

FOR SALE: TWO UNIT RETAIL-OWNER USER POTENTIAL

1821 Martin Luther King Jr. Ave | Long Beach, CA

OFFERING MEMORANDUM



FOR SALE: Two Unit Retail-Owner User Potential

CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Property Features
Property Images

03 Financial Analysis

Income & Expense Analysis

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1821 Martin Luther King Jr. Ave Long Beach CA 90806
COUNTY	Los Angeles
GLA (SF)	5,676 SF
LAND ACRES	.13
LAND SF	5,838 SF
YEAR BUILT	1962
APN	7210-013-020
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$995,000
PRICE PSF	\$175.30
NOI (CURRENT)	\$17,650
CAP RATE (CURRENT)	1.77 %
CAP RATE (PRO FORMA)	6.60 %

Investment Summary

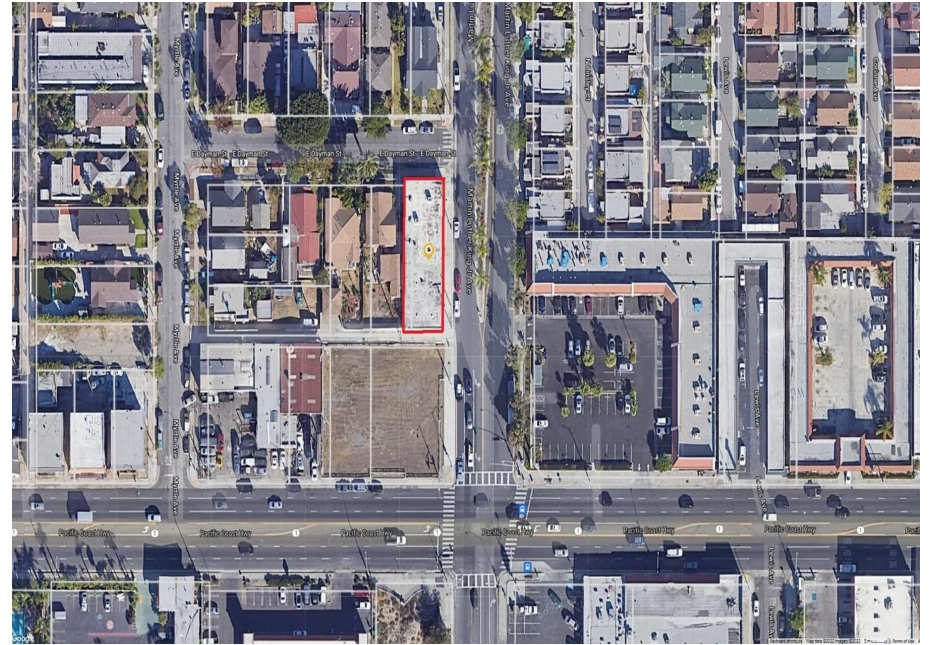
- Apex Properties is pleased to present this multi tenant retail building located in the bustling neighborhood of Long Beach, CA. The building consists of 2 units and the entire property has been upkept well with very little deferred maintenance. Additionally, street parking in front of the building is easily accessible for customers. The property enjoys visibility and exposure from Pacific Coast Highway. One of the two units will be delivered vacant, providing a rare opportunity for an owner user to occupy and own the building or upside potential for new tenant. Vacant unit is equipped with new tile flooring and high ceilings.
- Pacific Coast Highway traffic count is +/- 38,000 vehicles per day.
- Property is zoned as multi use, retail, and residential giving opportunity for varied future use.



