

LAKWOOD VILLAGE SRO & RETAIL PORTFOLIO



4408 & 4420 E. GREENMEADOW RD. & 4430 E. VILLAGE RD., LONG BEACH, CA 90808

- Rare Lakewood Village Location: 42 SRO units + 3 Retail Commercial Units Across Three Near-Contiguous Parcels, Priced at \$120,000 Per Unit
- Attractive In-Place Financials: In-Place Rents Support a 9.0 GRM and 6% Cap Rate
- Significant Electrical Upgrades: All Buildings Have Updated Main Electrical Panels & Subpanels
- Exceptional Location Adjacent to Major Drivers: Walking Distance to Long Beach City College, LBX (Long Beach Exchange), Lakewood Country Club, Heartwell Park, Parkview Village retail, and Numerous Lifestyle Amenities
- High-Barrier-to-Entry Submarket: Predominantly Single-Family Housing, Limited Rental Supply, Strong Household Incomes
- 14 Parking Spaces + Laundry Room

OFFERED AT \$5,400,000

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The Lakewood Village Portfolio offers investors the rare opportunity to acquire three well-maintained mixed-use and SRO assets totaling 42 SRO units and 3 retail storefronts in one of Long Beach's most desirable and supply-constrained neighborhoods. Located in Lakewood Village, an established infill community known for exceptional demographics, pride-of-ownership housing, and extremely low turnover, the portfolio provides strong in-place income and operational stability. Current income supports an attractive 6% cap rate and 9.0 GRM, positioning the offering as a compelling yield opportunity in a high-barrier submarket.

Across the portfolio, all buildings are well maintained and exhibit true pride of ownership, with numerous physical, cosmetic, and system upgrades completed by ownership. The SRO units range between 100 and 200 square feet, with a mix of private layouts and others utilizing shared community bathrooms and showers, aligning well with the 30-day minimum stay model and helping maintain consistently strong occupancy. The three retail storefronts are individually metered for gas and electricity.

Significant system improvements further enhance the portfolio's long-term durability. All buildings have updated main electrical panels and subpanels. 4430 Village also offers dedicated 20-amp circuits in SRO rooms. The 4430 Village building includes 2 shared showers and 3 toilets and has a newer roof. All buildings are secured with security cameras and has an onsite laundry facility.

The location offers exceptional convenience and connectivity. The properties are walking distance to Long Beach City College and minutes from Lakewood Golf Course, Heartwell Park, Parkview Village retail, and the region's premier lifestyle destination, LBX (Long Beach Exchange)—a major draw for dining, retail, entertainment, and fitness concepts. This amenity-rich environment supports sustained demand for both residential and retail space.

Long Beach Community College



PROPERTY PHOTOS







PROPERTY PHOTOS



PROPERTY PHOTOS





Financial Analysis

LAKEWOOD VILLAGE SRO & RETAIL PORTFOLIO

PROPERTY SUMMARY

Subject Name:	Lakewood Village Portfolio
Number of Units:	45
Address:	4408-4420 E. Greenmeadow Rd. & 4430 E. Village Rd.
City, State:	Long Beach, CA 90808
Year Constructed:	1935
Lot Size Sq. Ft.:	20,451
Building Sq. Ft.:	14,941
Building Constr.:	Wood Frame
Roof Type:	Flat
Parking:	Assigned Parking (11)
APN:	7182-024-017/019, 7182-022-001

INVESTMENT SUMMARY

Price:	\$5,400,000
Price / Unit:	\$120,000
Price / Sq. Ft.:	\$361.42

UNIT MIX & RENT SCHEDULE

Units	Unit Type	Sq. Ft.	Current Rent	Market Rent
40	Single-Room Occupancy	100-200	\$965	\$1,000
1	Studio	500	\$1,150	\$1,500
1	1 BD / 1 BA	650	\$1,800	\$1,800
1	Commercial - L.B. Woodwinds	1,560	\$2,275	\$3,000
1	Commercial - So. Cal. Dance	1,600	\$2,275	\$3,000
1	Commercial - Fardad MoGharabi D.C.	1,700	\$2,900	\$3,000
		14,941	\$48,988	\$52,300

