2,350	-
5	2	1	\$1,847	\$2,350	-
6	2	2	-	\$2,500	ADU
TOTALS			\$8,711	\$12,450	

FINANCIAL ANALYSIS ANALYSIS

Property Address 1132 E Arcadia Ct			Annualized Operating Data		Current Rents		Market Rents	
List Price:		\$1,125,000	Scheduled Gross Income:		\$104,532		\$149,400	
Down Payment:	32.0%	\$360,000	Vacancy Rate Reserve:		\$3,136	3% *1	\$7,470	5% *1
Number of units:		5	Gross Operating Income:		\$101,396		\$141,930	
Cost per Unit:		\$225,000	Expenses:		\$33,840	32% *1	\$36,845	25% *1
Current GRM:		10.76	Net Operating Income:		\$67,556		\$105,085	
Market GRM:		7.53	Loan Payments:		\$54,450		\$54,450	
Current CAP:		6.01%	Pre Tax Cash Flows:		\$13,107	3.64% *2	\$50,635	14.07% *2
Market CAP:		9.34%	Principal Reduction:		\$9,641		\$9,641	
Year Built / Age:		1962	Total Return Before Taxes:		\$22,747	6.32% *2	\$60,276	16.74% *2
Approx. Lot Size:		4,987						
Approx. Gross RSF:		2,886						
Cost per Net RSF:		\$389.81						

*1 As a percent of Scheduled Gross Income
*2 As a percent of Down Payment

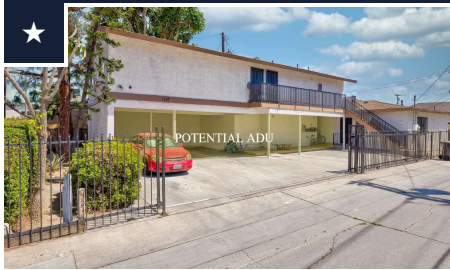
Proposed Financing				Scheduled Income						
First Loan Amount:	\$765,000	Amort:	30							
Terms:	5.90%	Fixed:	5							
Payment:	\$4,537	DCR:	1.24							
				# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
							Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
				2	1+1		\$1,600	\$3,200	\$1,750	\$3,500
				1	1+1		\$1,664	\$1,664	\$1,750	\$1,750
				1	2+1		\$2,000	\$2,000	\$2,350	\$2,350
				1	2+1		\$1,847	\$1,847	\$2,350	\$2,350
				1	2+2	ADU			\$2,500	\$2,500
							Total Scheduled Rent:	\$8,711	\$12,450	
							Laundry	\$0	\$0	
							Garages	\$0	\$0	
							Monthly Scheduled Gross Income:	\$8,711	\$12,450	
							Annualized Scheduled Gross Income:	\$104,532	\$149,400	
							Utilities Paid by Tenant:	Gas & Electric		

Annualized Expenses	
<i>*Estimated</i>	
New Taxes (New Estimated):	\$13,613
Maintenance (\$600/unit):	\$3,000
Insurance (\$1.25/SF):	\$3,608
Trash Removal:	\$2,313
Landscaping:	\$1,215
Management (5%):	\$5,227
Pest:	\$2,985
Electricity:	\$441
Water:	\$1,439
Total Expenses:	\$33,840
Expenses as %/SGI	32.37%
Per Net Sq. Ft:	\$11.73
Per Unit	\$6,768

COMPARABLES

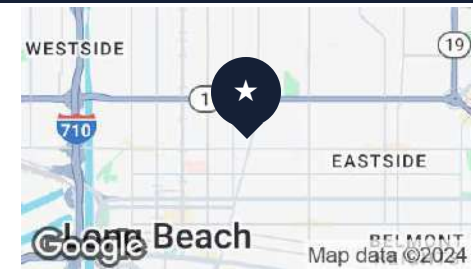


COMPARABLES SALE COMPS



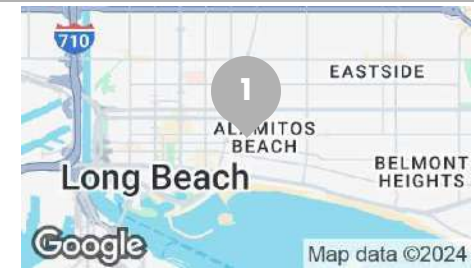
1132 E ARCADIA CT
Long Beach, CA 90813

Price:	\$1,125,000	Bldg Size:	2,886 SF
No. Units:	5	Year Built:	1962
Price/SF:	\$389.81	Price/Unit:	\$225,000



