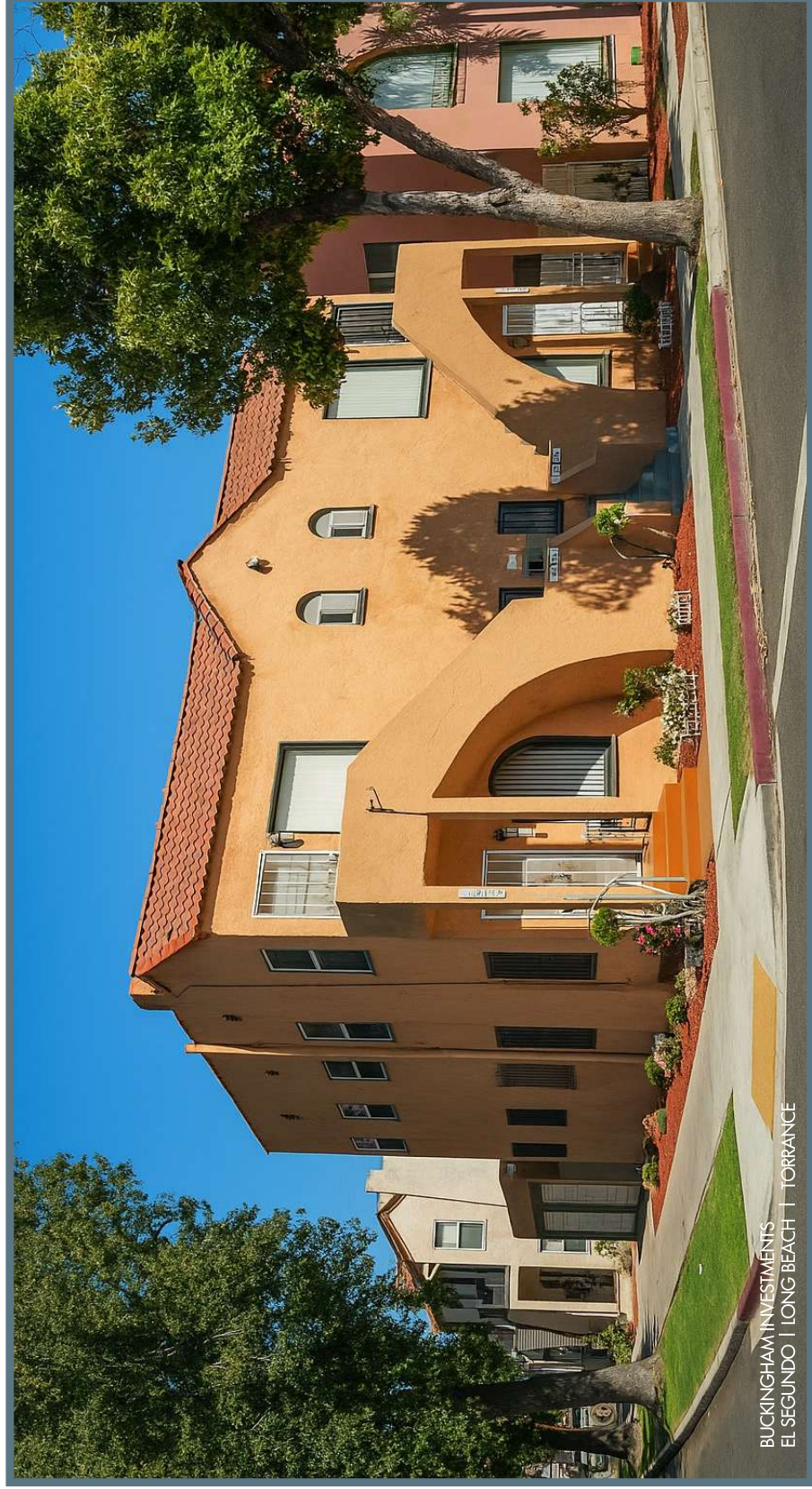




1990 Cedar Ave, Long Beach

\$1,045,000 | 4 Units | 13.59 GRM | 4.8% Cap Rate

Offering memorandum presented by:
Jeffrey Isenberg
CA BRE License # 02059354
Jeffrey@BuckinghamInvestments.com
(818)795-4477



BUCKINGHAM INVESTMENTS
EL SEGUNDO | LONG BEACH | TORRANCE

INVESTMENT HIGHLIGHTS

3

AREA OVERVIEW

4

INVESTMENT SUMMARY

5

RENT ROLL

6

SALES COMPARABLES

7

PROPERTY PHOTOS

8

CONTACT CARD

10

DISCLAIMER

11

TABLE OF CONTENTS —

INVESTMENT HIGHLIGHTS

- Unlock exceptional potential with this well-positioned multifamily property located in the heart of the rapidly evolving South Wrigley sub-market of Long Beach
- Each of the spacious 1 bed, 1 bath units offers approximately 630 square feet of living space
- Functional layouts with the ability to add in-unit laundry for increased rental appeal and tenant retention
- Recent capital expenditures include new roofs on both structures, upgraded main electrical panel, and seismic retrofit bolting
- Offers a compelling opportunity to capture a 13% upside in rents
- Located in an area poised for continued future appreciation
- Includes 2 large tandem garages offering ADU development potential (buyer to verify)
- South Wrigley is undergoing transformation with infrastructure upgrades, new residential and mixed-use developments, and significant city investment
- Positioned in the path of progress as Long Beach continues revitalization efforts
- Ideal for investors or owner-users looking to expand their portfolio with a high-potential asset
- 1990 Cedar Ave. is a must-see in one of Long Beach's most promising neighborhoods

