



GLOBAL PLATINUM  
PROPERTIES

# 1036 CHERRY AVE.

LONG BEACH, CA 90813

Offering Memorandum



8 Renovated Non-Rent Controlled units cash flowing at an amazing Current Cap Rate of 6.75% from day  
Excellent unit mix of 1 (3bed/1bath) unit and 7 (1bed/1bath) units including 2 brand-new attached ADUs  
Turnkey Non-LA-City rent controlled asset allowing significant 8% annual rent increases (5%+CPI) for future upside

# Long Beach - 8 Units

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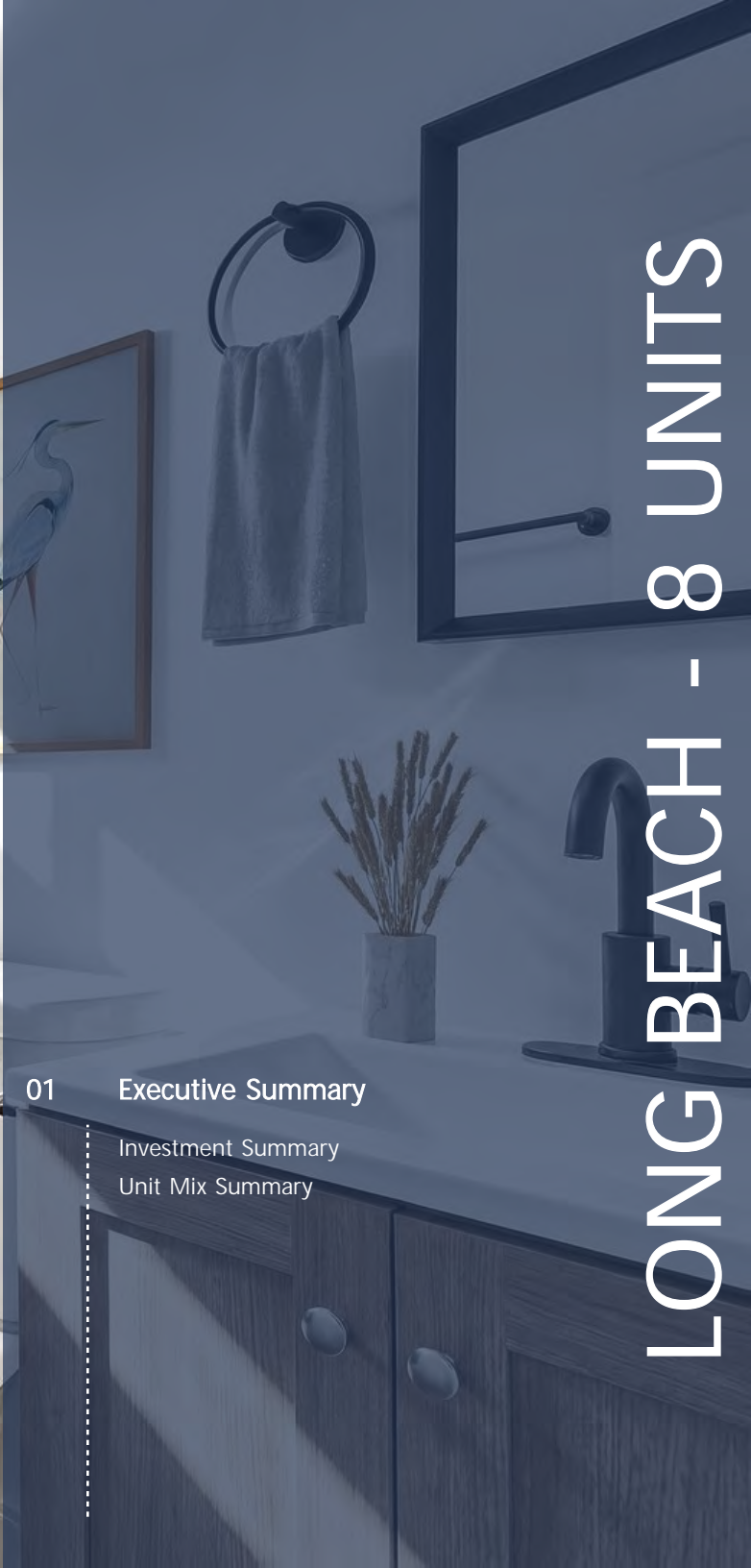
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PROPERTIES

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01 Executive Summary  
Investment Summary  
Unit Mix Summary

# LONG BEACH - 8 UNITS



## OFFERING SUMMARY

ADDRESS	1036 Cherry Ave Long Beach CA 90813
COUNTY	Los Angeles
MARKET	Long Beach
SUBMARKET	Los Angeles Harbor
BUILDING SF	4,722 SF
LAND SF	5,844 SF
LAND ACRES	.13
NUMBER OF UNITS	8
YEAR BUILT	1950
YEAR RENOVATED	2024
APN	7262-008-019

