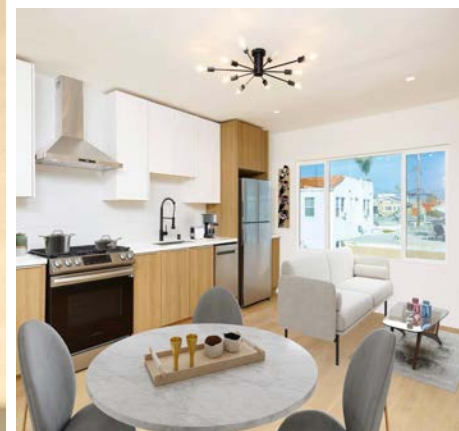


100% RENOVATED 9 UNITS IN BELMONT SHORE!



Offering Memorandum | BELMONT SHORE APARTMENTS - 100% REMODELED - 5.25% CAP RATE FROM DAY 1

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GLOBAL
PLATINUM
PROPERTIES

100% Renovated 9 Units in Belmont Shore!

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

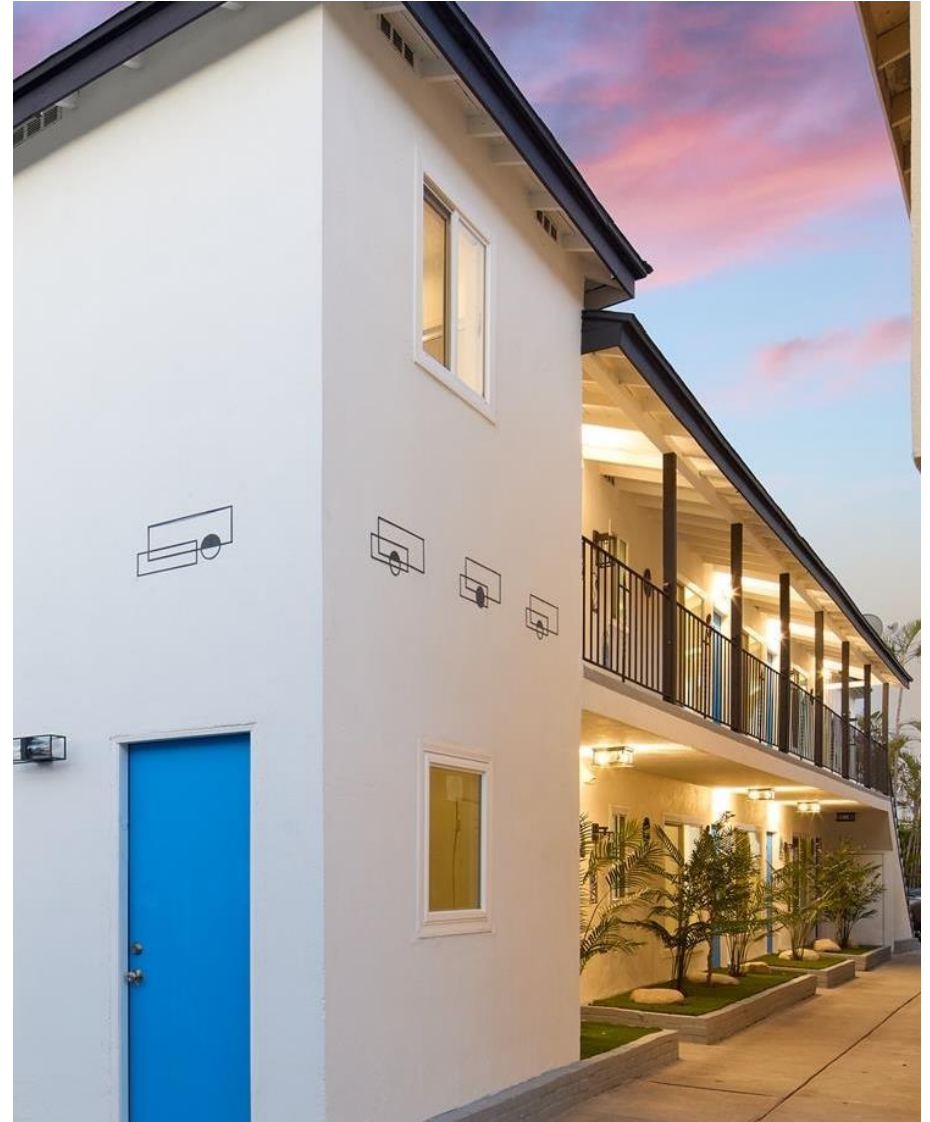
ADDRESS	121 Ximeno Ave Long Beach CA 90803
COUNTY	Los Angeles
MARKET	Long Beach
SUBMARKET	Port of Los Angeles
BUILDING SF	4,272 SF
LAND SF	6,388 SF
LAND ACRES	.146
NUMBER OF UNITS	9
YEAR BUILT	1954
YEAR RENOVATED	2024
APN	7256027012
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$4,100,000
PRICE PSF	\$959.74
PRICE PER UNIT	\$455,556
OCCUPANCY	56%
NOI (CURRENT)	\$215,439
NOI (Pro Forma)	\$215,439
CAP RATE (CURRENT)	5.25%
CAP RATE (Pro Forma)	5.25%
GRM (CURRENT)	13.64
GRM (Pro Forma)	13.64

