



1719 E FLORIDA ST
LONG BEACH, CA 90802
4 UNIT | INVESTMENT OPPORTUNITY



Exclusively Listed By:

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Executive Summary

1719 E Florida St consist of a front SFR (Built 1920) and a 3-unit building (Built 1982) located in the back. The property is composed of (1) 3 bed + 2 bath, (1) 2 bed + 1.5 bath, (1) 2 bed + 1 bath, (1) Studio. All units are currently occupied. The average rent for each unit is \$2,356 and boast a potential 14% rental upside.

The owner has made many substantial capital improvements including newly installed solar panels (51 total panels – 365 total watt) and replaced main electrical panel. The owner pays for water and sewer, while the tenants pay for gas, trash, and electricity for three of the four units. The studio utilities is paid for by the seller.

The property includes laundry in the SFR front unit and unit A. There is also shared laundry in the garage for unit B and unit C. There is 7 total parking spaces with 2 garages.

This is an opportunity for an investor looking for a property in a well-located area with all major capital improvements completed. The property is located in Alhambra close to many restaurants and shops in Retro Row.



The background image is a coastal scene. In the foreground, there are several tall palm trees on the left and right sides. A road with a stop sign and a crosswalk is visible at the bottom. In the middle ground, there is a beach with some people and a lifeguard stand. In the background, across the water, there is a small island with a building that has a tall, blue and white striped tower. The sky is clear and blue.

Investment Overview



Investment Overview

Pricing Metrics

Offering Price	\$1,599,900
Price/Unit	\$399,975
Price/Sq Ft	\$447
CAP Rate (Current)	5.15%
GRM (Current)	13.71
CAP Rate (Market)	5.94%
GRM (Market)	12.23

Property Details

Units	4
Year Built	1920/1982
Rentable Square Feet	3,578
Lot Size	5,333
APN	7275-016-021
Zoning	LBR1N
Rent Control	AB 1482

A coastal scene with palm trees, a beach, and a building on a small island in the background. The image is overlaid with a semi-transparent blue filter. The text 'Property Photos' is centered in the middle of the image. The word 'Property' is in white and 'Photos' is in yellow. The background shows a beach with several cars parked, a few people walking, and a small island with a building and palm trees in the distance.

Property Photos





Property Photos



Property Photos



Property Photos



The background image is a coastal scene. In the foreground, there are several tall palm trees on the left and right sides. A road with a stop sign and a crosswalk is visible at the bottom. In the middle ground, there is a beach with some people and a lifeguard stand. In the background, across the water, there is a small island with a building that has a tall, blue and white striped tower. The sky is clear and blue.

Financial Analysis

Property Financials

RENT ROLL

UNIT	UNIT MIX	UNIT SQFT	RENT/SQFT	CURRENT	RENT/SQFT	PRO FORMA
SFR	3 BED / 2 BATH	1286	\$2.72	\$3,500	\$2.95	\$3,800
A	2 BED / 1.5 BATH	1132	\$2.39	\$2,700	\$2.52	\$2,850
B	2 BED / 1 BATH	830	\$2.41	\$2,000	\$3.01	\$2,500
C	0 BED / 1 BATH	330	\$4.62	\$1,525	\$5.30	\$1,750
TOTAL		3578	\$3.03	\$9,725	\$3.45	\$10,900

LEASES

UNIT	UNIT MIX	PARKING	LAUNDRY	NOTES	UTILITIES PAID	EXPIRATION
SFR	3 BED / 2 BATH	TANDEM 2-CAR	IN UNIT	OCCUPIED	GAS/ELECTRIC	12/31/26
A	2 BED / 1.5 BATH	TANDEM 1- GARAGE /1- OUTSIDE	IN UNIT	OCCUPIED	GAS/ELECTRIC	2/28/26
B	2 BED / 1 BATH	TANDEM 1- GARAGE/1-OUTSIDE	IN GARAGE	OCCUPIED	GAS/ELECTRIC	2/28/26
C	0 BED / 1 BATH	1- OUTSIDE	IN GARAGE	OCCUPIED	OWNER PAYS	7/31/26

Property Financials

OFFERING PRICE

\$1,599,900

\$/SQFT	\$447
\$/UNIT	\$399,975
TOTAL SQFT	3,578
TOTAL UNITS	4

12%

POTENTIAL
RENTAL UPSIDE

CURRENT METRICS

CAP RATE 5.15%

GRM 13.71

PRO FORMA METRICS

CAP RATE 5.94%

GRM 12.23

INCOME

CURRENT

PRO FORMA

Gross Potential Income	\$116,700	\$130,800
Vacancy Reserve	(\$3,501)	(\$3,924)
Effective Gross Income	\$113,199	\$126,876

EXPENSES

CURRENT

PRO FORMA

Property Taxes	\$19,999	\$20,399
Insurance	\$2,885	\$2,943
Repairs and Maintenance	\$3,501	\$3,924
Utilities	\$3,000	\$3,060
Landscaping	\$1,440	\$1,469

Total Expenses (\$30,825) (\$31,795)

Net Operating Income \$82,374 \$95,081

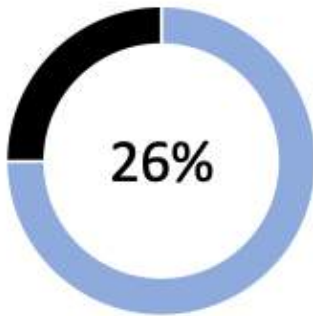
UNIT MIX ANALYSIS

TYPE	% OF TOTAL	TOTAL	AVG. RENT
STUDIO	25%	1	\$1,525
1 BEDROOM	0%	0	\$0
2 BEDROOM	50%	2	\$2,350
3 BEDROOM	25%	1	\$3,500
4 BEDROOM	0%	0	\$0