## FINANCIAL SUMMARY

PRICE	\$2,360,000
PRICE PSF	\$499.79
PRICE PER UNIT	\$295,000
OCCUPANCY	100%
NOI (CURRENT)	\$159,321
NOI (Pro Forma)	\$168,595
CAP RATE (CURRENT)	6.75%
CAP RATE (Pro Forma)	7.1%
GRM (CURRENT)	10.8
GRM (Pro Forma)	10.3

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	77,197	254,321	422,961
2025 Median HH Income	\$66,705	\$79,356	\$87,889
2025 Average HH Income	\$86,882	\$108,209	\$120,840

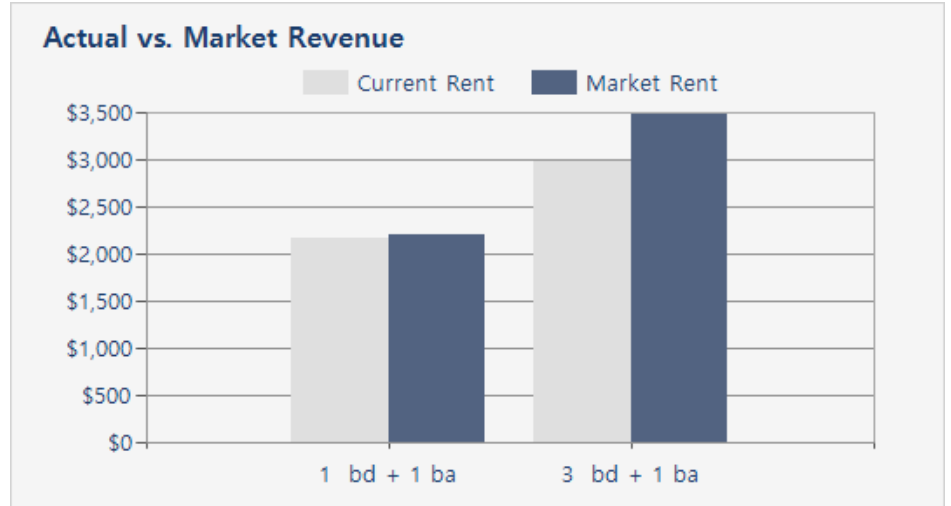
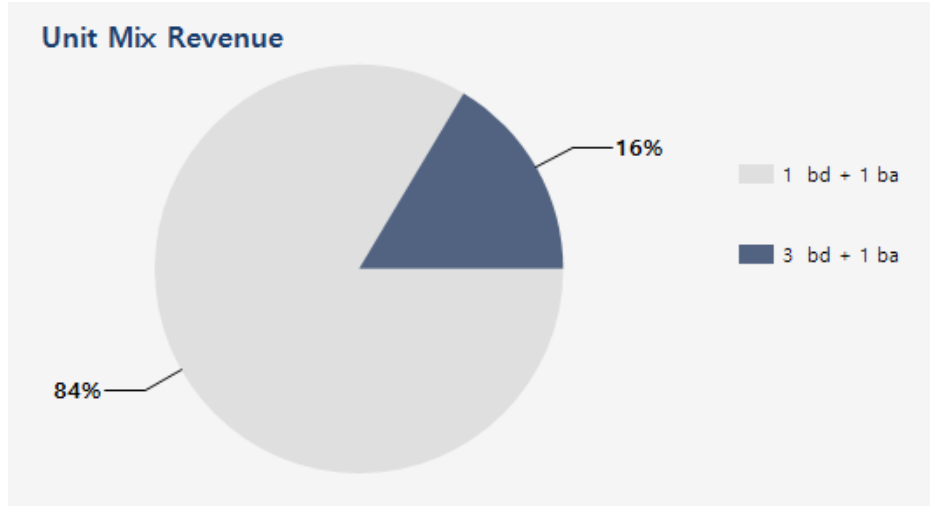
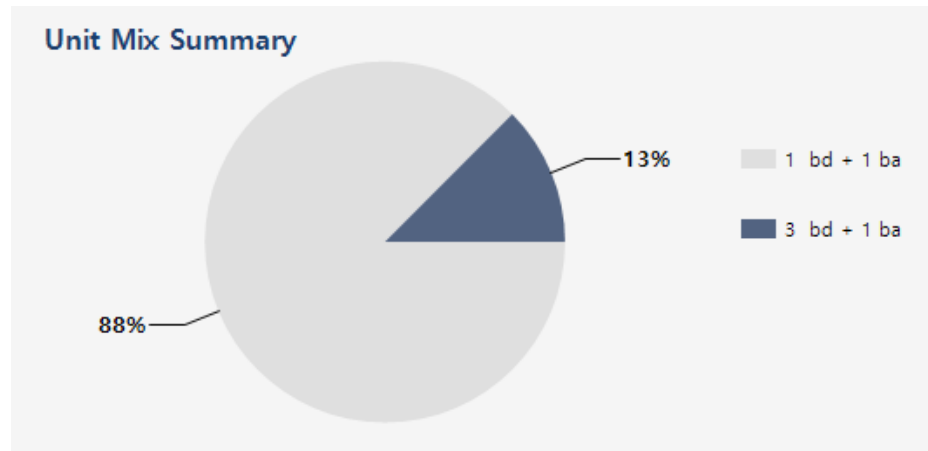