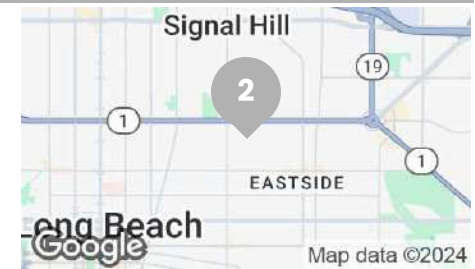
348 CERRITOS AVE
Long Beach, CA 90802

Price:	\$2,185,000	Bldg Size:	6,232 SF
No. Units:	8	Year Built:	1963
Price/SF:	\$350.61	Price/Unit:	\$273,125



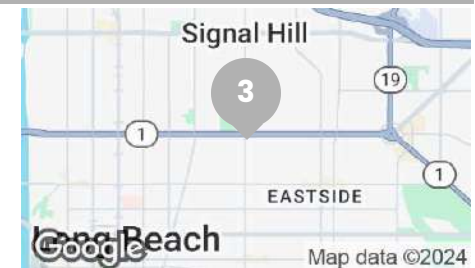
1600 N STANTON PL
Los Angeles, CA 90804

Price:	\$5,950,000	Bldg Size:	21,686 SF
No. Units:	27	Year Built:	1964
Price/SF:	\$274.37	Price/Unit:	\$220,370



1752 CHERRY AVE
Long Beach, CA 90813

Price:	\$1,025,000	Bldg Size:	3,092 SF
No. Units:	5	Year Built:	1922
Price/SF:	\$331.50	Price/Unit:	\$205,000

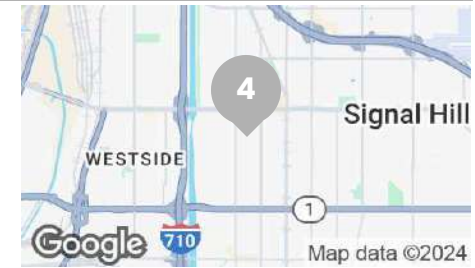


COMPARABLES SALE COMPS



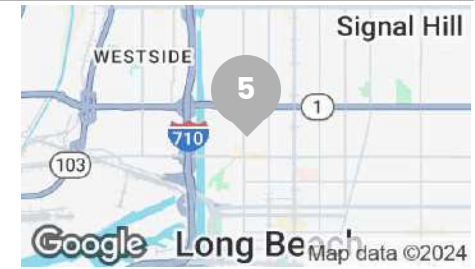
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2383 CHESTNUT AVE
Long Beach, CA 90806

Price:	\$2,020,000	Bldg Size:	5,519 SF
No. Units:	8	Year Built:	1937
Price/SF:	\$366.01	Price/Unit:	\$252,500



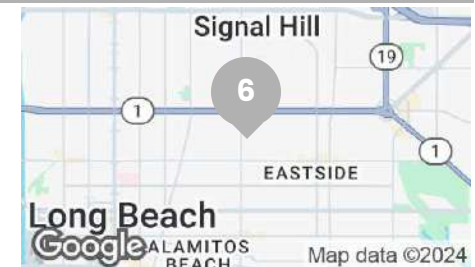
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1465 HENDERSON AVE
Long Beach, CA 90813

Price:	\$1,299,000	Bldg Size:	3,640 SF
No. Units:	6	Year Built:	1954
Price/SF:	\$356.87	Price/Unit:	\$216,500



