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OFFERING MEMORANDUM

AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITY
4867 LONG BEACH AVE, LOS ANGELES CA 90058-1914

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Exclusively Marketed by:



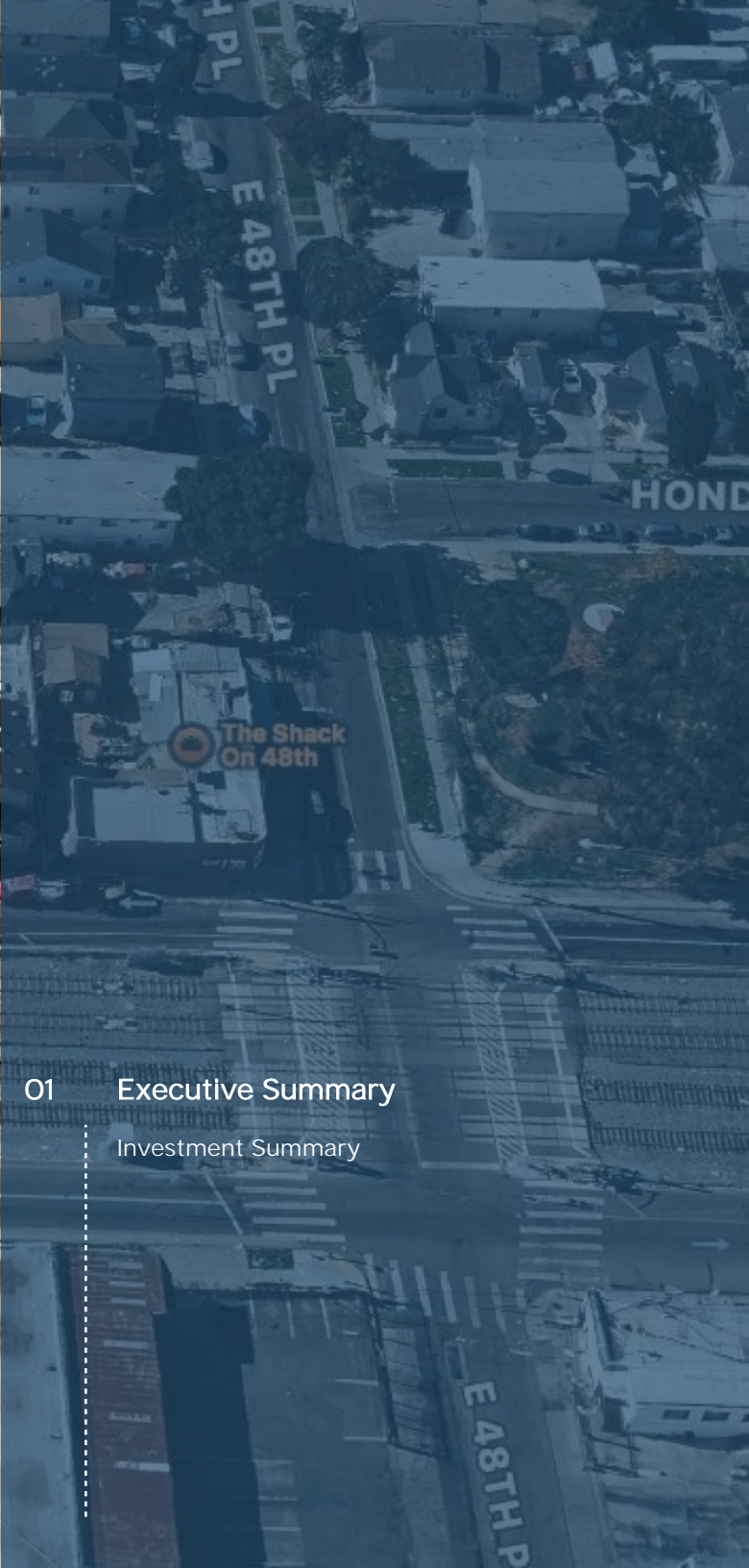
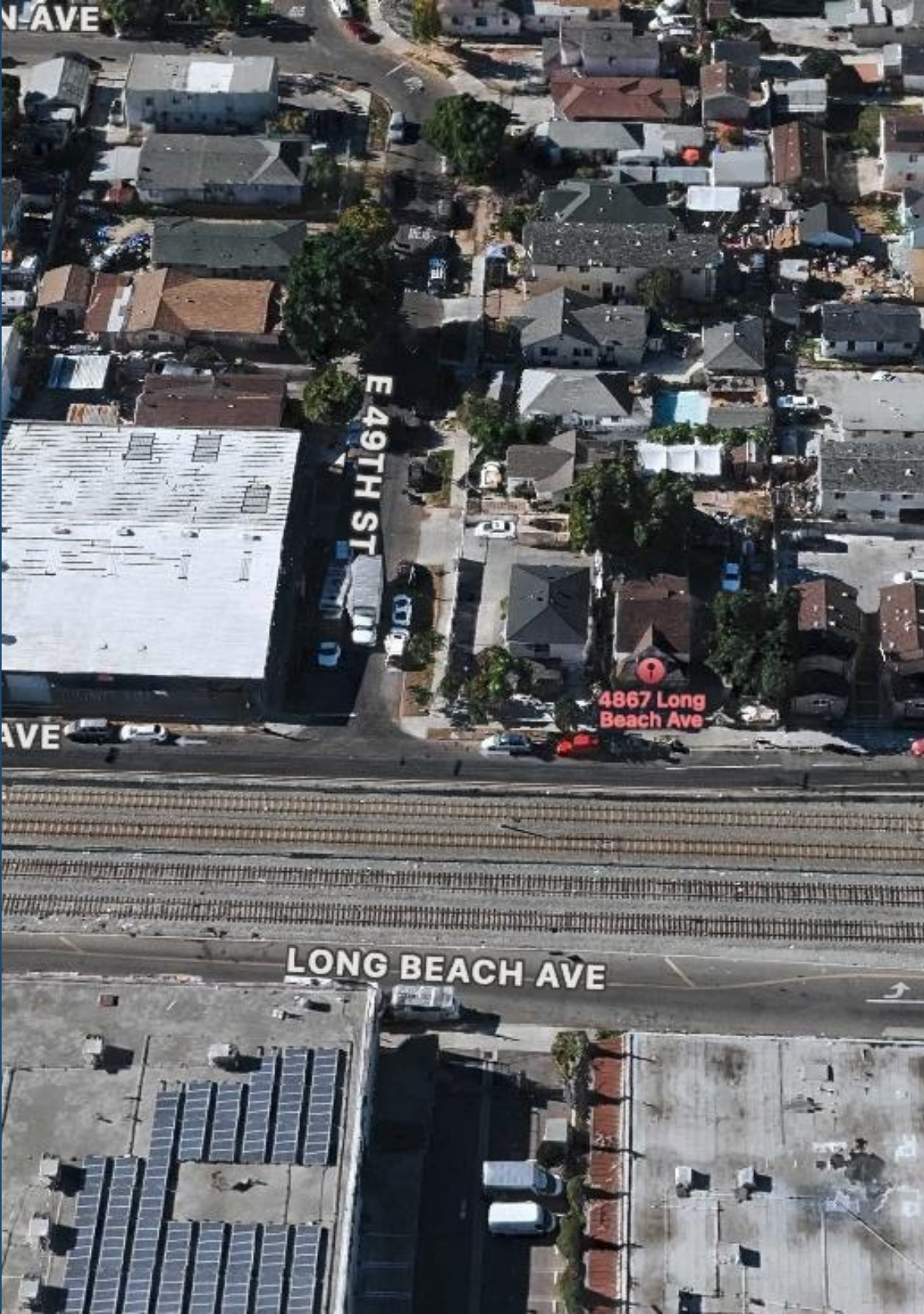
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OFFERING SUMMARY