**Huge ~250k Price Reduction!** - 8 Renovated Non-Rent Controlled units cash flowing at an amazing Current Cap Rate of 6.75% from day 1! Excellent unit mix of 1 (3bed/1bath) unit and 7 (1bed/1bath) units including 2 brand-new attached ADUs. Several units boast updated cabinets, flooring, kitchen, bathrooms, exterior improvements, and more. Individually metered for gas, electricity, and tenants pay their own trash, further minimizing the operating expenses. Non-LA-City rent controlled asset allowing significant 8% annual rent increases (5%+CPI) for future upside. Prime North Long Beach location minutes from the beach and central to the 405, 710 and 605 Freeways, offering tenants easy access to attractions and employers across the region. Long Beach is a popular rental market and population and employment hub with easy access to the beach, colleges (such as Cal State Long Beach), and major attractions including the Queen Mary, Aquarium of the Pacific, and more. Long Beach offers investors the opportunity to acquire assets in a coastal rental market with low vacancy rates without premium coastal pricing.

- **8 renovated non-rent controlled units with a current cap rate of 6.75%, ensuring immediate cash flow.**
- **Mix of one 3-bedroom, one-bath unit and seven 1-bedroom, one-bath units, including two new attached ADUs.**
- **Upgraded units feature modern cabinets, flooring, kitchens, bathrooms, and exterior enhancements.**
- **Individually metered utilities with tenants responsible for gas, electricity, and trash, reducing operating expenses.**
- **Prime North Long Beach location near beaches and major freeways, offering strong rental demand and no local rent control allowing 8% annual increases**



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	7	\$2,167	\$15,170	\$2,209	\$15,465
3 bd + 1 ba	1	\$2,985	\$2,985	\$3,495	\$3,495
<b>Totals/Averages</b>	<b>8</b>	<b>\$2,269</b>	<b>\$18,155</b>	<b>\$2,370</b>	<b>\$18,960</b>





02

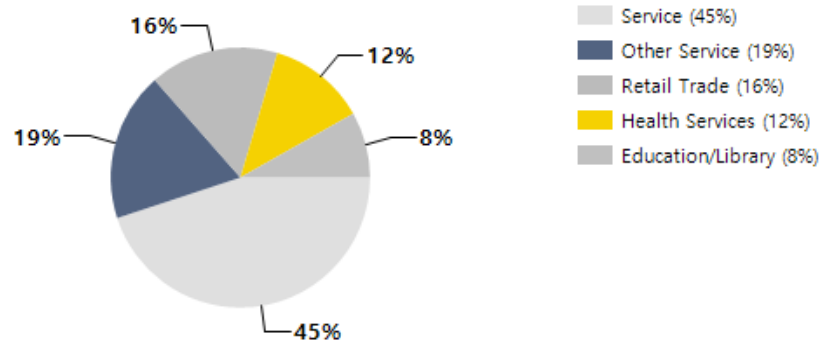
Location

- Location Summary
- Local Business Map
- Major Employers Map

## North Long Beach

- Prime North Long Beach location minutes from the beach and central to the 405, 710 and 605 Freeways, offering tenants easy access to attractions and employers across the region. Long Beach is a popular rental market and population and employment hub with easy access to the beach, colleges (such as Cal State Long Beach), and major attractions including the Queen Mary, Aquarium of the Pacific, and more.