ANNUALIZED OPERATING DATA

		<u>Current</u>	<u>Market</u>
Scheduled Rent:		\$48,988	\$52,300
Plus Parking Income:		\$520	\$520
Monthly Scheduled Gross Income:		\$49,508	\$52,820
Annual Scheduled Gross Income:		\$594,100	\$633,840
Less Vacancy Reserve:	5.0%	\$29,705	\$31,692
Gross Operating Income:		\$564,395	\$602,148
Less Expenses:	40.5%	\$240,329	\$242,217
Net Operating Income:		\$324,065	\$359,931

ESTIMATED EXPENSES

	<u>Per Unit</u>	<u>Current</u>	<u>Market</u>
Taxes:	\$1,685	\$75,807	\$75,807
Insurance:	\$498	\$22,412	\$22,412
Utilities:	\$972	\$43,724	\$43,724
Professional Mgmt:	\$627	\$28,220	\$30,107
On-Site Mgmt.:	\$840	\$37,800	\$37,800
Maint. & Repairs:	\$400	\$18,000	\$18,000
Landscaping & Gardening:	\$27	\$1,200	\$1,200
Miscellaneous - Cleaning, Supplies, Licenses:	\$293	\$13,167	\$13,167
Total Expenses:	\$5,341	\$240,329	\$242,217
Expenses/Unit:		40.5%	38.2%

VALUE INDICATORS

Cap Rate:	6.0%	6.7%
Gross Multiplier:	9.09	8.52

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Commercial Units

Address	Montly Rent	Remarks
4420 E. Village Rd. - Music Store	\$2,275	Tenant Pays Electricity & Gas
4410 E. Greenmeadow - Dance Studio	\$2,275	Tenant Pays Electricity & Gas
4426 E. Village Rd. - Chiropractor	\$2,900	Tenant Pays Electricity & Gas

4408 E. Greenmeadow Rd.

UNIT	Unit Type	Weekly Rent	Annual Rent
A	SRO	\$220	\$11,440
B	SRO	\$220	\$11,440
C	SRO	\$225	\$11,700
D	SRO	\$225	\$11,700
E	SRO	\$210	\$10,920
F	SRO	\$200	\$10,400
G	SRO	\$190	\$9,880
H	SRO	\$190	\$9,880
I	SRO	\$195	\$10,140
J	SRO	\$220	\$11,440
K	SRO	\$210	\$10,920
L	SRO	\$215	\$11,180
M	SRO	\$220	\$11,440
N	SRO	\$225	\$11,700
O	SRO	\$235	\$12,220

4420 E. Greenmeadow Rd.

UNIT	Unit Type	Weekly Rent	Annual Rent
1	1BD / 1BA		\$21,600 Manager Currently Gets Free Rent
2	SRO w/bath	\$250	\$13,000
3	SRO w/bath	\$250	\$13,000
4	SRO w/bath	\$250	\$13,000
5	SRO	\$215	\$11,180
6	SRO w/bath	\$250	\$13,000
7	SRO	\$220	\$11,440
8	SRO w/bath	\$250	\$13,000
9	SRO	\$250	\$13,000
10	SRO w/bath	\$250	\$13,000
11	SRO w/bath	\$250	\$13,000
12	SRO	\$250	\$13,000
15	SRO	\$225	\$11,700
16	SRO	\$225	\$11,700
17	Studio		\$13,800 Monthly

Rent Roll

LAKEWOOD VILLAGE SRO & RETAIL PORTFOLIO

4430 E. Village Rd.

UNIT	Unit Type	Weekly Rent	Annual Rent
1	SRO	\$215	\$11,180
2	SRO	\$210	\$10,920
3	SRO	\$210	\$10,920
4	SRO	\$215	\$11,180
5	SRO	\$215	\$11,180
6	SRO	\$210	\$10,920
7	SRO	\$230	\$11,960
8	SRO	\$205	\$10,660
9	SRO	\$215	\$11,180
10	SRO	\$235	\$12,220
11	SRO	\$210	\$10,920
12	SRO	\$200	\$10,400

4408 E. Greenmeadow Rd.

Year Built: 1935

Building Size: 8,837 SqFt.

Lot Size: 5,946 Sqft./ .136 AC

Assessor's Parcel Number: 7182-024-019

Zoning & Land Use: LBCCP / Stores & Residential

Units: 15 SRO Units + 3 Commercial Units

- Commercial Units are Separately Metered for Electricity and Gas
- SRO Units Rehabbed with New Paint, Carpet, Door Paint, and New Ceiling Fans
- 2 Community Bathrooms
- Brand New Electrical Main Panel & Subpanels

4420 E. Greenmeadow Rd.

Year Built: 1941

Building Size: 3,800 SqFt.