ADDRESS	4867 Long Beach Ave Los Angeles CA 90058-1914
COUNTY	Los Angeles
MARKET	Los Angeles
PRICE	\$690,000
PRICE PSF	\$118.56
LAND SF	5,820 SF
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	LAC2
# OF PARCELS	1
APN	5106-020-011

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	41,653	377,201	1,231,250
2025 Median HH Income	\$58,972	\$58,692	\$60,729
2025 Average HH Income	\$76,819	\$78,209	\$82,006

Affordable Housing Development Opportunity

- Golden Ticket Investment: Step into the realm of opportunity with 4867 Long Beach Ave! This expansive land property offers a gateway to exceptional returns for investors with a keen eye for ROI. Positioned strategically and brimming with development possibilities, this is your ticket to securing a lucrative asset in a flourishing market.

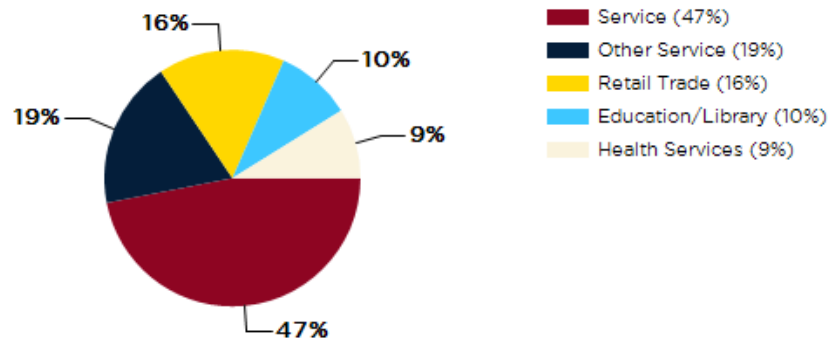
- Unparalleled ROI Potential: Open the doors to boundless returns with this outstanding commercial land opportunity. Featuring a generous size and versatile zoning options, this property sets the stage for a profitable investment venture. Whether you're envisioning development projects, leasing opportunities, or long-term gains, the potential for ROI here knows no bounds.
- Epicenter of Growth : Nestled in a highly coveted locale, 4867 Long Beach Ave stands at the heart of progress and promise. Investors will relish the accessibility to major transportation arteries, bustling commercial centers, and a dynamic community. This prime location not only elevates the property's worth but also ensures a steady influx of prospective tenants or buyers, making it a strategic choice for those seeking a thriving investment landscape.