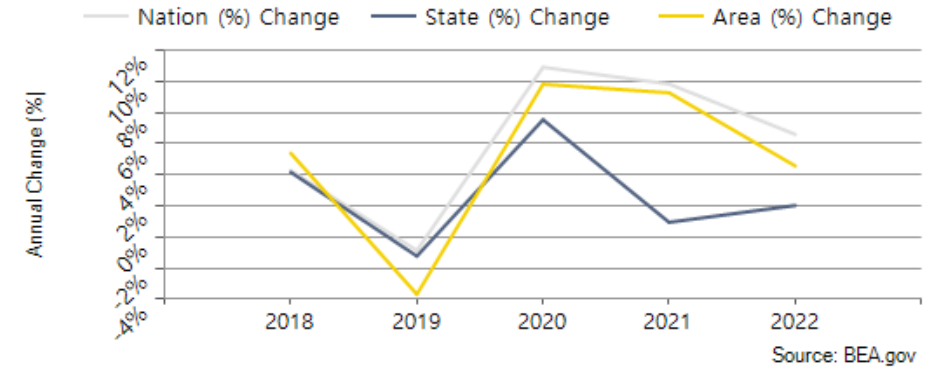
### Major Industries by Employee Count

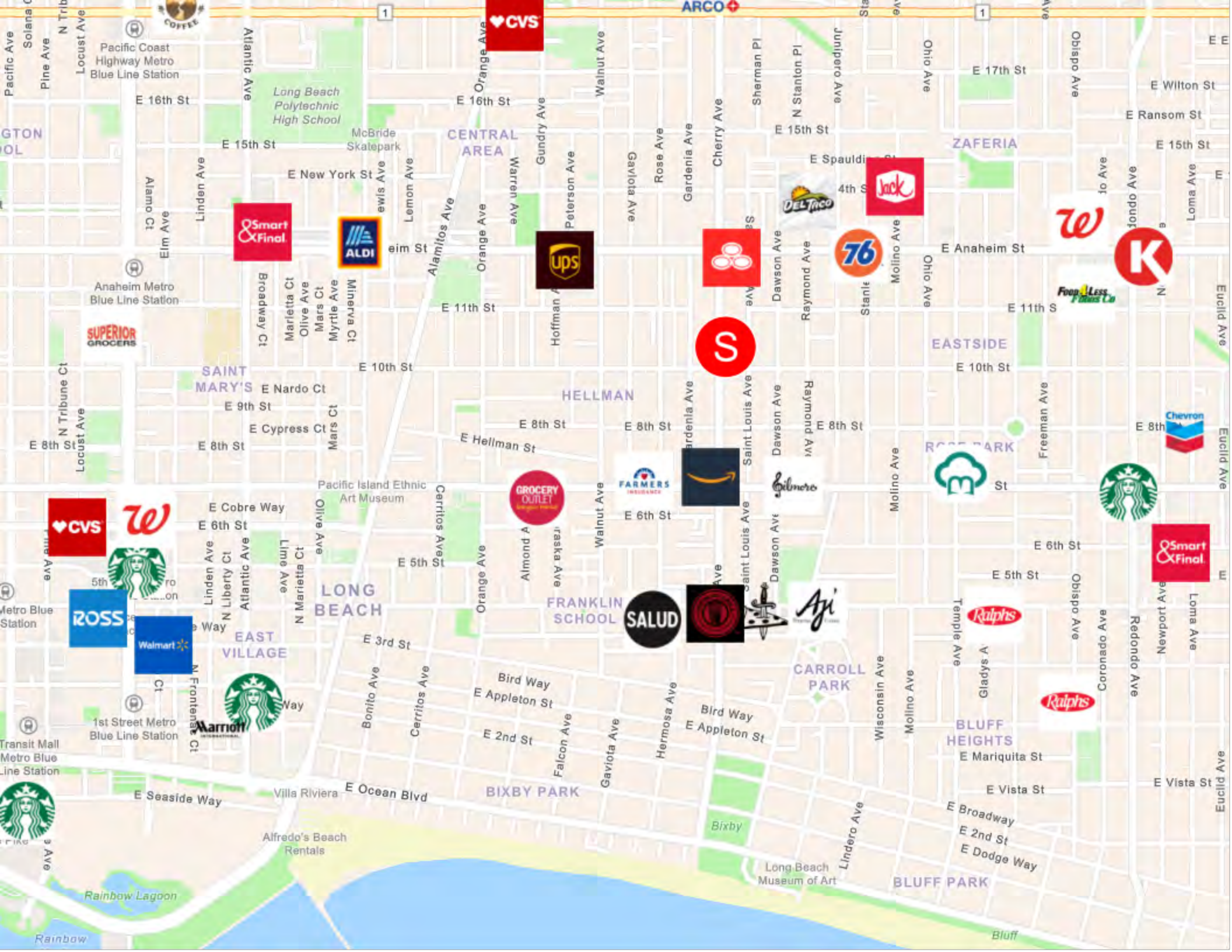


### Largest Employers

Long Beach Unified School District	12,049
City of Long Beach	5,395
Long Beach Memorial Medical Center	4,950
VA Long Beach Healthcare System	3,524
California State University, Long Beach	3,336
Long Beach City College	3,321
Boeing	2,019
St. Mary Medical Center	1,547

