



5 UNITS

1229 Roswell Ave & 4136-4138 E Anaheim St

Long Beach, CA 90804

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LYON STAHL
INVESTMENT REAL ESTATE

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MEET THE TEAM



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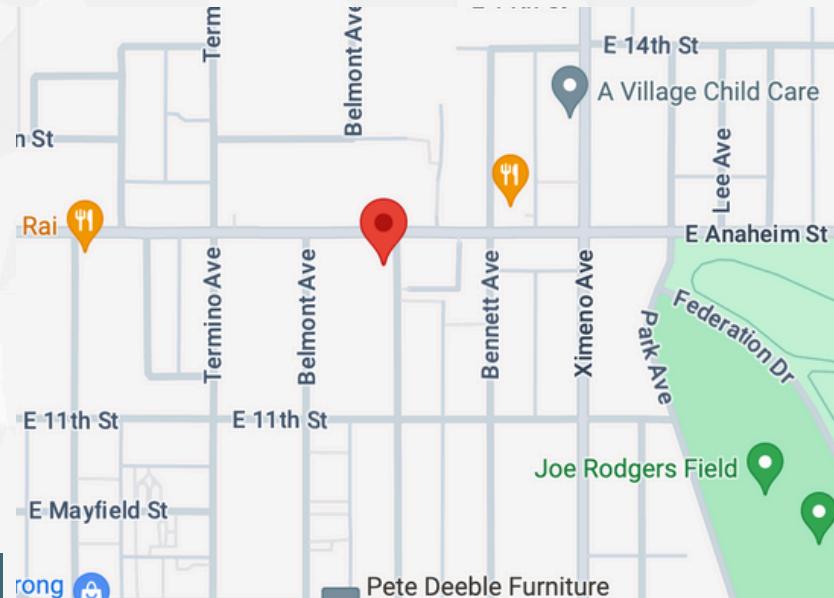


INVESTMENT OVERVIEW

SUMMARY



ASKING PRICE	\$975,000
UNITS	5
UNIT MIX	(3) 0-BED/1-BATH (2) RETAIL
TOTAL BUILDING SQ. FT.	3,838
TOTAL LOT SQ. FT.	3,835
YEAR BUILT	1940
ZONING	LBCNN
APN	7254-006-033



HIGHLIGHTS

- Diverse unit mix with (3) residential units & (2) retail units
- Two residential units delivered vacant
- Value Add opportunity
- Located close by local hospital & Long Beach State
- High visibility retail spaces in the front of the building