02 Location

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts

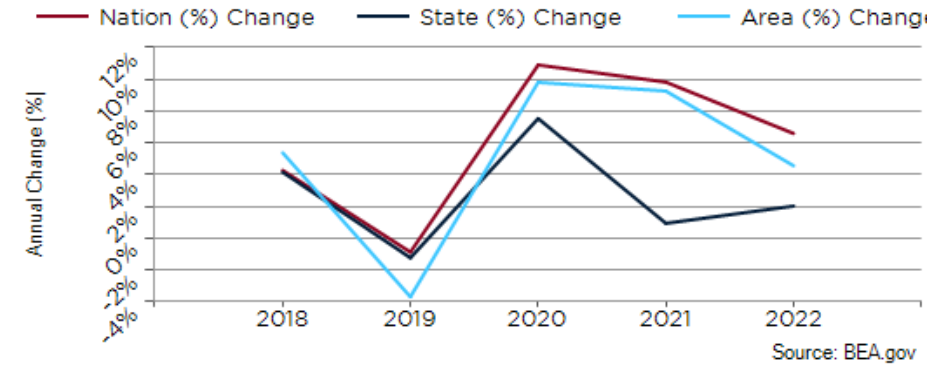
Major Industries by Employee Count

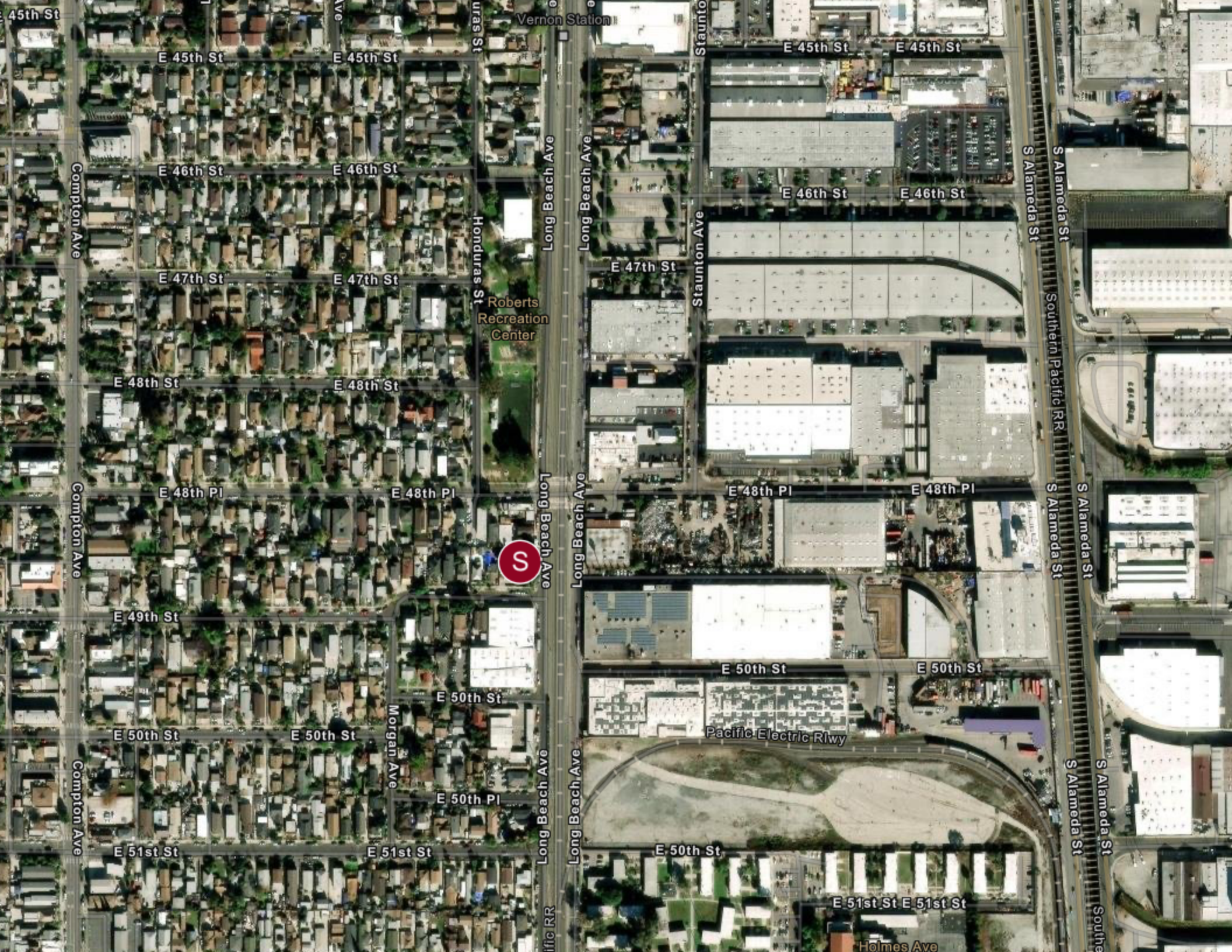


Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

Los Angeles County GDP Trend





S

Roberts
Recreation
Center

Vernon Station

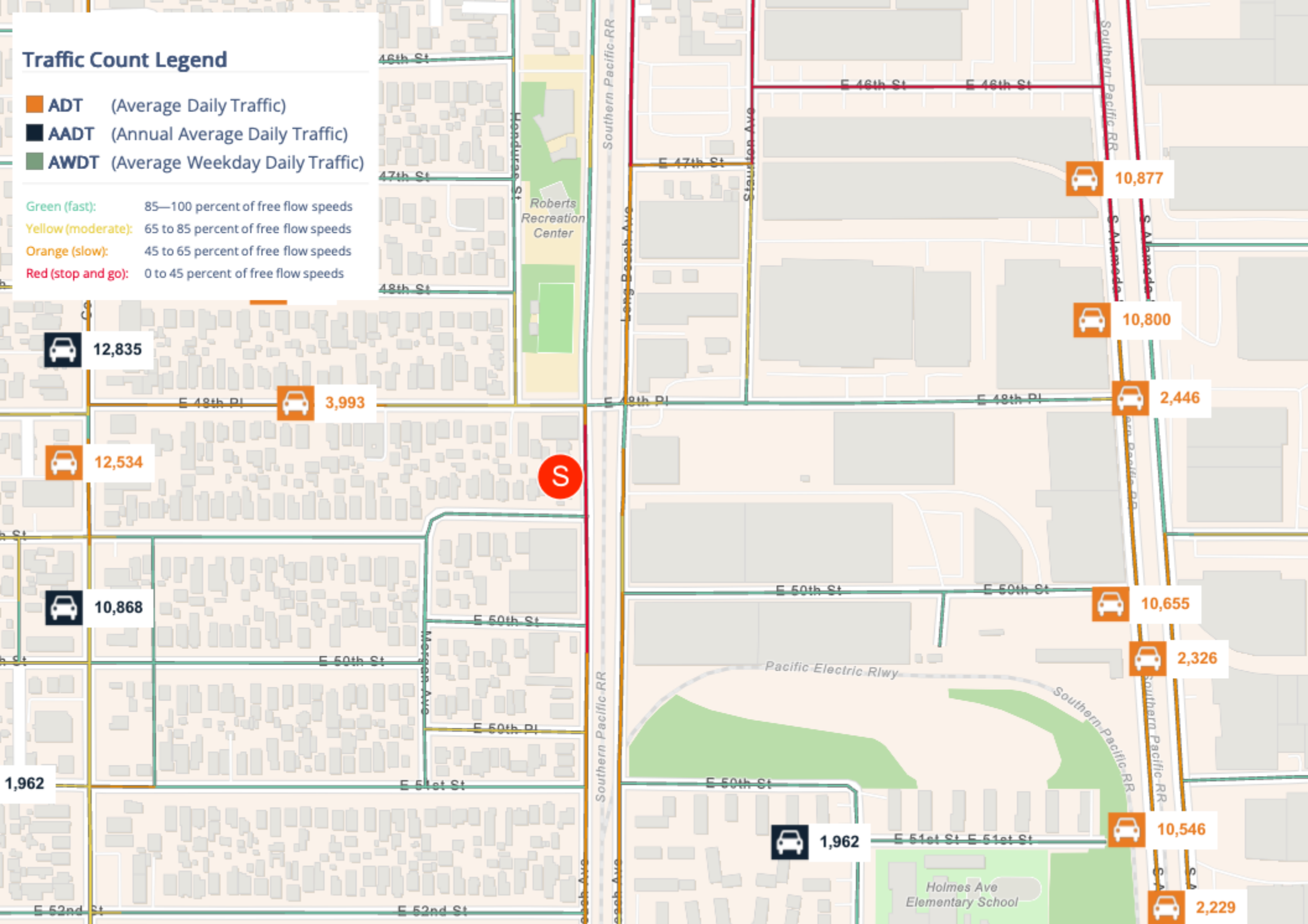
Pacific Electric Rlwy

Holmes Ave

Traffic Count Legend

- **ADT** (Average Daily Traffic)
- **AADT** (Annual Average Daily Traffic)
- **AWDT** (Average Weekday Daily Traffic)

- **Green (fast):** 85—100 percent of free flow speeds
- **Yellow (moderate):** 65 to 85 percent of free flow speeds
- **Orange (slow):** 45 to 65 percent of free flow speeds
- **Red (stop and go):** 0 to 45 percent of free flow speeds



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03 Property Description
Parcel Map