## Los Angeles County GDP Trend





CVS

ARCO

CENTRAL AREA

ZAFERIA

Smart & Final

ALDI

UPS

DEL TACO

Jack

76

w

K

Food 4 Less

S

EASTSIDE

HELLMAN

ROSE PARK

Chevron

CVS

w

ROSS

Walmart

GROCERY OUTLET

FARMERS INSURANCE

Amazon

Starbucks

Smart & Final

LONG BEACH

FRANKLIN SCHOOL

SALUD

Red Bull

Aji

Ralphs

Ralphs

Starbucks

CARROLL PARK

BLUFF HEIGHTS

BIXBY PARK

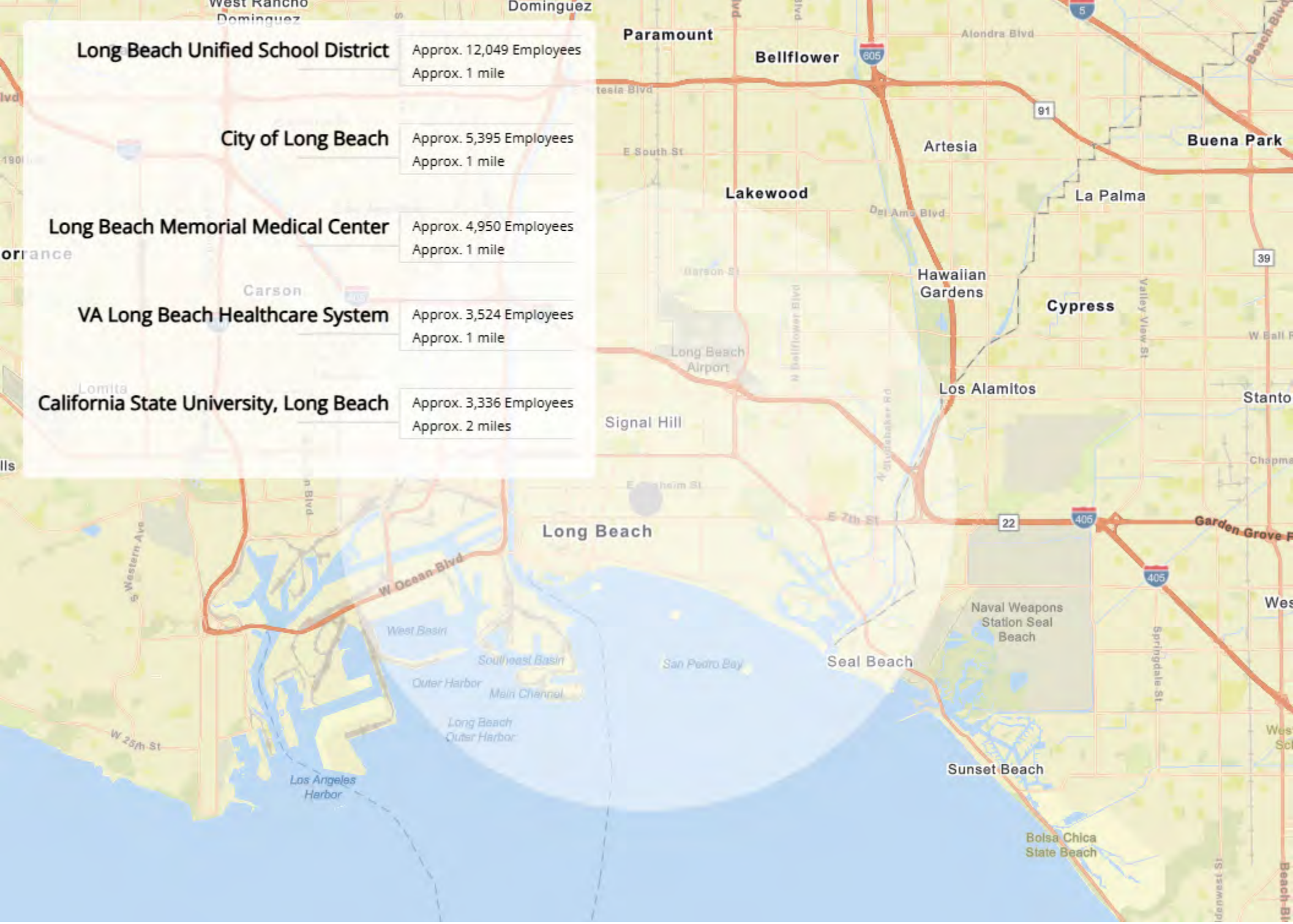
BLUFF PARK

Starbucks

Rainbow Lagoon

Rainbow

Bluff



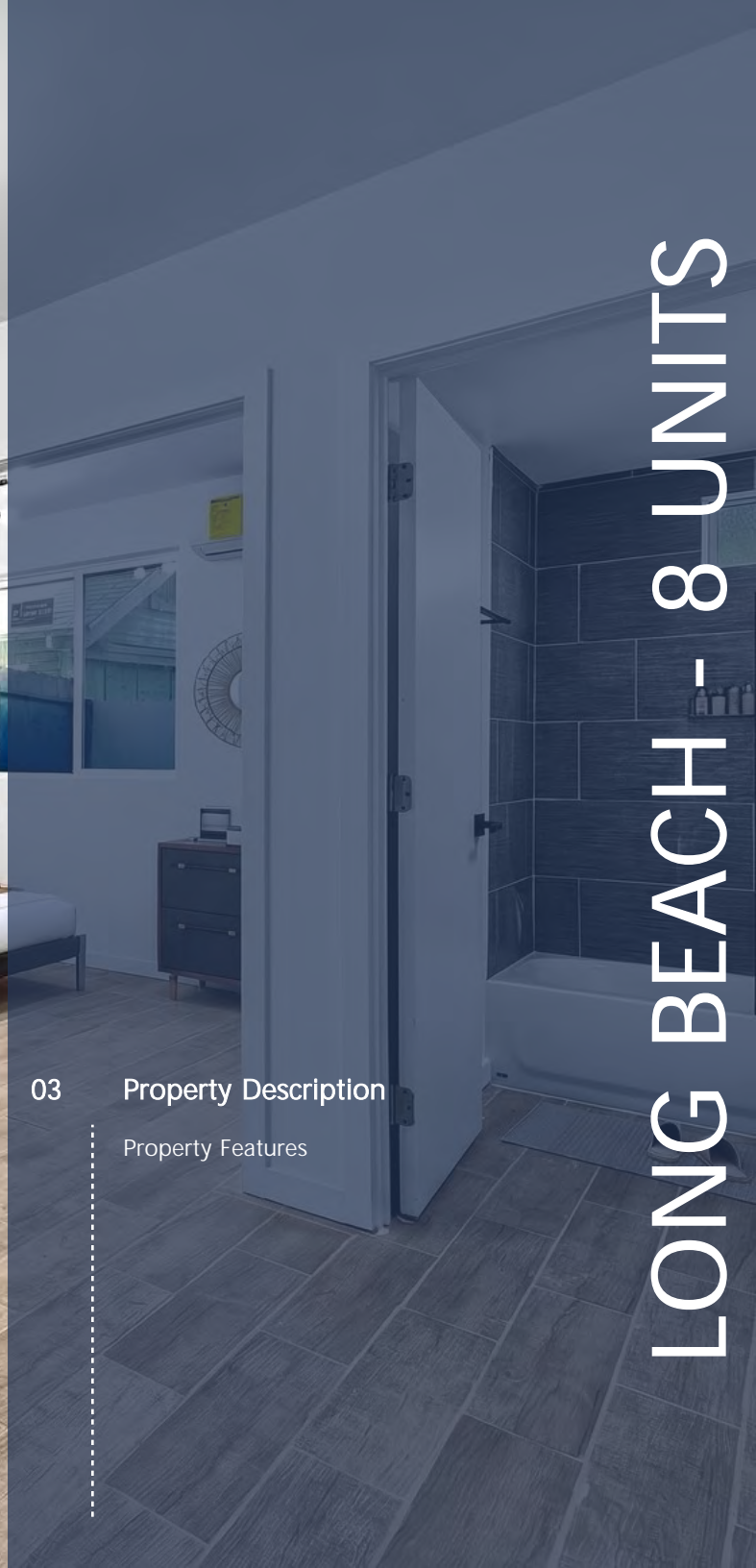


03

Property Description

Property Features

LONG BEACH - 8 UNITS



## PROPERTY FEATURES

NUMBER OF UNITS	8
BUILDING SF	4,722
LAND SF	5,844
LAND ACRES	.13
YEAR BUILT	1950
YEAR RENOVATED	2024
ZONING TYPE	LBR2N
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2

## UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant
RUBS	Owner

## CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Pitched/Shingle
STYLE	Traditional
LANDSCAPING	Front yard





04

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	1 bd + 1 ba	\$2,363.00	\$2,295.00	
2	1 bd + 1 ba	\$2,267.00	\$2,295.00	Renovated
3	1 bd + 1 ba	\$2,479.00	\$2,295.00	
4	1 bd + 1 ba	\$2,095.00	\$2,295.00	
5	1 bd + 1 ba	\$2,181.00	\$2,295.00	Renovated
6	3 bd + 1 ba	\$2,985.00	\$3,495.00	
7	1 bd + 1 ba	\$1,890.00	\$1,995.00	ADU 1 - Renovated & Leased
8	1 bd + 1 ba	\$1,895.00	\$1,995.00	ADU 2 - Renovated & Leased
<b>Totals / Averages</b>		<b>\$18,155.00</b>	<b>\$18,960.00</b>	