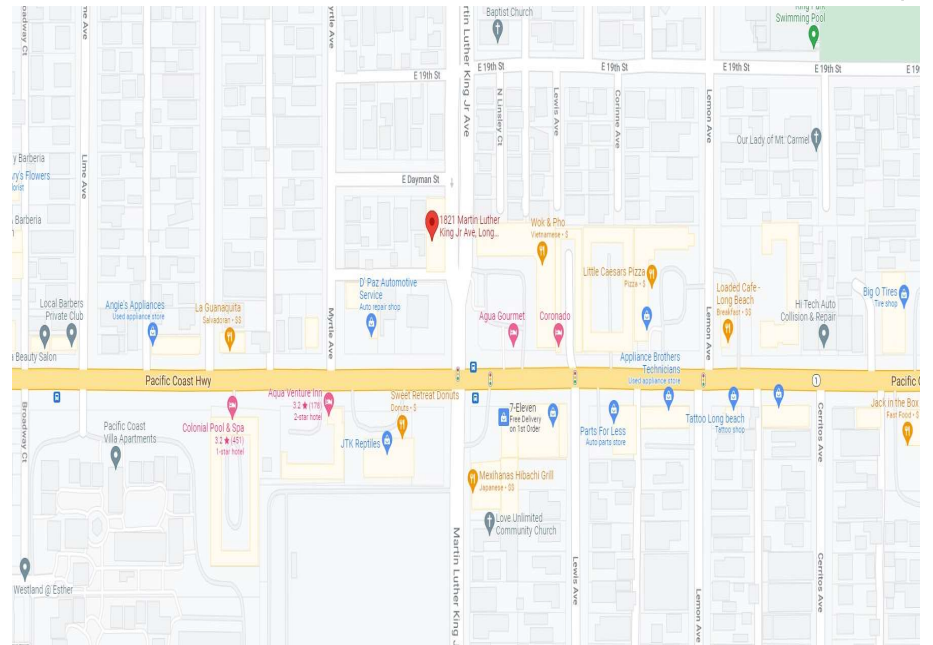
Location Summary

- Pacific Coast Highway is one of the busiest retail arteries in the area. Retailers surround the property including 7-Eleven, Little Caesars, and Long Beach City College nearby. Excellent visibility, traffic, and demographics make this location ideal.