48TH PL

C2-1VL-CPIO

49TH ST

LONG BEACH AVE

[Q]C2-1

LONG BEACH AVE

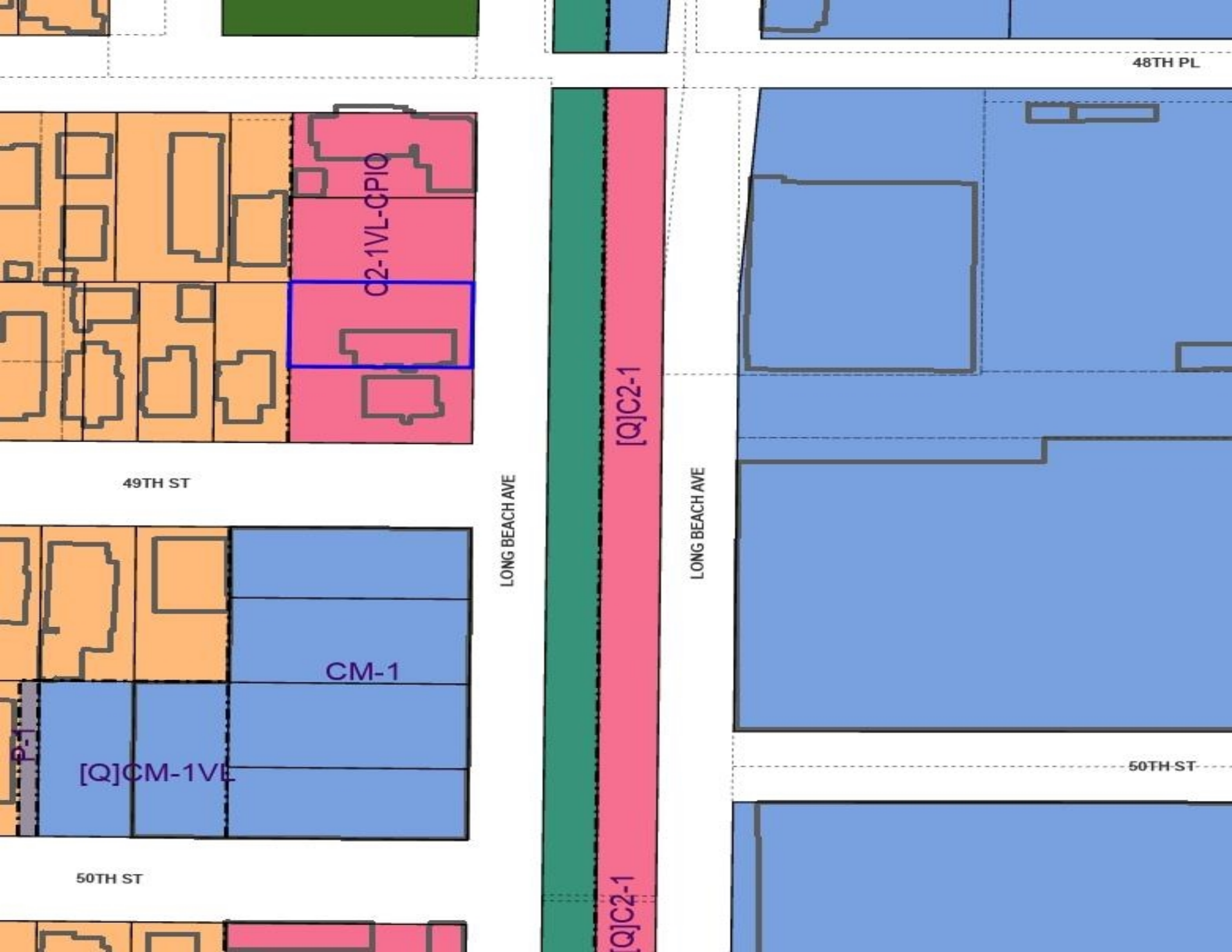
50TH ST

CM-1

[Q]CM-1VL

50TH ST

[Q]C2-1

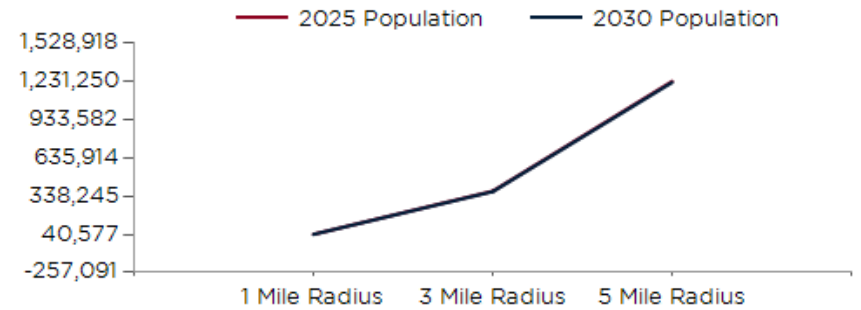


04 Demographics

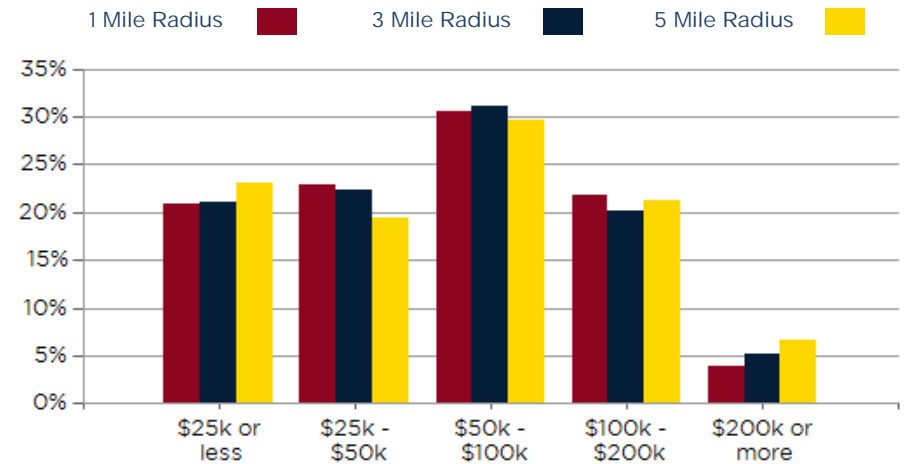
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41,202	373,831	1,204,373
2010 Population	43,653	386,673	1,245,780
2025 Population	41,653	377,201	1,231,250
2030 Population	40,577	373,658	1,223,430
2025 African American	3,535	33,440	150,613
2025 American Indian	1,220	11,268	34,043
2025 Asian	397	6,901	68,617
2025 Hispanic	37,095	322,192	934,957
2025 Other Race	26,093	222,099	633,778