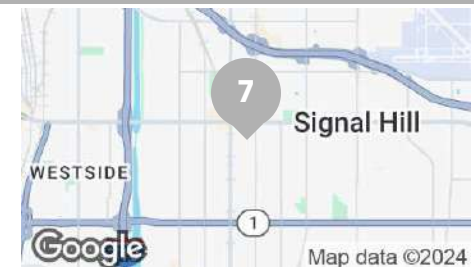
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2211 E SPAULDING WAY
Long Beach, CA 90804

Price:	\$1,800,000	Bldg Size:	4,923 SF
No. Units:	7	Year Built:	1962
Price/SF:	\$365.63	Price/Unit:	\$257,143



7
2461 LINDEN AVE
Long Beach, CA 90806

Price:	\$1,800,000	Bldg Size:	4,923 SF
No. Units:	7	Year Built:	1962
Price/SF:	\$365.63	Price/Unit:	\$257,143



COMPARABLES SALE COMPS



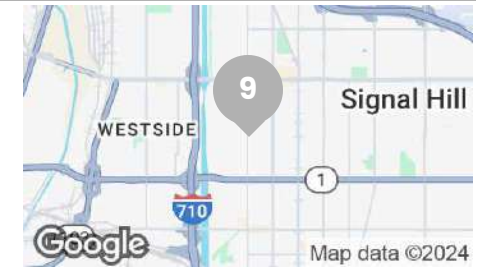
8
2515 OLIVE AVE
Long Beach, CA 90806

Price:	\$1,875,000	Bldg Size:	4,185 SF
No. Units:	8	Year Built:	1953
Price/SF:	\$448.03	Price/Unit:	\$234,375



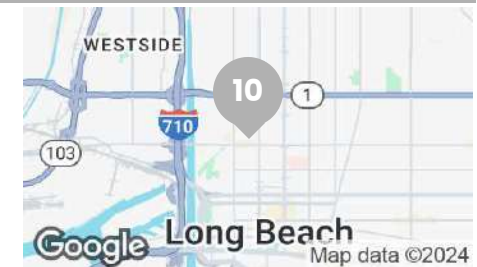
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2140 MAGNOLIA AVE
Long Beach, CA 90806

Price:	\$2,300,000	Bldg Size:	8,404 SF
No. Units:	12	Year Built:	1940
Price/SF:	\$273.68	Price/Unit:	\$191,667



10
310 W 14TH ST
Long Beach, CA 90813

Price:	\$1,192,500	Bldg Size:	4,584 SF
No. Units:	6	Year Built:	1912
Price/SF:	\$260.14	Price/Unit:	\$198,750



COMPARABLES SALE COMPS ANALYSIS

<i>Closed</i>		<i>1126 E Arcadia Ct</i>								
<u>Address</u>	<u>Price</u>	<u>Units</u>	<u>Yr. Built</u>	<u>RSF</u>	<u>GRM</u>	<u>CAP</u>	<u>Price/Sq.Ft</u>	<u>Price/Unit</u>	<u>COE</u>	<u>Unit Mix</u>
348 Cerritos Ave	\$2,185,000	8	1963	6,232	12.18	4.93%	\$350.61	\$273,125	7/3/2024	(7) 2+1, (1) 2+2
1600 N Stanton Pl	\$5,950,000	27	1964	21,686	10.63	5.65%	\$274.37	\$220,370	5/31/2024	(11) 1+1, (16) 2+1
1752 Cherry Ave	\$1,025,000	5	1922	3,092	10.32	5.81%	\$331.50	\$205,000	5/10/2024	(2) 3+2, (1) 3+1, (2) Studios
2383 Chestnut Ave	\$2,020,000	8	1937	5,519	12.18	4.92%	\$366.01	\$252,500	2/5/2024	(1) Studio, (6) 1+1, (1) 2+1
1465 Henderson Ave	\$1,299,000	6	1954	3,640	10.86	5.53%	\$356.87	\$216,500	1/30/2024	(1) 2+1, (5) 1+1
2211 E Spaulding Way	\$975,000	5	1958	3,335	26.25	2.29%	\$292.35	\$195,000	1/20/2024	(1) 2+1, (4) 1+1
2461 Linden Ave	\$1,800,000	7	1962	4,923	11.85	5.90%	\$365.63	\$257,143	1/12/2024	(3) Studios, (4) 2+1
2515 Olive Ave	\$1,875,000	8	1953	4,185	15.21	3.95%	\$448.03	\$234,375	11/1/2023	(7) 1+1, (1) 2+1
2140 Magnolia Ave	\$2,300,000	12	1940	8,404	14.33	4.19%	\$273.68	\$191,667	9/8/2023	(12) 1+1
310 W 14th St	\$1,192,500	6	1912	4,584	13.27	4.52%	\$260.14	\$198,750	11/1/2023	(4) 2+1, (2) 1+1
Averages					13.71	4.77%	\$331.92	\$224,443		
1126 E Arcadia Ct	\$1,125,000	5	1962	2,886	10.76	6.01%	\$389.81	\$225,000		(2) 2+1, (3) 1+1