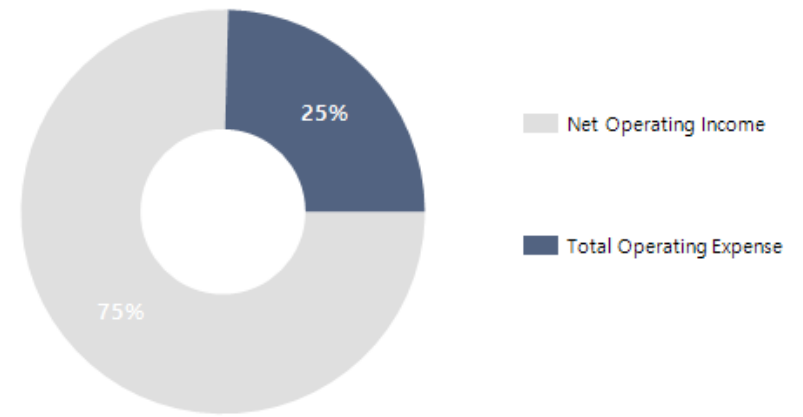
# LONG BEACH - 8 UNITS

05 Financial Analysis  
Income & Expense Analysis



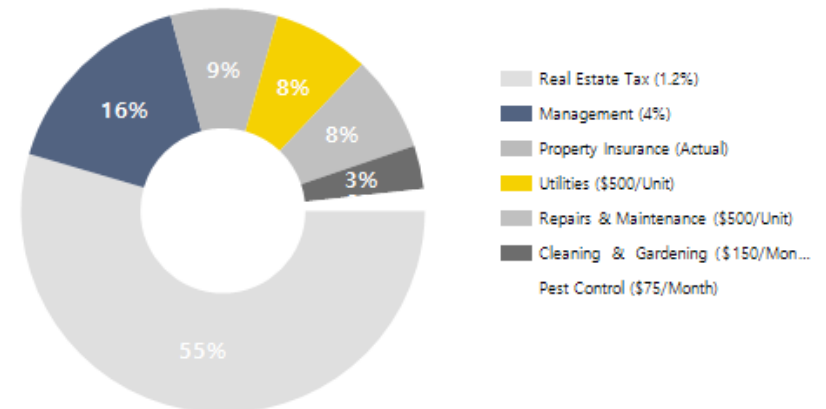
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$217,860		\$227,520	
<b>Gross Potential Income</b>	<b>\$217,860</b>		<b>\$227,520</b>	
General Vacancy	-\$6,609	3.03%	-\$6,609	2.90%
<b>Effective Gross Income</b>	<b>\$211,251</b>		<b>\$220,911</b>	
Less Expenses	\$51,930	24.58%	\$52,316	23.68%
<b>Net Operating Income</b>	<b>\$159,321</b>		<b>\$168,595</b>	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$28,320	\$3,540	\$28,320	\$3,540
Property Insurance (Actual)	\$4,457	\$557	\$4,457	\$557
Utilities (\$500/Unit)	\$4,000	\$500	\$4,000	\$500
Pest Control (\$75/Month)	\$900	\$113	\$900	\$113
Repairs & Maintenance (\$500/Unit)	\$4,000	\$500	\$4,000	\$500
Management (4%)	\$8,453	\$1,057	\$8,839	\$1,105
Cleaning & Gardening (\$150/Month)	\$1,800	\$225	\$1,800	\$225
<b>Total Operating Expense</b>	<b>\$51,930</b>	<b>\$6,491</b>	<b>\$52,316</b>	<b>\$6,540</b>
Expense / SF	\$11.00		\$11.08	
% of EGI	24.58%		23.68%	

## DISTRIBUTION OF EXPENSES CURRENT



\* Expenses are estimated



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## Demographics

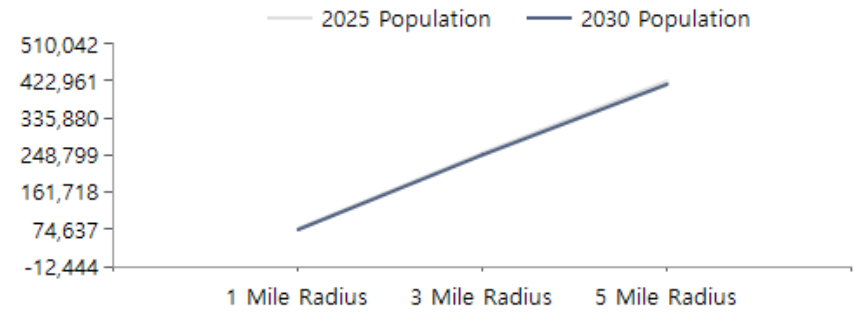
General Demographics

Race Demographics

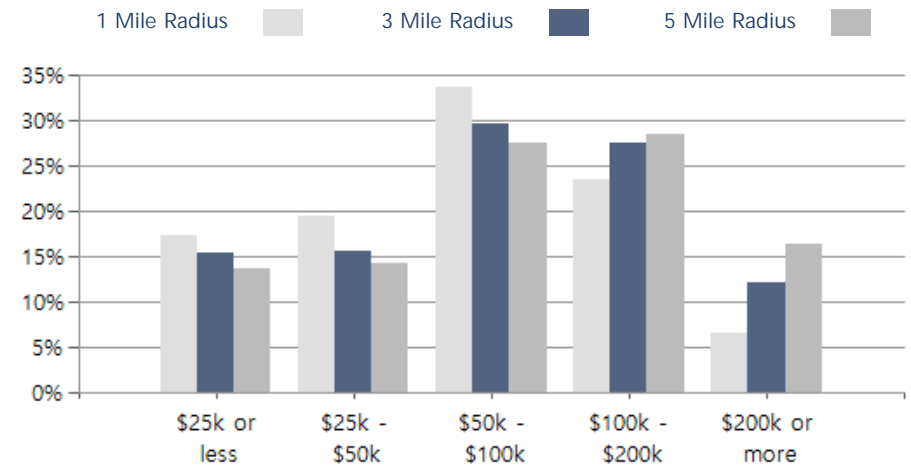
LONG BEACH - 8 UNITS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	92,346	266,659	432,614
2010 Population	85,573	264,291	433,282
2025 Population	77,197	254,321	422,961
2030 Population	74,637	250,179	415,519
2025 African American	9,887	30,333	44,667
2025 American Indian	1,463	4,079	5,896
2025 Asian	10,650	33,969	59,742
2025 Hispanic	39,878	113,720	172,712
2025 Other Race	25,608	68,936	98,273
2025 White	18,498	79,078	147,808
2025 Multiracial	10,672	36,324	63,304
2025-2030: Population: Growth Rate	-3.35%	-1.65%	-1.75%