Lot Size: 7,353 Sqft./ .168 AC

Assessor's Parcel Number: 7182-024-017

Zoning & Land Use: LBR1N / Hotel

Units : 13 SRO Units + Studio + 1BR Managers Unit
(Assessor Shows 14 Units)

- Manager's Unit is 1BA+1BA Unit
- Laundry Room
- On-Site Leasing Office
- 5 Parking Spaces
- 8 Units Have Bathrooms and 1 Community Bathroom

4430 E. Village Rd.

Year Built: 1941

Building Size: 2,304 SqFt.

Lot Size: 7,144 SF/0.164 AC

Assessor's Parcel Number: 7182-022-001

Zoning & Land Use: LBCCP / Motel

Units: 12 SRO Units (Assessor shows 10 Units)

- Room #7 Has a Kitchen
- Room #10 Has a Kitchen and Shower, 9 Parking Spaces
- 1 Community Bathroom
- Dual Glazed Windows Throughout
- Additional Storage Room

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SCALE 1" = 80'

1992

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CODE
5531

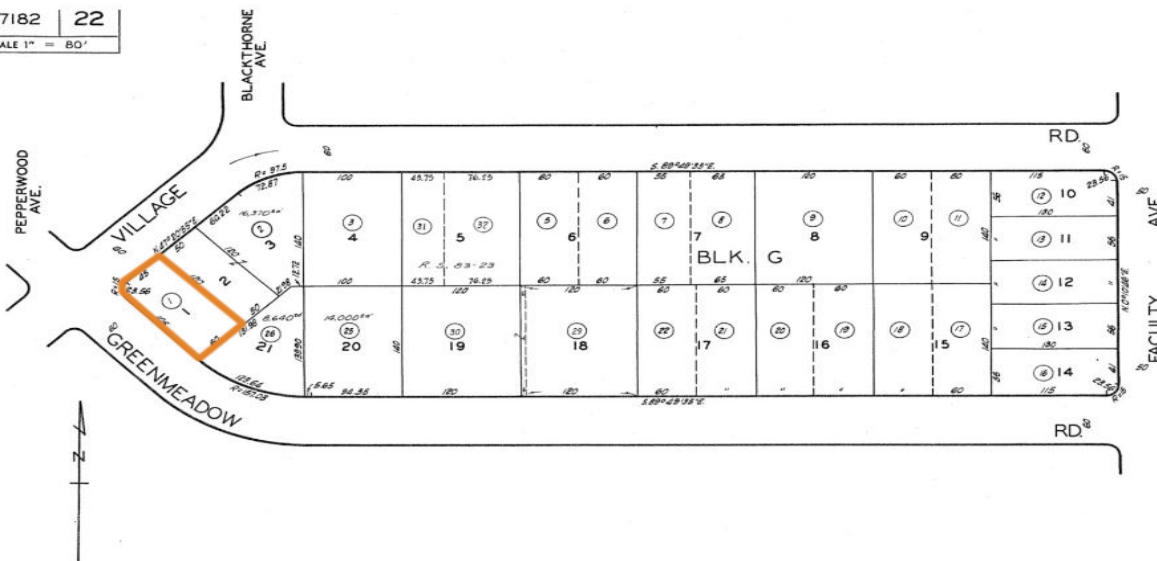
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TRACT NO. 9832
M. B. 186-11-12

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

7182 | 22
SCALE 1" = 80'

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CODE
5531

FOR PREV. ASSMT. SEE: 990-619

TRACT NO. 9832
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ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Property Map & Location Highlights

LAKEWOOD VILLAGE SRO & RETAIL PORTFOLIO

Proximity to Major Demand Drivers

- **Long Beach City College - Liberal Arts Campus**
Walking distance; strong year-round renter base driven by 25,000+ students, faculty, and staff
- **LBX - Long Beach Exchange**
Minutes away; major lifestyle center with dining, grocery, fitness, and The Hangar Marketplace
- **Parkview Village & The Village Shoppes**
Walkable local retail with restaurants, boutiques, services, and daily-needs shopping
- **Lakewood Golf Course & Skylinks Golf Course**
Two major recreational amenities, each minutes from the portfolio