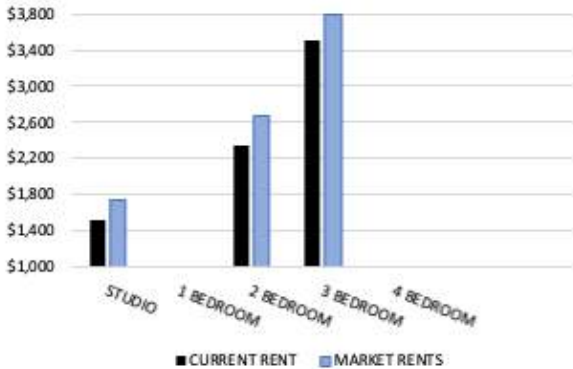
AGENT CONTACT

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EXPENSE RATIO



UPSIDE ANALYSIS



PROPOSED DEBT

LOAN AMOUNT	\$1,119,930	INTEREST RATE	6.20%
DOWN PAYMENT	30% \$479,970	FIXED (YRS)	30
DEBT COVERAGE RATIO	1.00	AMORTIZATION (YRS)	30
MONTHLY PAYMENT	\$6,859		

Sales Comparable

1216 E Florida St

SALES PRICE: \$1,650,000

LIST PRICE: \$1,850,000



UNITS	\$/SQFT	\$/UNIT	CAP RATE	GRM
4	\$414.16	\$412,500	5.15%	13.18

UNIT MIX: (3) 4BD/2BA (1) 2BD/2BA

4321 E 5th St

SALES PRICE: \$1,825,000

LIST PRICE: \$1,799,000



UNITS	\$/SQFT	\$/UNIT	CAP RATE	GRM
4	\$334.86	\$456,250	3.87%	16.54

UNIT MIX: (2) 3BD/2BA (2) 2BD/2BA

3701 E Broadway

SALES PRICE: \$1,950,000

LIST PRICE: \$1,895,000



UNITS	\$/SQFT	\$/UNIT	CAP RATE	GRM
4	\$500.26	\$487,500	4.33%	14.77

UNIT MIX: (1) 3BD/2BA (1) 2BD/2BA (2) 1BD/1BA

1123 E Ocean Blvd

SALES PRICE: \$1,675,000

LIST PRICE: \$1,950,000



UNITS	\$/SQFT	\$/UNIT	CAP RATE	GRM
4	\$438.94	\$418,750	3.85%	16.62

UNIT MIX: (1) 2BD/2BA (3) 1BD/1BA

Sales Comparable

Address	Sale Price	Units	SQFT	GSI	NOI	Cap Rate	GRM	Price/SF	Price/Unit
1216 E Florida St	\$1,650,000	4	3984	\$125,220	\$85,024	5.15%	13.18	\$414.16	\$412,500
4321 E 5th St	\$1,825,000	4	5450	\$110,340	\$70,640	3.87%	16.54	\$334.86	\$456,250
3701 E Broadway	\$1,950,000	4	3898	\$132,000	\$84,506	4.33%	14.77	\$500.26	\$487,500
1123 E Ocean Blvd	\$1,675,000	4	3816	\$100,800	\$64,532	3.85%	16.62	\$438.94	\$418,750
AVERAGE	\$1,775,000	4	4287	\$117,090	\$76,176	4.30%	15.28	\$422.05	\$443,750

Subject Property

1035 E 10th St	\$1,599,900	4	3578	\$116,700	\$82,374	5.15%	13.71	\$447.15	\$399,975
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A scenic view of a coastal area, likely Santa Monica, featuring palm trees in the foreground, a beach with people, and a small island with a lighthouse in the background. The image is overlaid with a semi-transparent blue filter.

Location Overview



Location Overview

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 Health Care, and the Port of Los Angeles.

Dozens of projects are transforming the city's landscape, with more than \$2.5 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 5,000 jobs to Long Beach and will be home to nearly 30 businesses such as Mercedes Benz US West Headquarters and Virgin Galactic.

Downtown Long Beach is a burgeoning urban environment, featuring a waterfront harbor, a historic architectural district and a culture art scene. The Pine Avenue district provides many restaurants, shopping and nightlife 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 multifamily housing.

Retro Row (4th Street)

Retro Row is a long stretch along 4th street that contains a diverse collection of over 40 retail and restaurant destinations with a retro vibe. The aptly named location houses a historic 1920's theater and plenty of kitschy and hip shops that sell various vintage articles from clothing to furniture.



Civic Development Center

Constructed by the Clark Construction group, the new Long Beach Civic Center is a \$520 million development that includes a new city hall, headquarters for the Port of LB, new library, revamp of Lincoln Park, as well as public plazas and pathways to link the new buildings. The second phase of the project is set to include a \$350 million mixed-use project with high-rise residential towers.



Space Beach

Long Beach is now at the center of space technology and innovation, with Boeing, Virgin Orbit, Spin Launch, Rocket Lab, SpaceX, and Relativity Space all making Long Beach their new home. From SpaceX hosting their launch vehicle recovery operations and adding 6,500 jobs to Relativity's fully 3D-printed rockets adding another 2,000 jobs—Long Beach will be seeing significant economic growth in the coming decades.



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This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/ or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

THERE IS NO AUTHORIZED ACCESS TO THE PROPERTY WITHOUT THE PHYSICAL PRESENCE OR WRITTEN CONSENT OF LISTING BROKER



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