LOCATION OVERVIEW

1132 E Arcadia Ct - Long Beach, CA 90813

LOCATION OVERVIEW
LOCATION



LONG BEACH

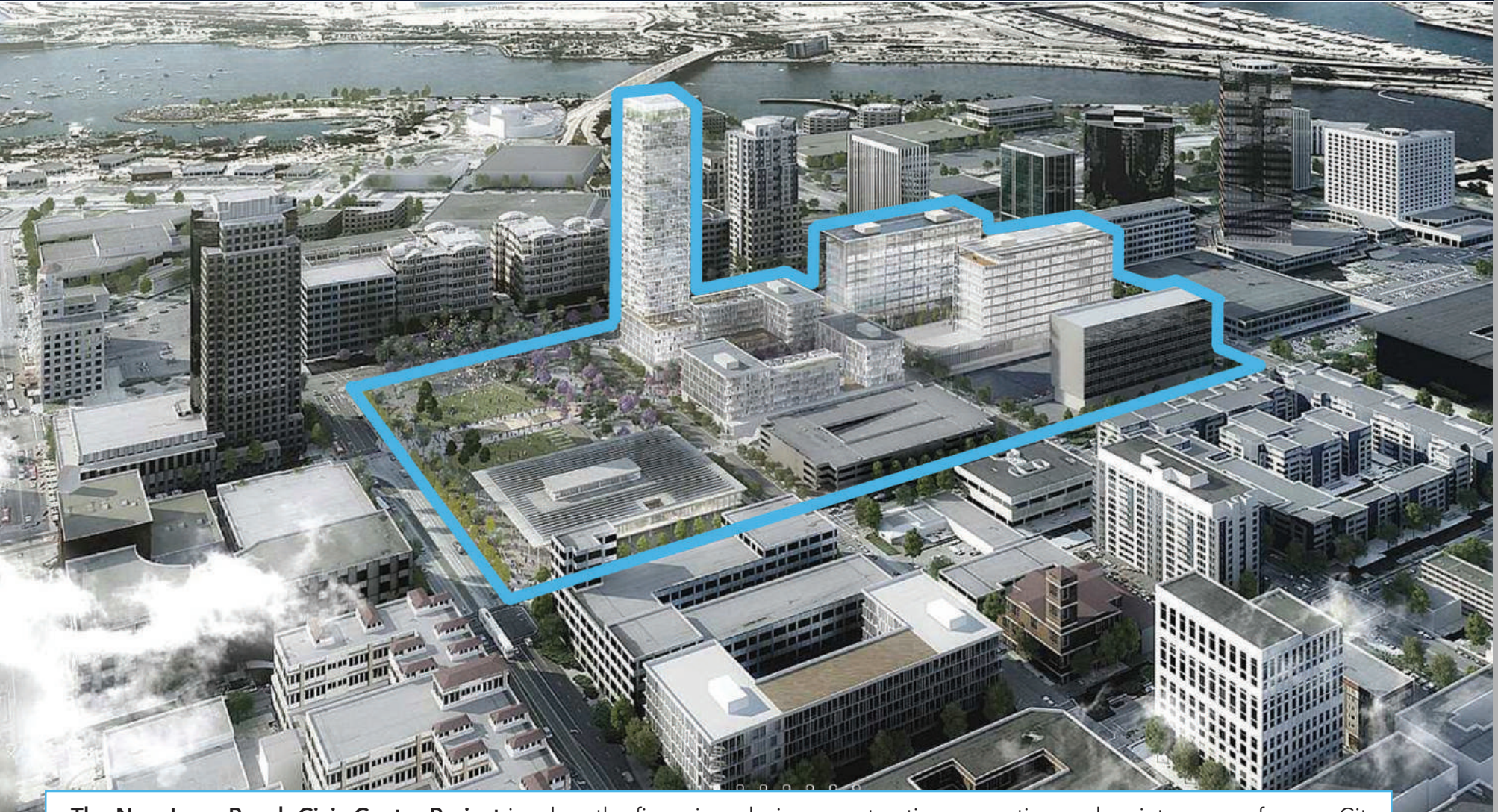
Long Beach has emerged as a popular coastal community in Southern California. Located south of the city of Los Angeles, it has a population of about 471,000. Located near the 405 and 710 freeways, and with access to the Metro Blue Line train, Long Beach provides easy commutes to major employment hubs in Los Angeles and Orange County. Long Beach is also home to major businesses such as Verizon, Molina Healthcare and the Port of Los Angeles.