BUCKINGHAM INVESTMENTS
EL SEGUNDO | LONG BEACH | TORRANCE

AREA OVERVIEW

Close proximity to the 710, 405, & 91 freeways and public transportation options including the Metro Blue Line with direct access to downtown Long Beach & Los Angeles.

Approximately 2 miles to the Long Beach Civic Center, Shoreline Village, and the waterfront district offering a wide range of dining, shopping, and entertainment options.

Nearby access to recreational amenities like Cesar E. Chavez Park, the Wrigley Greenbelt, Lincoln Park and the L.A. River bike path.

BUCKINGHAM INVESTMENTS
EL SEGUNDO | LONG BEACH | TORRANCE



INVESTMENT SUMMARY

ANNUALIZED OPERATING DATA

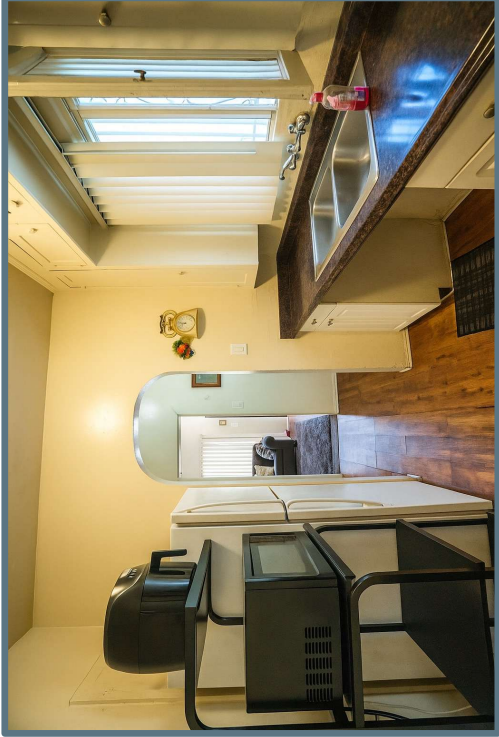
GENERAL INFORMATION	
Price	\$1,045,000
Year Built	1930
Units	4
Building Sq. Ft	2,516
Lot Sq. Ft	3,149
Price / Sq. Ft	\$415
Price / Lot Sq. Ft	\$330
Price / Unit	\$261,250
Current GRM	13.50
@ Market GRM	12.8
Current Cap Rate	4.8%
@ Market Cap Rate	5.1%

Income	Actual	Pro Forma
Gross Scheduled Rents	\$77,208	\$86,160
Parking Income	\$1,512	\$4,800
Less Vacancy @ 3%	(\$2,316)	(\$2,585)
Effective Gross Income	\$76,404	\$88,375
Expenses	Actual	Market
Taxes	\$13,375	\$13,375
Insurance	\$2,800	\$2,800
Repairs and Maintenance	\$3,820	\$4,419
Property Management	-	-
Utilities	\$2,880	\$2,880
Pest Control	\$600	\$600
Cleaning/Gardening	\$840	\$840
City Licensing and Permits	\$500	\$500
Total Expenses	\$24,815	\$25,414
Net Operating Income	\$51,589	\$62,961

PROPOSED FINANCING	
Loan Amount (75%)	\$802,500
Down Pmt (25%)	\$267,500
Rate (%)	6.5%
Amortization (years)	30
Payment (monthly)	(\$5,205)
Debt Cov. Ratio	0.83



RENT ROLL



# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	1BD/1BA	\$1,599	\$1,795
1	1BD/1BA	\$1,620	\$1,795
1	1BD/1BA	\$1,620	\$1,795
1	1BD/1BA	\$1,595	\$1,795
TOTAL		\$6,434	\$7,180