2025 White	4,399	45,111	159,710
2025 Multiracial	5,973	58,040	183,092
2025-2030: Population: Growth Rate	-2.60%	-0.95%	-0.65%

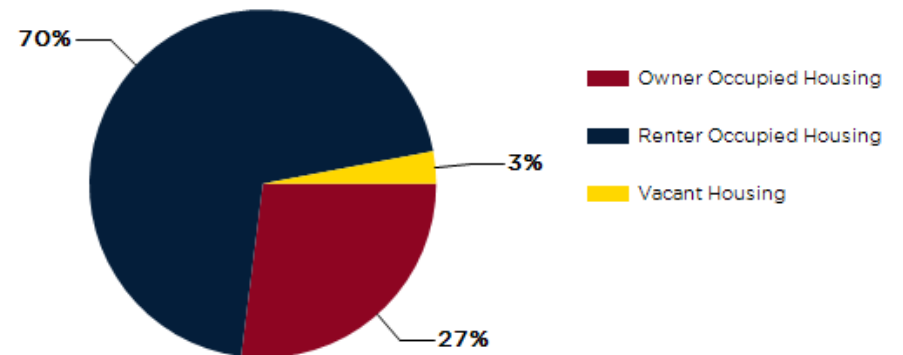
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,273	12,332	56,346
\$15,000-\$24,999	823	8,620	30,956
\$25,000-\$34,999	1,093	9,734	32,603
\$35,000-\$49,999	1,207	12,581	41,074
\$50,000-\$74,999	1,649	18,020	63,664
\$75,000-\$99,999	1,426	13,028	48,549
\$100,000-\$149,999	1,347	13,495	53,320
\$150,000-\$199,999	832	6,680	26,956
\$200,000 or greater	384	5,223	24,752
Median HH Income	\$58,972	\$58,692	\$60,729
Average HH Income	\$76,819	\$78,209	\$82,006