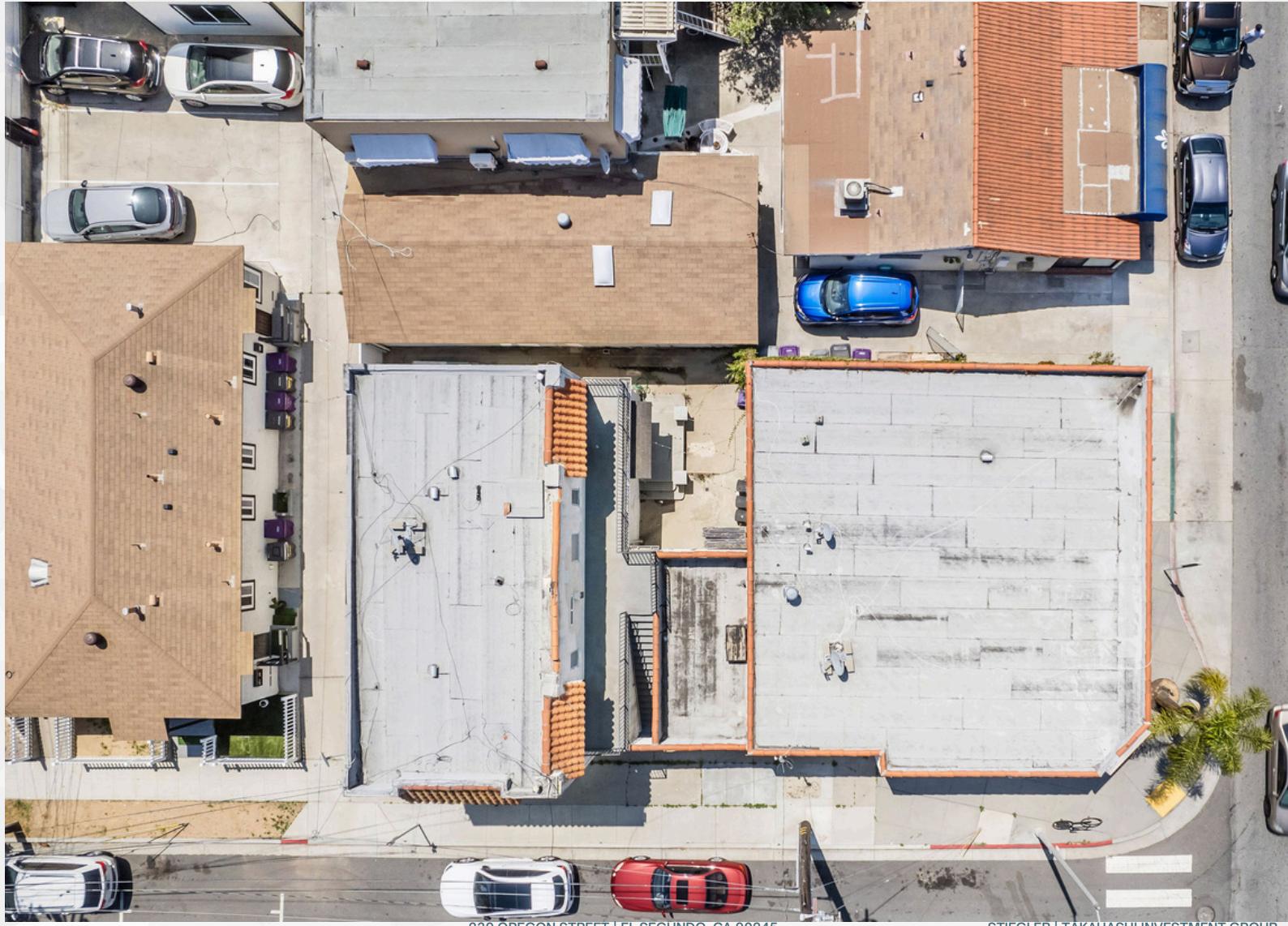
THE OFFERING

LYON STAHL
INVESTMENT REAL ESTATE



Discover the perfect blend of residential and commercial opportunities at this mixed-use property located in the heart of Long Beach. Featuring 3,835 square feet of building space on a 3,835 square foot lot, 1229 Roswell Ave/4136-4138 E Anaheim St offers two high-visibility retail units at the front, ideal for attracting foot traffic and boosting business. Behind the retail units, you'll find three residential units including one 1-bedroom, 1-bathroom unit and two studios. Currently, one studio and the bottom one-bedroom unit are vacant, providing the opportunity to upgrade and secure market rents. The remaining studio is on a month-to-month lease, and both commercial retail units will transition to month-to-month agreements starting September 1st. Don't miss this chance to own a versatile mixed-use building in one of Long Beach's most sought-after neighborhoods. Whether you're looking to diversify your investment portfolio or establish a new business hub, 1229 Roswell offers endless possibilities.

PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



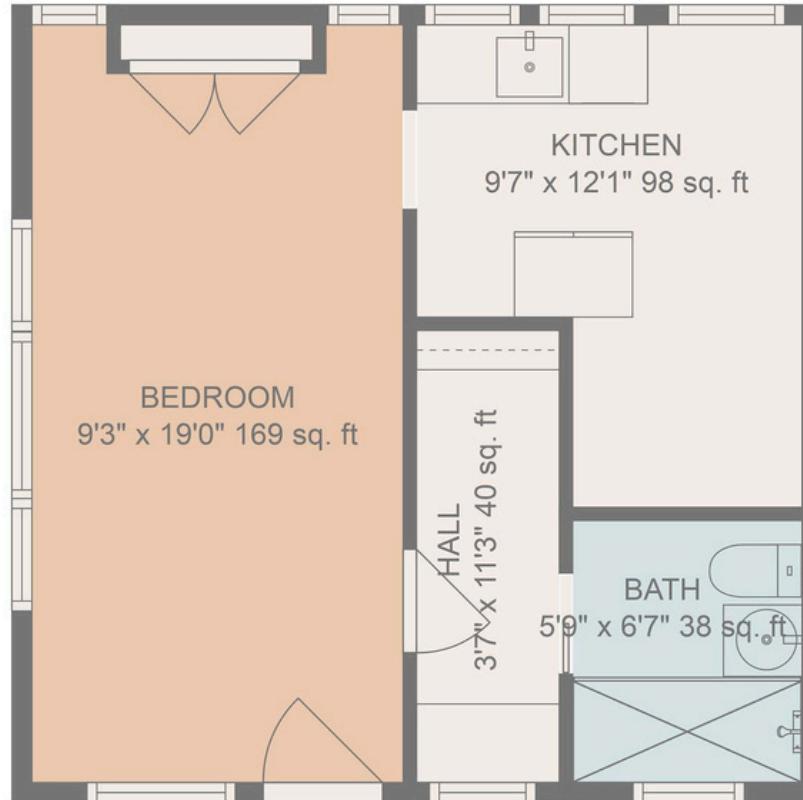


PROPERTY PHOTOGRAPHS



1229 Roswell Ave Unit A

Long Beach, CA 90804



Main Floorplan

DISCLAIMER: Measurements are approximate.
It is the responsibility of the buyer to verify the property's
measurements and square footage independently.

1229 Roswell Ave Unit B

Long Beach, CA 90804

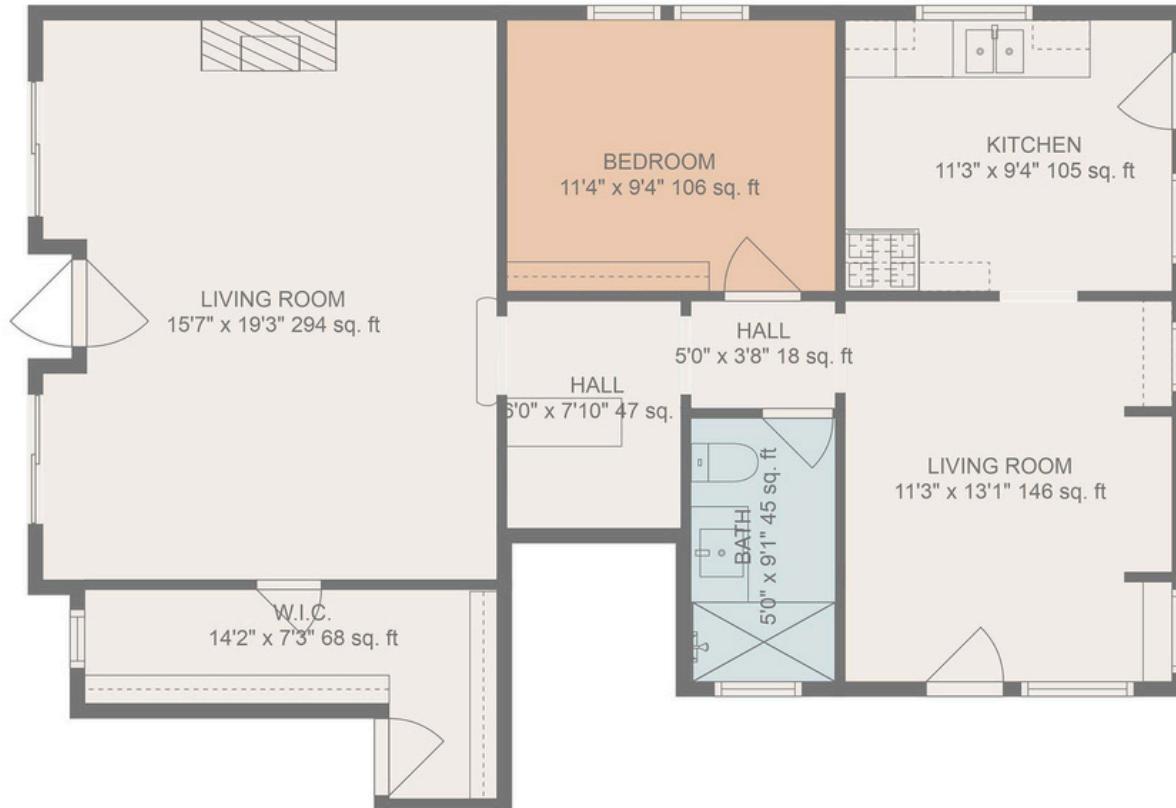


Main Floorplan

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measurements and square footage independently.