Exceptional Regional Accessibility

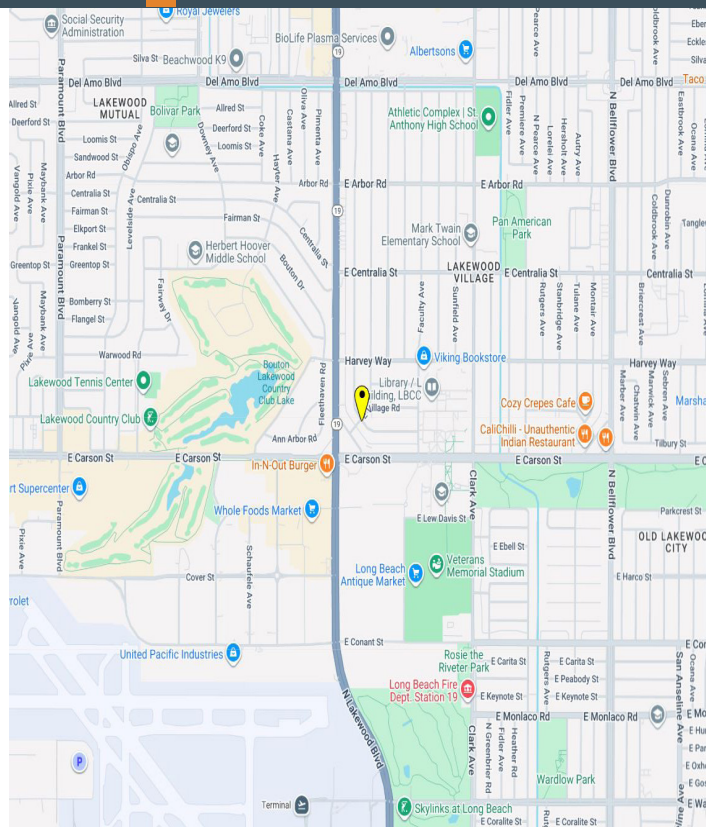
- *Quick access to 405, 605, 91, and 710 freeways*
- *Minutes to Long Beach Airport and Douglas Park Employment Hub*
- *Centrally Located Between Long Beach, Lakewood, Cerritos, and Cypress Job Centers*

Neighborhood Demographics

- *Average Household Incomes Exceeding \$110,000+ Within a One-Mile Radius*
- *Predominantly Owner-Occupied Housing, Limiting Rental Supply and Fostering Consistent Demand*
- *Low Turnover, Stable Population, and High-Quality Surrounding Housing Stock*
- *Strong Linkage to LBCC, CSULB, Medical Facilities, and Professional Employers*

Irreplaceable Infill Location

Lakewood Village is one of Long Beach's lowest-turnover neighborhoods, with constrained multifamily zoning and limited available land. As a result, well-located rental housing remains highly competitive, supporting both long-term appreciation and dependable occupancy. The portfolio's positioning within this core pocket provides an investor with strong insulation from market volatility and rare access to an supply-restricted submarket.



Location Overview

LAKEWOOD VILLAGE SRO & RETAIL PORTFOLIO

The Lakewood Village Portfolio is centrally located in one of Long Beach's most stable and supply-constrained neighborhoods. Lakewood Village is known for its quiet, well-maintained residential streets, strong household incomes, pride-of-ownership housing stock, and consistent renter demand—characteristics that have historically supported durable cash flow and low vacancy for multifamily and SRO operators.

The portfolio is positioned steps from Long Beach City College, neighborhood retail, local restaurants, and multiple parks, while also benefiting from immediate access to major employment centers throughout Long Beach, Lakewood, the South Bay, and Orange County. Its infill setting, combined with limited multifamily inventory, creates a competitive advantage for rental housing in this pocket of Long Beach.

Within minutes of LBX (Long Beach Exchange)—one of the region's most successful lifestyle destinations—the properties benefit from increased area traffic, strong retail synergy, and sustained tenant demand. LBX continues to anchor the corridor with curated retail, dining, fitness concepts, and The Hangar Marketplace, further enhancing the neighborhood's appeal.

With quick access to the 405, 605, 91, and 710 freeways, the location offers exceptional regional connectivity, making it convenient for residents working across multiple counties. The surrounding area's long-term demographic strength, walkability, and proximity to everyday conveniences position the Lakewood Village Portfolio as a uniquely stable investment opportunity in a high-quality Long Beach submarket.