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	25,733	191,290	346,409
2024 Median HH Income	\$107,267	\$83,820	\$84,014
2024 Average HH Income	\$149,508	\$120,528	\$122,458

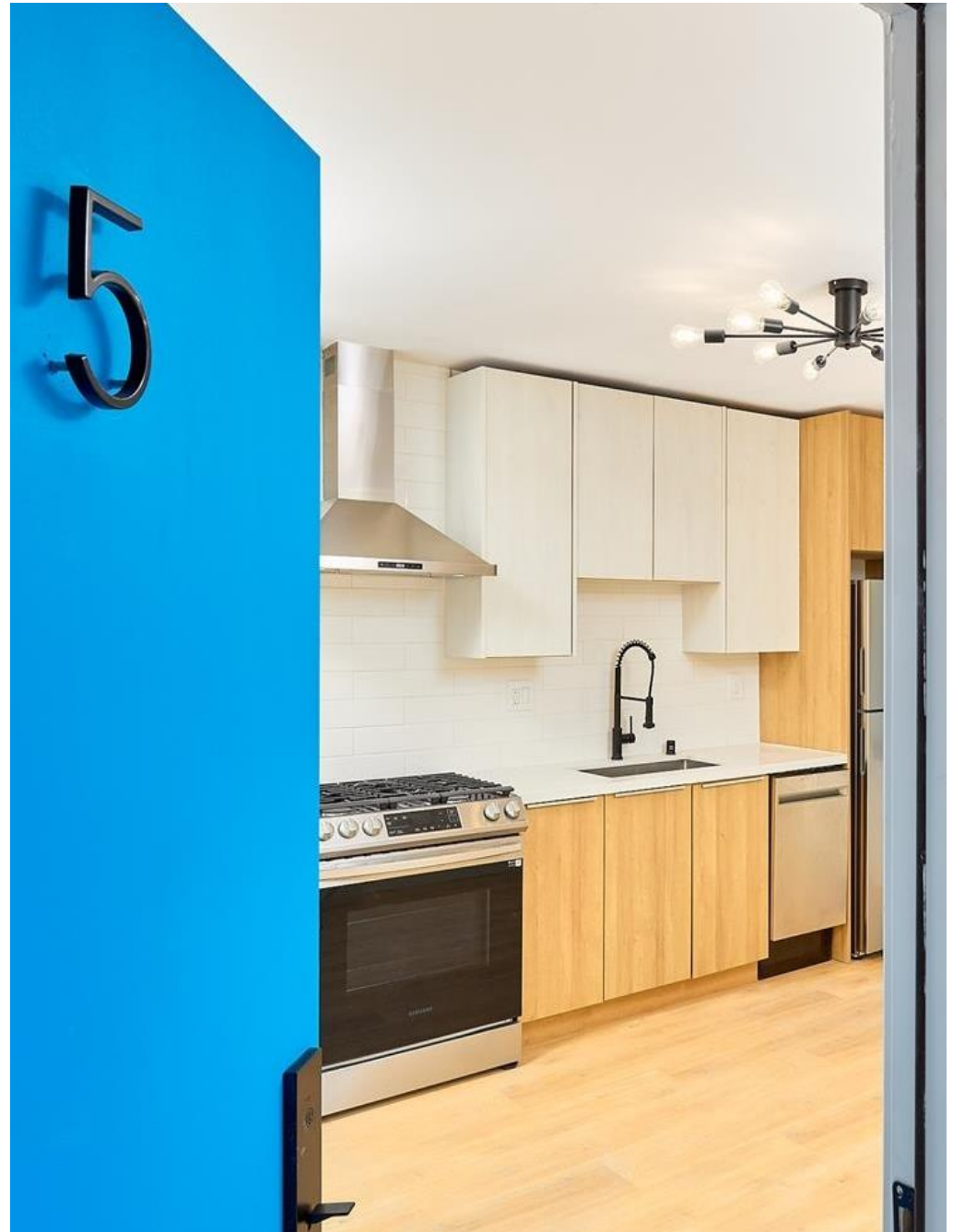


Property Description

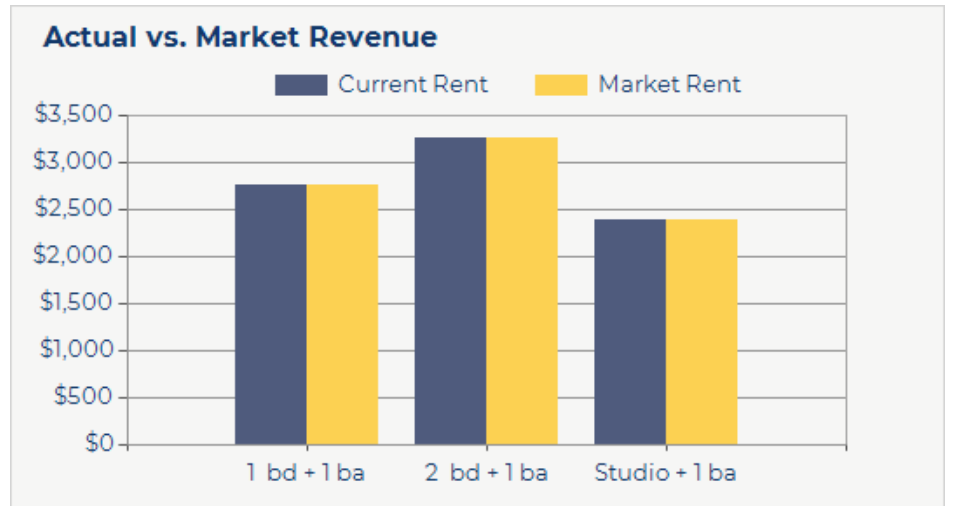
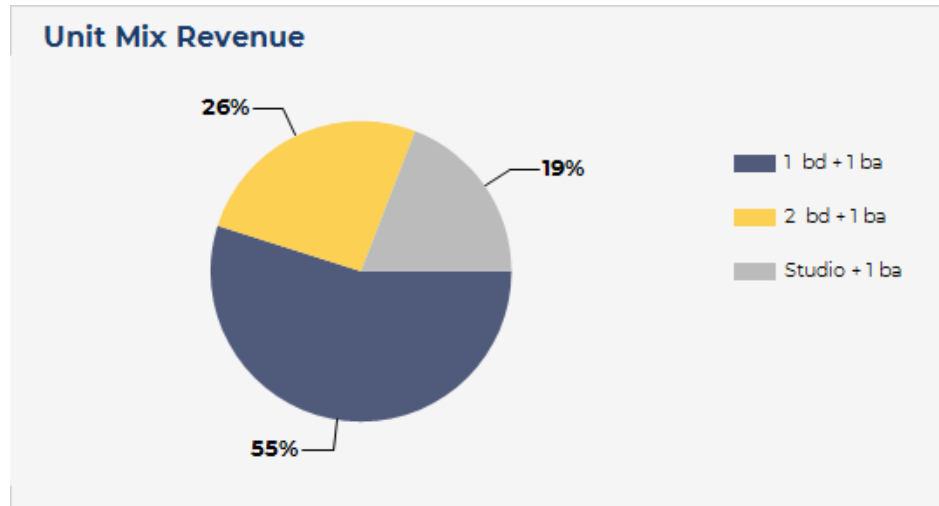
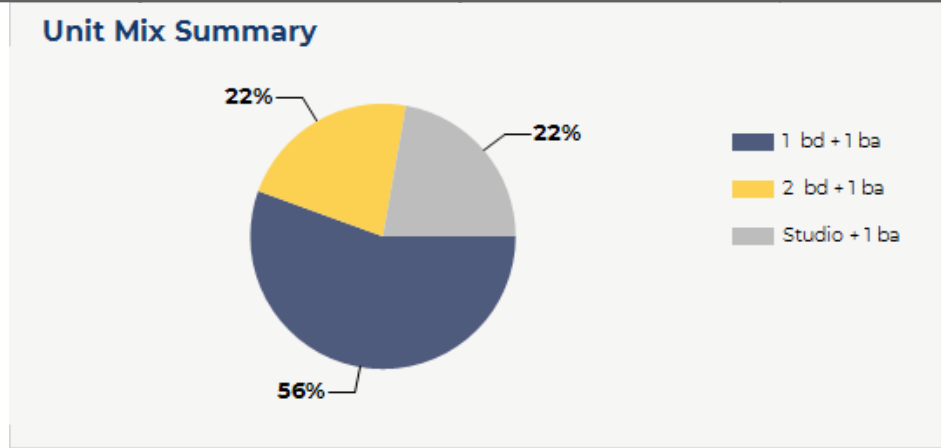
Price Reduction! 100% Gut-Renovated 9-unit building in Belmont Shore cash flowing at an amazing Current Cap Rate of 5.25% and 13.6 GRM. All units have been completely remodeled from the studs with permits and boast a high-end aesthetic with new modern cabinets, flooring, recessed lighting, new bathrooms, new Mini Split AC systems, stainless steel appliances, washer/dryer inside, as well as major exterior capital improvements. The unit mix provides unparalleled versatility, including 2 spacious (2bed/1bath) units ideal for families, as well as 5 modern (1bed/1bath) units, and 2 (studio/1bath) units perfect for individuals seeking comfort and style. Each unit is individually metered for gas and electricity, ensuring convenience and efficiency (4 vacant). On top of that, the major systems have been updated including electrical, plumbing, HVAC, etc. The property is located in the heart of Belmont Shore within walking distance of the Pacific Ocean and the Beach. Located just steps away from all the neighborhood attractions, restaurants, bars, and shops on 2nd St such as Sait & Second, Nick's on 2nd, The Win~Dow, Simmzy's, Roe Seafood, Breakfast Republic, Sweet Jill's Bakery, Galata Ice Cream, and many more popping up all around the area.