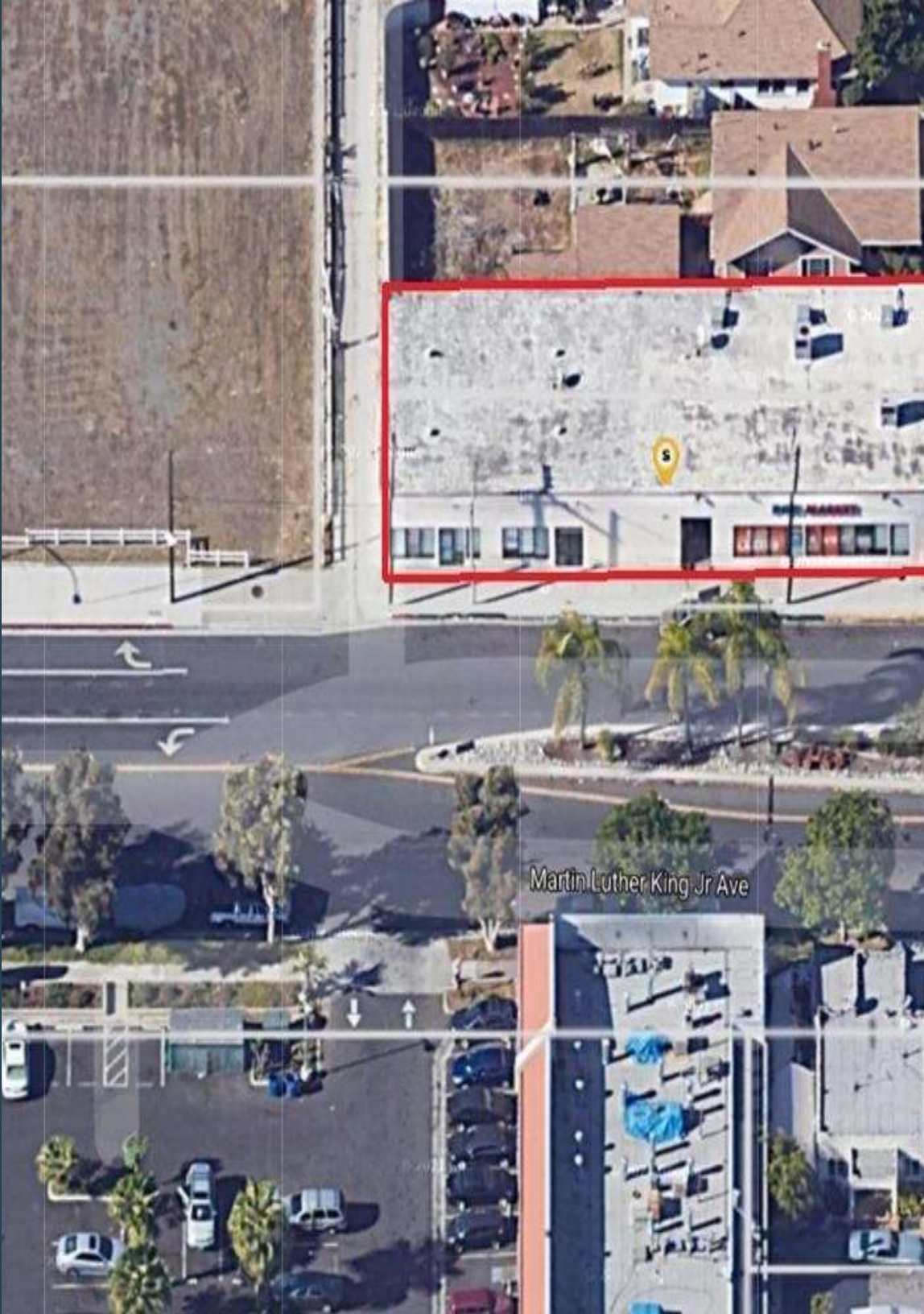
Regional Map



Locator Map



FOR SALE: Two Unit Retail-Owner User Potential



02

Property Description

Property Features

Aerial Map

Additional Maps

Pictures with Captions

FOR SALE: TWO UNIT RETAIL-OWNER USER POTENTIAL

PROPERTY FEATURES

NUMBER OF TENANTS	2
GLA (SF)	5,676
LAND SF	5,838
LAND ACRES	.13
YEAR BUILT	1962
# OF PARCELS	1
ZONING TYPE	LBR1N
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
MIXED USE	Retail





Vacant Unit Closet One



Vacant Unit Main Area



Vacant Unit Closet Two



PCH Market



PCH Market





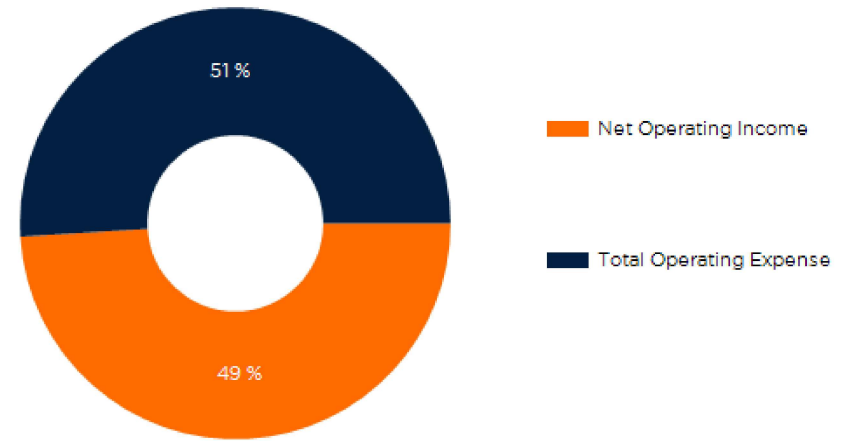
03

Financial Analysis

Income & Expense

INCOME	CURRENT	PRO FORMA
Annual Base Rent	\$36,000	\$84,000
Less: Expenses	\$18,350	\$18,350
Net Operating Income	\$17,650	\$65,650
Cash Flow	\$17,650	\$65,650

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$13,750	\$13,750
Insurance	\$2,600	\$2,600
Repairs & Maintenance	\$2,000	\$2,000
Total Operating Expense	\$18,350	\$18,350
Expense / SF	\$3.23	\$3.23
% of EGI	50.97 %	21.85 %

DISTRIBUTION OF EXPENSES CURRENT