Dozens of projects are transforming the city's landscape, with more than \$2.5M billion in capital pouring into Long Beach. These include the Douglas Park Redevelopment, a 261 acre mixed-use project on the site of the former Boeing campus. It will bring over 5000 jobs to Long Beach and will be home to nearly 30 businesses such as Mercedes-Bez US West headquarters and Virgin Galactic.

Downtown Long Beach is a burgeoning urban environment, featuring a waterfront harbor, a historic architectural district and a cultural arts scene. The Pine Avenue district provides many restaurants, shopping and nigh life options. Downtown Long Beach boasts many tourist attractions such as the Aquarium of the Pacific, the Toyota Grand Prix, and the Long Beach Convention Center. The Queen Mary is a major waterfront attraction, and the \$250 million Queen Mary Island retail and entertainment complex is planned for the surrounding area. The Long Beach Civic Center is undergoing a complete overhaul including development of a new Civic Center with a new City Hall, library headquarters for the port of Long Beach and multi-family housing.

LOCATION OVERVIEW CIVIC CENTER



The New Long Beach Civic Center Project involves the financing, design, construction, operation and maintenance of a new City Hall and Main Library and revitalization of Lincoln Park into a destination park. The Project will provide opportunities for private development and will further include a permanent headquarters building for the Port of Long Beach. The \$520 million civic center will replace the old city hall and include efficient new offices for the Port of Long Beach, a new city library, retail marketplace and public park.

LONG BEACH AQUARIUM



The Aquarium of the Pacific in Long Beach announced a big, undulating expansion, revealing plans for a new wing they're calling Pacific Visions. The 29,000-square-foot addition will include a number of flashy components, including: A two-story, 300-seat immersive theater with a 32-foot-tall, curving screen and "floor projection disc," a new Changing Exhibit Gallery with live animals, multimedia displays, and "dynamic projected wall murals," an art gallery for cultural events and exhibitions, along with an orientation gallery with a 26-foot-wide "media wall."

LOCATION OVERVIEW
QUEEN MARY ISLAND



Renderings of the proposed \$250 million redevelopment give us a glimpse of what to expect for the 65 acres of waterfront that will be transformed into a destination called **Queen Mary Island**. Queen Mary Island aims to have something for everyone. It will include restaurants, live music, 700,000 square feet of retail space, and a new 200-room hotel. A 150,000-square-foot structure will house an attraction called Urban Adventure, featuring 20 activities for the thrill-seeker, such as surfing, zip lining, a trampoline park, and an indoor ice-climbing wall.

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