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

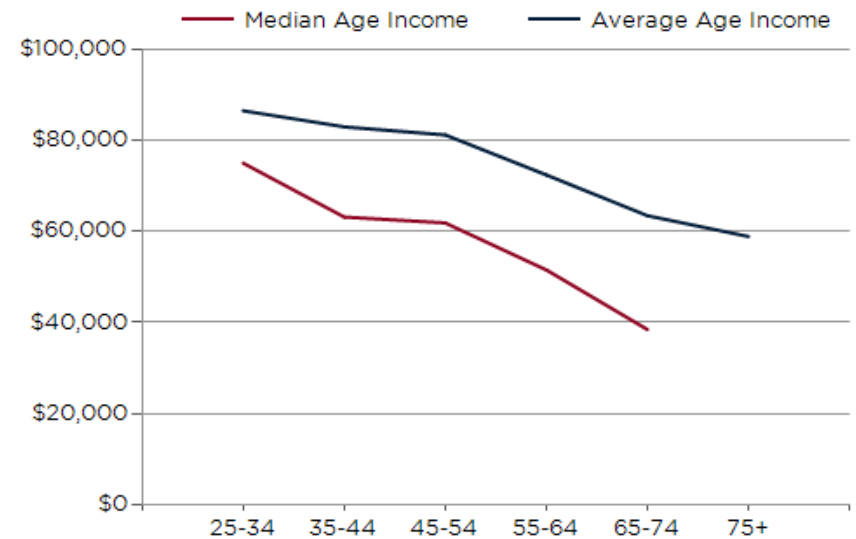
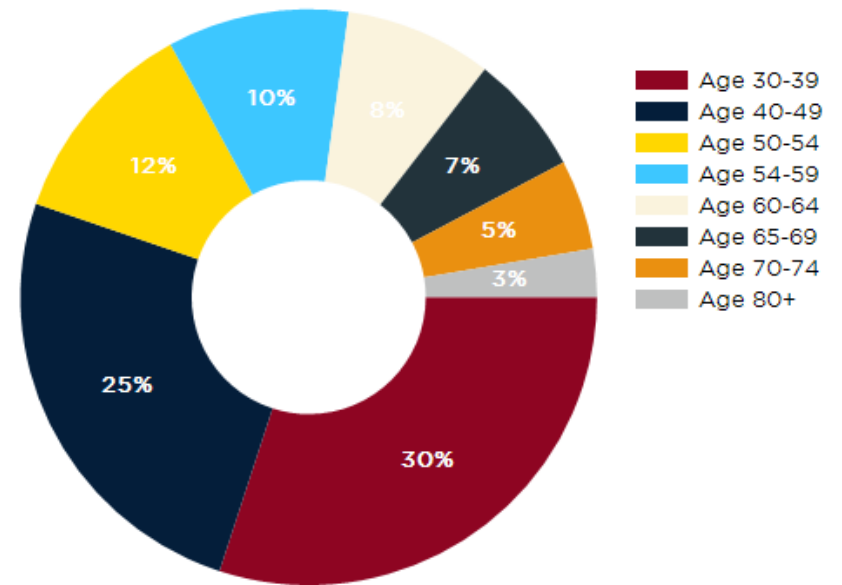


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,430	31,821	111,128
2025 Population Age 35-39	2,799	26,238	91,719
2025 Population Age 40-44	2,640	24,527	81,978
2025 Population Age 45-49	2,602	23,533	75,611
2025 Population Age 50-54	2,445	22,967	72,637
2025 Population Age 55-59	2,111	20,384	67,081
2025 Population Age 60-64	1,713	17,202	58,704
2025 Population Age 65-69	1,409	13,704	49,291
2025 Population Age 70-74	1,048	10,019	37,552
2025 Population Age 75-79	561	6,193	24,694
2025 Population Age 80-84	347	3,531	15,397
2025 Population Age 85+	225	2,868	13,875
2025 Population Age 18+	30,340	284,531	958,998
2025 Median Age	31	32	34
2030 Median Age	32	33	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,109	\$70,971	\$72,648
Average Household Income 25-34	\$86,644	\$85,891	\$89,514
Median Household Income 35-44	\$63,241	\$62,895	\$68,055
Average Household Income 35-44	\$83,107	\$88,350	\$95,829
Median Household Income 45-54	\$61,945	\$63,059	\$67,177
Average Household Income 45-54	\$81,322	\$84,210	\$90,107
Median Household Income 55-64	\$51,595	\$53,125	\$55,610
Average Household Income 55-64	\$72,517	\$74,351	\$78,915
Median Household Income 65-74	\$38,463	\$41,291	\$42,083
Average Household Income 65-74	\$63,539	\$65,872	\$68,062
Average Household Income 75+	\$58,956	\$56,776	\$55,055

Population By Age



05 Additional Information

Feasibility_and_Stabilized_Value

Feasibility and Stabilized Value

Rent Roll at Stabilization			
UNIT TYPE	UNITS	RENT	MONTHLY TOTAL
1-BEDROOM	24	\$ 2,000.00	\$ 48,000.00
STUDIO	1	\$ 1,600.00	\$ 1,600.00
TOTAL	25	\$ 3,600.00	\$ 49,600.00
ANNUAL GROSS INCOME			\$ 595,200.00
3% VACANCY			\$ 17,856.00
EFFECTIVE GROSS INCOME			\$ 577,344.00
OPERATING EXPENSES (25%)			\$ 144,377.00
NET OPERATING INCOME (NOI)			\$ 433,130.00
STABILIZED VALUE AT 5% CAP RATE			\$ 8,662,600.00

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The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through Andrew C. Lee Commercial Real Estate Services

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