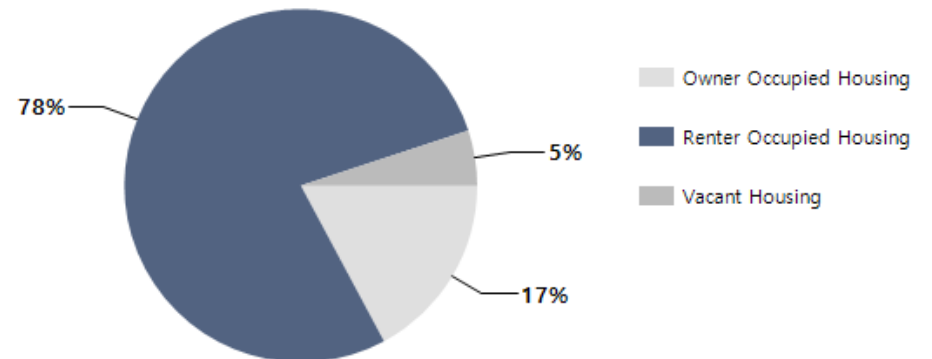
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,030	9,962	13,890
\$15,000-\$24,999	2,207	6,148	9,230
\$25,000-\$34,999	2,450	6,760	9,939
\$35,000-\$49,999	3,428	9,698	14,235
\$50,000-\$74,999	5,828	17,100	25,192
\$75,000-\$99,999	4,385	13,988	21,264
\$100,000-\$149,999	4,701	18,807	29,781
\$150,000-\$199,999	2,417	10,230	18,572
\$200,000 or greater	1,996	12,788	27,600
Median HH Income	\$66,705	\$79,356	\$87,889
Average HH Income	\$86,882	\$108,209	\$120,840



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

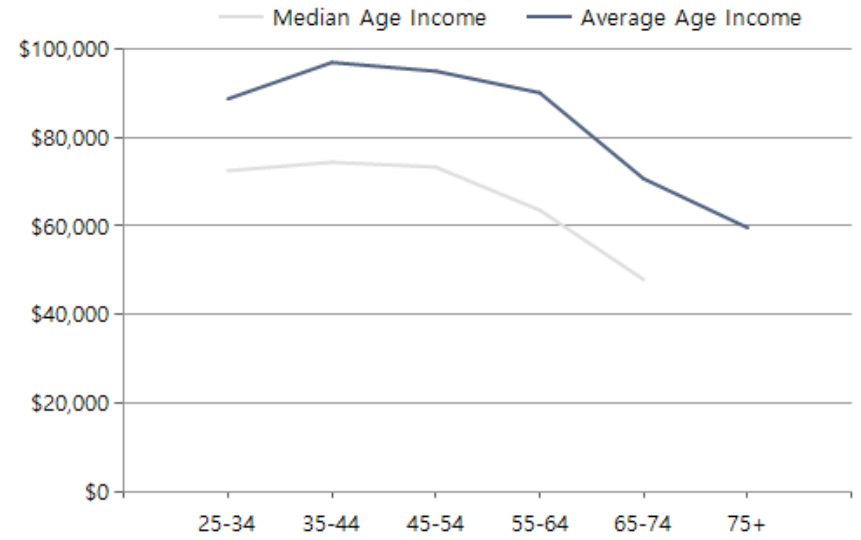
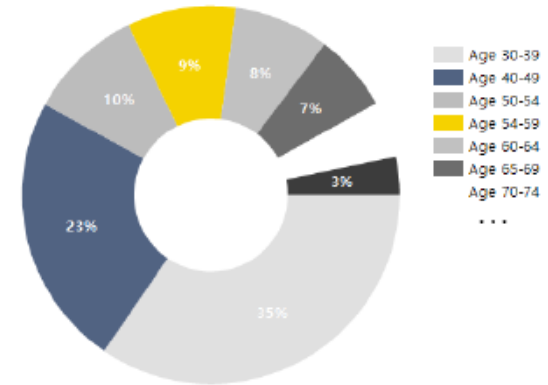


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	8,616	25,859	37,001
2025 Population Age 35-39	6,884	21,628	32,495
2025 Population Age 40-44	5,745	18,814	29,994
2025 Population Age 45-49	4,755	15,719	26,156
2025 Population Age 50-54	4,426	15,299	25,984
2025 Population Age 55-59	4,163	14,846	25,686
2025 Population Age 60-64	3,674	13,660	24,949
2025 Population Age 65-69	2,993	11,313	22,114
2025 Population Age 70-74	2,152	8,976	18,717
2025 Population Age 75-79	1,458	6,529	14,160
2025 Population Age 80-84	750	3,640	8,602
2025 Population Age 85+	598	2,808	7,532
2025 Population Age 18+	62,276	209,483	346,507
2025 Median Age	34	36	39
2030 Median Age	36	38	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,537	\$80,236	\$85,608
Average Household Income 25-34	\$88,802	\$101,317	\$110,583
Median Household Income 35-44	\$74,467	\$89,104	\$103,653
Average Household Income 35-44	\$97,030	\$119,854	\$136,047
Median Household Income 45-54	\$73,356	\$94,560	\$111,966
Average Household Income 45-54	\$95,058	\$126,765	\$146,550
Median Household Income 55-64	\$63,613	\$86,030	\$105,413
Average Household Income 55-64	\$90,175	\$120,143	\$139,810
Median Household Income 65-74	\$47,925	\$64,469	\$75,343
Average Household Income 65-74	\$70,722	\$95,884	\$107,025
Average Household Income 75+	\$59,645	\$77,258	\$78,566

Population By Age



# Long Beach - 8 Units



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