Highlights

- Prime location in Belmont Shore, just steps away from the ocean and beach
- Fully renovated with permits, ensuring high-quality and safe living spaces for tenants
- Ideal investment property with a current cap rate of 5.25%!
- Each unit has been gut-renovated with modern finishes and fixtures for a high-end aesthetic
- Low maintenance property with all new plumbing, electrical, and HVAC systems installed during renovation
- Perfect for an investor looking for a turnkey property with minimal effort needed for upkeep
- High demand area for renters, ensuring low vacancy rates
- Potential for long-term appreciation in value due to desirable location



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	5	\$2,750	\$13,750	\$2,750	\$13,750
2 bd + 1 ba	2	\$3,250	\$6,500	\$3,250	\$6,500
Studio + 1 ba	2	\$2,395	\$4,790	\$2,395	\$4,790
Totals/Averages	9	\$2,782	\$25,040	\$2,782	\$25,040





02 Property Description
Property Features

PROPERTY FEATURES

NUMBER OF UNITS	9
BUILDING SF	4,272
LAND SF	6,388
LAND ACRES	.146
YEAR BUILT	1954
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	LBR4R
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant
RUBS	Owner

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
ROOF	Flat
STYLE	Traditional
LANDSCAPING	Front Lawn





03

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	2 bd + 1 ba	\$3,250.00	\$3,250.00	Renovated & Vacant
2	1 bd + 1 ba	\$2,750.00	\$2,750.00	Renovated & Vacant
3	1 bd + 1 ba	\$2,750.00	\$2,750.00	Renovated & Leased
4	Studio + 1 ba	\$2,395.00	\$2,395.00	Renovated & Leased
5	1 bd + 1 ba	\$2,750.00	\$2,750.00	Renovated & Leased
6	1 bd + 1 ba	\$2,750.00	\$2,750.00	Renovated & Leased
7	1 bd + 1 ba	\$2,750.00	\$2,750.00	Renovated & Leased
8	2 bd + 1 ba	\$3,250.00	\$3,250.00	Renovated & Vacant
9 - ADU	Studio + 1 ba	\$2,395.00	\$2,395.00	Renovated & Vacant
Totals / Averages		\$25,040.00	\$25,040.00	