1229 Roswell Ave Unit C

Long Beach, CA 90804



Main Floorplan

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measurements and square footage independently.



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$975,000
UNITS	5
BUILDING SQ. FT.	3,838
LOT SQ FT	3,835
YEAR BUILT	1940
PRICE / UNIT	\$195,000
PRICE / SQ FT	\$254.04

INCOME DATA

CURRENT PRO FORMA

NOI	\$37,053	\$88,695
CAP	3.80%	9.10%
GRM	14.08	7.89

PROPOSED FINANCING

DOWN PAYMENT	\$585,000
LOAN AMOUNT	\$390,000
INTEREST RATE	6.750%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.22

INCOME AND EXPENSES

RENT ROLL

UNIT #	TYPE	NOTES	CURRENT	PRO FORMA
1	RETAIL		\$920	\$ 2,800
1	RETAIL		\$920	\$ 2,800
1	0-BED / 1 BATH		\$ 630	\$ 1,400
1	0-BED / 1 BATH		\$1,400	\$ 1,400
1	1-BED / 1 BATH		\$1,900	\$ 1,900
LAUNDRY			\$ 0	\$ 0
MONTHLY SCHEDULED RENTAL INCOME			\$ 5,770	\$ 10,300
ANNUAL SCHEDULED RENTAL INCOME			\$ 69,240	\$ 123,600

OPERATING DATA

	CURRENT	PRO FORMA
GROSS MARKET RENT	\$ 69,240	\$ 123,600
LESS: VACANCY RESERVE	\$ 3,462 3%	\$ 6,180 3%
GROSS OPERATING INCOME	\$ 65,778	\$ 117,420
LESS: EXPENSES	\$ 28,725 30%	\$ 28,725 26%
NET OPERATING INCOME	\$ 37,053	\$ 88,695
LESS: LOAN PAYMENTS	\$30,354	\$30,354
PRE-TAX CASH FLOW	\$6,699 1.54%	\$58,341 9.97%
PRINCIPAL REDUCTION	\$4,156	\$4,156
TOTAL RETURN BEFORE TAXES	\$10,855 1.86%	\$462,497 10.68%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 12,188
MAINTENANCE (4%)	\$ 2,770
INSURANCE (\$40/SF)	\$ 4,606
UTILITIES (\$900/UNIT/YEAR)	\$ 4,500
LANDSCAPING (\$100)	\$ 1,200
PROPERTY MANAGEMENT (5%)	\$ 3,462

TOTAL EXPENSES:	\$28,724.70
EXPENSES AS % SGI	41.49%
PER NET SQ.FT.	\$ 7.48
PER UNIT:	\$ 5,744.94



LOCATION OVERVIEW

LOS ANGELES COUNTY



Los Angeles County is the most heavily populated county with Approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis—formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange—is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers A labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately \$446 billion—placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244 ,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES),
IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF
NEIGHBORHOODS GEOGRAPHIC REGIONS:

- | | |
|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE VALLEY | 13. SOUTHEAST |
| 6. ANGELES FOREST | 14. SOUTH LA |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY |
| 8. THE VERDUGOS | 16. THE HARBOR |



25% OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES
COUNTY



LOS ANGELES COUNTY

THERE ARE 88 INCORPORATED CITIES IN LOS ANGELES COUNTY.