SALES COMPARABLES



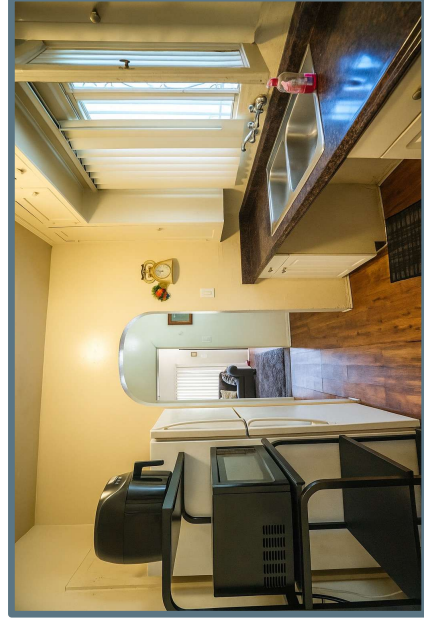
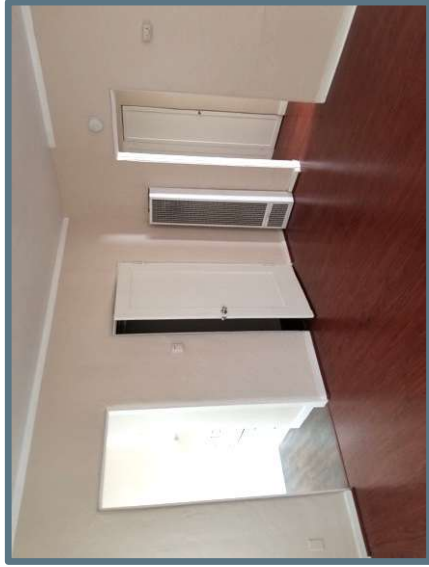
ADDRESS	PRICE	UNITS	BLDG. SIZE	PRICE / SQ FT	PRICE / UNIT	YEAR BUILT	CAP RATE	GRM
Subject Property	\$1,045,000	4	2,516	\$415	\$261,250	1930	4.8%	13.5
1. 1930 Magnolia Ave	\$740,000	4	2,379	\$311	\$185,000	1936	4.5%	14.5
2. 1961 Pine Ave	\$1,039,150	4	3,108	\$334	\$259,788	1941	4.6%	14.2
3. 401 E 21 st St	\$860,000	3	1,814	\$474	\$286,667	1909	4.7%	13.7
4. 1606 Chestnut Ave	\$1,410,000	4	2,750	\$513	\$352,500	1928	5.2%	12.5
AVERAGES (EXCLUDING SUBJECT)				\$408	\$270,989		4.7%	13.7



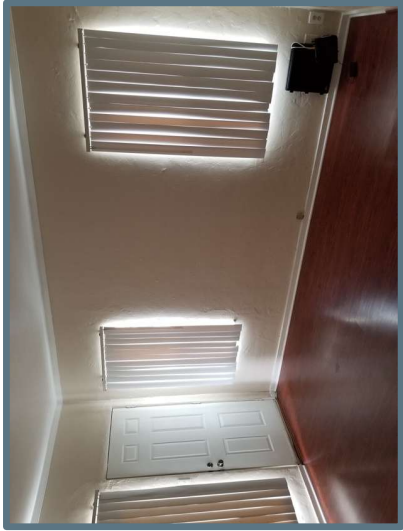
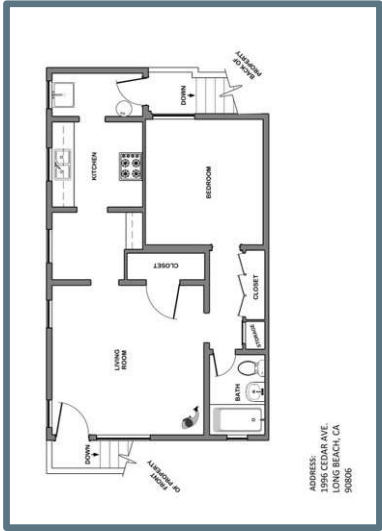
Subject Property



PROPERTY PHOTOS



PROPERTY PHOTOS



CONTACT INFO



For additional information, please contact:

Jeffrey Isenberg
CA BRE License # 02059354
Jeffrey.Isenberg@BuckinghamInvestments.com
(818)795-4477

Buckingham Investments
1304 El Prado Ave, Ste. C
Torrance, CA 90501

DISCLAIMER AND CONFIDENTIALITY AGREEMENT

The information contained in this document is private, confidential, and intended solely for the addressed recipient. By receiving and reviewing this document, the intended recipient agrees to maintain the confidentiality of this document. This document is not to be shared, duplicated, recorded, viewed, or disseminated in any fashion without the express written consent of Buckingham Investments. If you are not the intended recipient, do not review the document. Instead, please notify Buckingham Investments that you have received this document erroneously and arrange the return the document to Buckingham Investments.

The sole intended purpose of this document is to provide a brief synopsis of the potential investment in a specific property. The information in this document has been compiled by Buckingham Investments and is only a representation of Buckingham Investments' opinions at the time the document was created. This document may not represent the current or future opinions of Buckingham Investments regarding this investment opportunity. While Buckingham Investments believes the sources of this information to be reliable, Buckingham Investments has not verified specific information including but not limited to: profit and loss statements, financial statements, size, condition, tenancy, lease status, operational history, or any other details of the property which may be addressed in this document. Buckingham Investments does not warrant the information in this document for any purpose other than as preliminary information regarding a potential real estate investment. This document is not a substitute for due diligence investigations. Buckingham Investments strongly encourages all potential real estate investors to conduct thorough due diligence investigations prior to entering into any transaction.