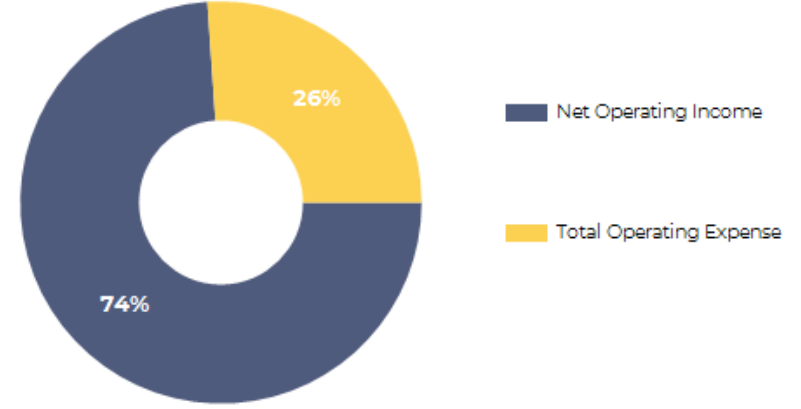
04

Financial Analysis

Income & Expense Analysis

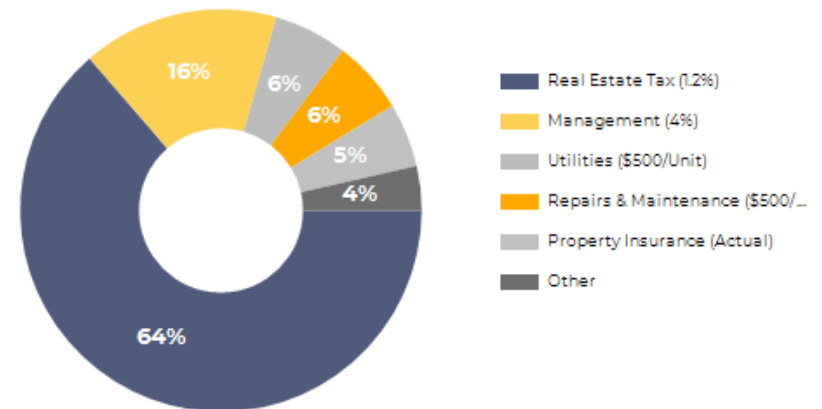
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$300,480		\$300,480	
Gross Potential Income	\$300,480		\$300,480	
Vacancy/Deductions (GPR) (3%)	-\$9,014	2.99%	-\$9,014	2.99%
Effective Gross Income	\$291,466		\$291,466	
Less Expenses	\$76,027	26.08%	\$76,027	26.08%
Net Operating Income	\$215,439		\$215,439	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.18%)	\$48,380	\$5,376	\$48,380	\$5,376
Property Insurance (Actual)	\$3,928	\$436	\$3,928	\$436
Utilities (\$500/Unit)	\$4,500	\$500	\$4,500	\$500
Pest Control (\$75/Month)	\$900	\$100	\$900	\$100
Repairs & Maintenance (\$500/Unit)	\$4,500	\$500	\$4,500	\$500
Management (4%)	\$12,019	\$1,335	\$12,019	\$1,335
Cleaning & Gardening (\$150/Month)	\$1,800	\$200	\$1,800	\$200
Total Operating Expense	\$76,027	\$8,447	\$76,027	\$8,447
Expense / SF	\$17.80		\$17.80	
% of EGI	26.08%		26.08%	