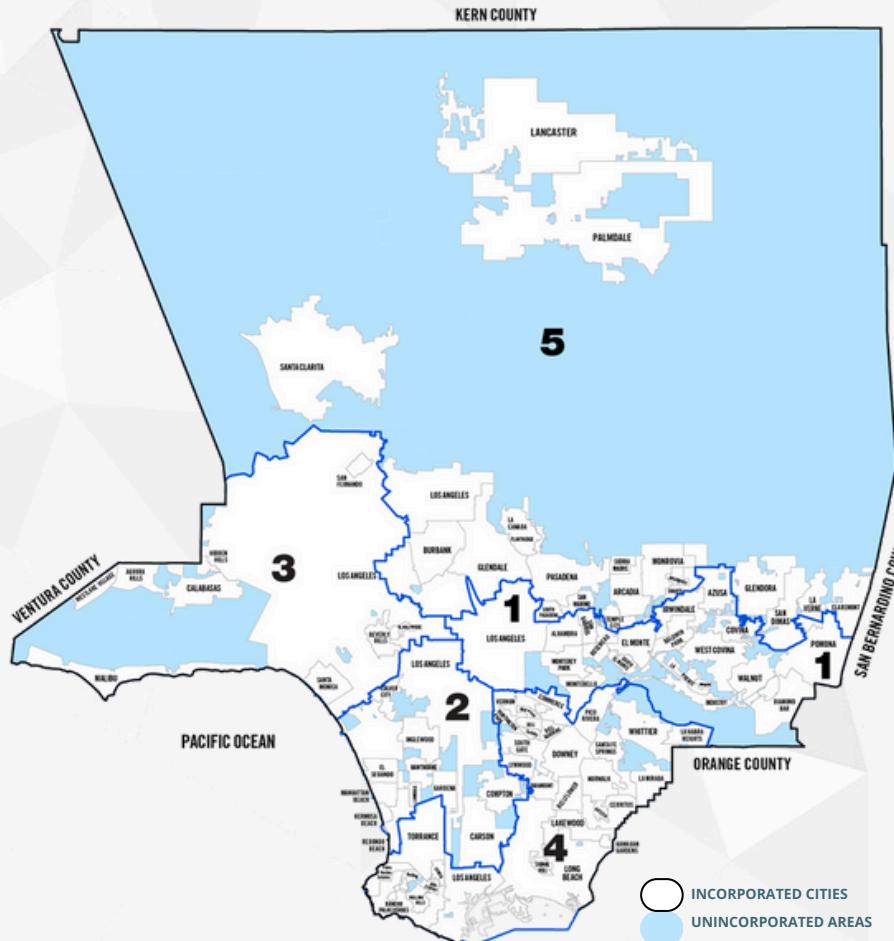
Agoura HillsBradburyDiamond BarHidden Hills
AlhambraBurbankDowneyHuntington Park
ArcadiaCalabasasDuarteleIndustry, City of
ArtesiaCarsonEl MonteGlenwood
AvalonCerritosEl SegundoLindridge
AzusaClaremontGardeniaLa Cañada Flintridge
Baldwin ParkCommerceGlendaleLa Mirada
BellCity of ComptonGlendoraLa Puente
Bell GardensCovinaHawaiian GardensLa Verne
BellflowerCudahyHawthorneLa Habra Heights
Beverly HillsCulver CityHermosa BeachLakewood
LancasterMonterey ParkRolling Hills EstatesSouth El Monte
LawndaleNorwalkRosemeadSouth Gate
LomitaPalmdaleSan DimasSouth Pasadena
Long BeachPalos Verdes Est.San FernandoTemple City
Los AngelesParamountSan GabrielTorrance
LynwoodPasadenaSan MarinoVernon
MalibuPico RiveraSanta ClaritaWalnut
Manhattan BeachPomonaSanta Fe SpringsWest Covina
MaywoodRancho Palos VerdesSanta MonicaWest Hollywood
MonroviaRedondo BeachSierra MadreWestlake Village
MontebelloRolling HillsSignal HillWhittier

MORE THAN 65 PERCENT OF LOS ANGELES COUNTY IS UNINCORPORATED.

Acton
Agua Dulce
Alondra Park
Altadena
Avocado Heights
Castaic
Charter Oak
Citrus
Del Aire
Marina del Rey
Mayflower Village
North El Monte
Quartz Hill
Rose Hills
Rowland Heights
San Pasqual
South Monrovia Island
South San Gabriel

Desert View Highlands
East Los Angeles
East Pasadena
East Rancho Dominguez
East San Gabriel
East Whittier
Elizabeth Lake
Florence-Graham
Green Valley
South San Jose Hills
South Whittier
Stevenson Ranch
Sun Village
Topanga
Val Verde
Valinda
Vincent
View Park

Hacienda Heights
Hasley Canyon
La Crescenta-Montrose
Ladera Heights
Lake Hughes
Lake Los Angeles
Lenox
Leona Valley
Little Rock
Windsor Hills
Walnut Park
West Athens
West Carson
West Puente Valley
West Rancho Dominguez
West Whittier-Los Nietos
Westmont
Willowbrook





LISTING TEAM

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