DISTRIBUTION OF EXPENSES CURRENT



* Expenses are estimated



05

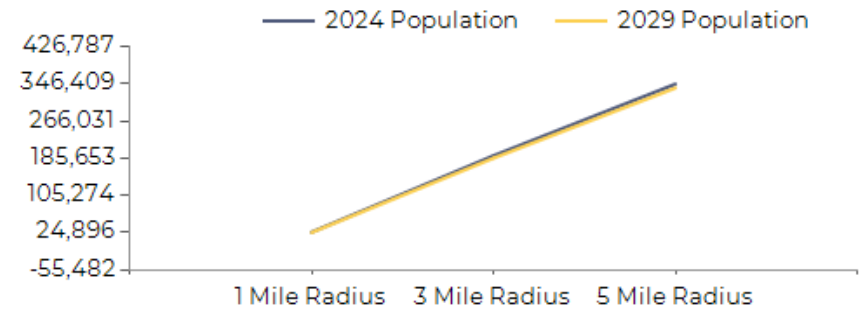
Demographics

Demographics

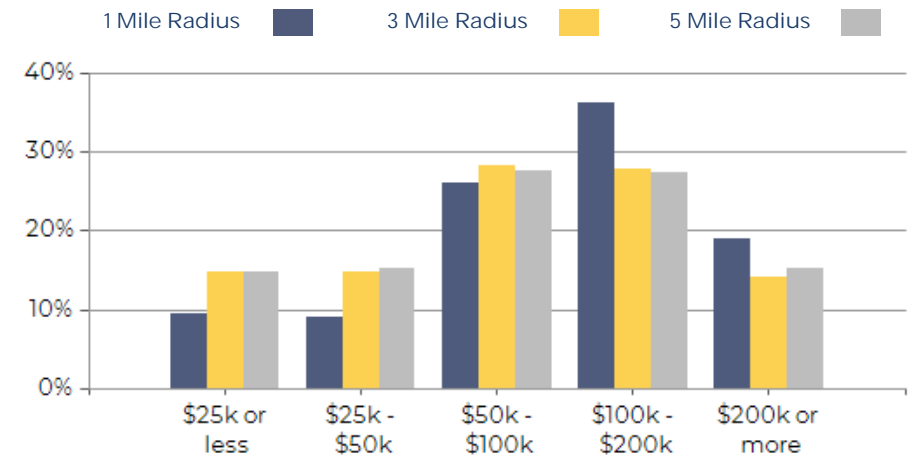
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,416	199,471	356,571
2010 Population	26,109	197,225	355,405
2024 Population	25,733	191,290	346,409
2029 Population	24,896	186,127	338,105
2024-2029: Population: Growth Rate	-3.30%	-2.75%	-2.40%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	720	7,384	12,421
\$15,000-\$24,999	601	5,155	8,719
\$25,000-\$34,999	484	5,159	9,278
\$35,000-\$49,999	782	7,319	12,550
\$50,000-\$74,999	1,665	12,398	21,043
\$75,000-\$99,999	1,960	11,503	18,682
\$100,000-\$149,999	3,358	15,301	24,923
\$150,000-\$199,999	1,673	8,266	14,447
\$200,000 or greater	2,636	12,007	21,897
Median HH Income	\$107,267	\$83,820	\$84,014
Average HH Income	\$149,508	\$120,528	\$122,458

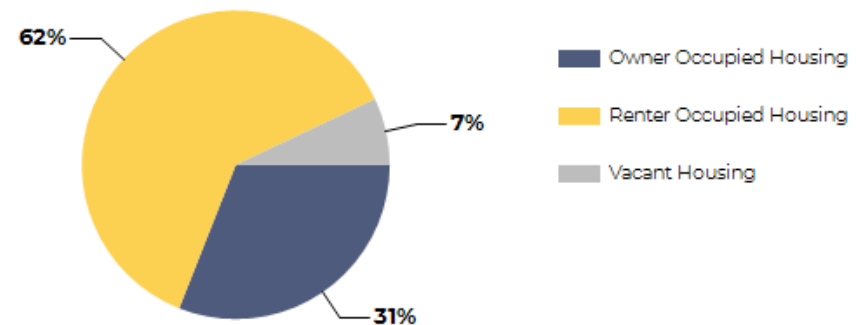
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	15,126	87,603	146,153
2010 Total Households	14,037	82,531	138,847
2024 Total Households	13,879	84,494	143,976
2029 Total Households	13,763	84,795	144,968
2024 Average Household Size	1.84	2.18	2.34
2024-2029: Households: Growth Rate	-0.85%	0.35%	0.70%



2024 Household Income



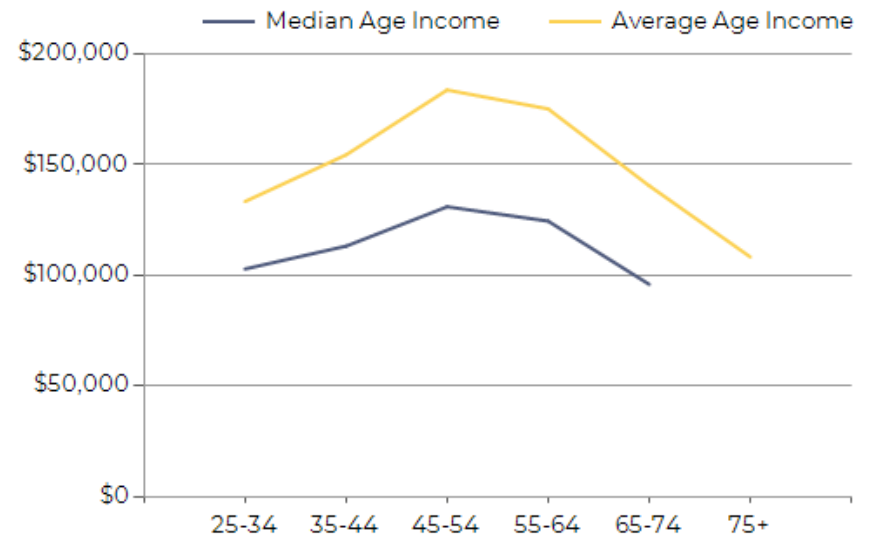
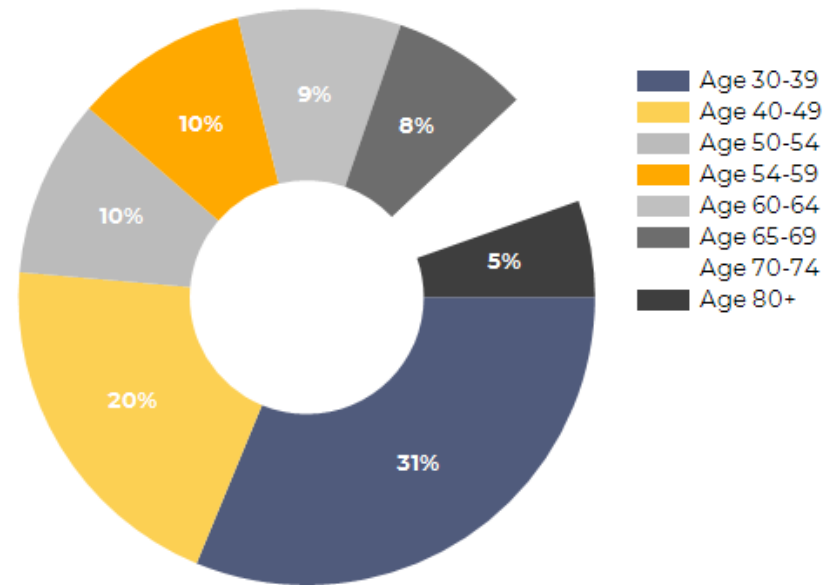
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,044	20,416	31,505
2024 Population Age 35-39	2,561	16,409	26,722
2024 Population Age 40-44	2,012	13,701	24,679
2024 Population Age 45-49	1,601	11,333	21,088
2024 Population Age 50-54	1,793	11,915	21,850
2024 Population Age 55-59	1,753	11,538	20,945
2024 Population Age 60-64	1,640	10,968	20,238
2024 Population Age 65-69	1,381	9,134	17,599
2024 Population Age 70-74	1,181	7,395	14,775
2024 Population Age 75-79	974	5,665	11,455
2024 Population Age 80-84	462	3,092	6,675
2024 Population Age 85+	402	2,775	6,707
2024 Population Age 18+	22,823	161,788	286,113
2024 Median Age	41	38	39
2029 Median Age	43	39	40

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,884	\$80,772	\$80,659
Average Household Income 25-34	\$133,393	\$107,176	\$107,951
Median Household Income 35-44	\$113,217	\$91,812	\$96,077
Average Household Income 35-44	\$154,526	\$128,238	\$134,316
Median Household Income 45-54	\$131,039	\$101,978	\$108,499
Average Household Income 45-54	\$183,868	\$142,769	\$151,706
Median Household Income 55-64	\$124,540	\$96,127	\$100,501
Average Household Income 55-64	\$175,316	\$139,674	\$143,408
Median Household Income 65-74	\$95,919	\$76,914	\$74,540
Average Household Income 65-74	\$140,519	\$115,071	\$110,168
Average Household Income 75+	\$108,319	\$93,220	\$84,586



100% Renovated 9 Units in Belmont Shore!

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