

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

OFFERING MEMORANDUM

1000 XIMENO AVE

LONG BEACH, CA 90804 4 UNITS \$1,700,000

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

CalDRE #02035763

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Samimi Investment Real Estate, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Samimi Investment Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Samimi Investment Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Samimi Investment Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY PHOTOS	6
FINANCIAL ANALYSIS	11
SALE COMPARABLES	14
LOCATION OVERVIEW	19

PROPERTY INFORMATION

1000 Ximeno Ave - Long Beach, CA 90804

THE OFFERING



Remodeled 4Plex with large private yards, located in one of the nicest pockets of Long Beach! Perfect opportunity for any buyer/owner user looking to live in one unit and have their neighbors pay their mortgage.

1000 Ximeno Ave is comprised of (4) 1Bed/1Bath units. Beneficial to the new owner, all remodels have been completed, including new flooring, appliances, countertops, bathrooms and patios. The two downstairs units feature large private 325sf yards, perfect for entertaining. All units have washer and dryer in unit. There are also 3 tandem parking spots (6 spaces total).



Bordering Belmont Shore and located in one of Long Beach's Top Rental Markets, this truly is a one-of-a-kind building. It is just outside the \$6Billion of development flooding into Downtown LB, including the Long Beach Civic Center, Long Beach Aquarium, OceanAire Project, CSULB Downtown Village, Broadway Block, The Pacific and Queen Mary Island.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	1000 Ximeno Ave Long Beach, CA 90804
Total Units	4
Total Building Sqft.	2,499 SF
Total Lot Size	3,646 SF
Year Built	1953
Zoning	LBR4R
APN	7241-012-094



INVESTMENT HIGHLIGHTS

- Remodeled + Private Yard 4-Plex in an A Location
- Top of the line renovations include new flooring, appliances, countertops, bathrooms and patios
- Comprised of (4) 1Bed/1Bath units featuring large 325sf private yards with artificial turf, Washer/Dryer in unit and 6 total parking spots
- Located in one of Long Beach's top rental markets
- Ideal pickup for any owner/user looking to live in one unit and let the other tenants pay their mortgage or for an investor looking for a pristine asset in a great market

PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



1000 Ximeno Ave - Long Beach, CA 90804

PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

1000 Ximeno Ave - Long Beach, CA 90804



PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

1000 Ximeno Ave - Long Beach, CA 90804



PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	1	1	\$2,395	\$2,495	Renovated/ Private Yard
1	1	1	\$2,495	\$2,495	Renovated/Private Yard
1	1	1	\$2,100	\$2,100	Renovated
1	1	1	\$2,000	\$2,100	Renovated
TOTALS			\$8,990	\$9,190	

FINANCIAL ANALYSIS ANALYSIS

Property Address 1000 Ximeno Ave		Annualized Operating Data	Current Rents	Market Rents
List Price:	\$1,700,000	Scheduled Gross Income:	\$111,444	\$113,844
Down Payment: 40.0%	\$680,000	Vacancy Rate Reserve:	\$3,343 3% *1	\$5,692 5% *1
Number of units:	4	Gross Operating Income:	\$108,101	\$108,152
Cost per Unit:	\$425,000	Expenses:	\$29,749 27% *1	\$29,749 26% *1
Current GRM:	15.25	Net Operating Income:	\$78,352	\$78,403
Market GRM:	14.93	Loan Payments:	\$74,966	\$74,966
Current CAP:	4.61%	Pre Tax Cash Flows:	\$3,385 0.50% *2	\$3,437 0.51% *2
Market CAP:	4.61%	Principal Reduction:	\$12,065	\$12,065
Year Built / Age:	1953	Total Return Before Taxes:	\$14,286 2.10% *2	\$15,052 2.21% *2
Approx. Lot Size:	3,646			
Approx. Gross RSF:	2,499			
Cost per Net RSF:	\$680.27			

*1 As a percent of Scheduled Gross Income

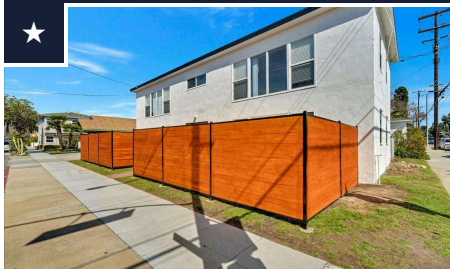
*2 As a percent of Down Payment

Proposed Financing				Scheduled Income						
First Loan Amount:	\$1,020,000	Amort:	30							
Terms:	6.20%	Fixed:	5							
Payment:	\$6,247	DCR:	1.05							
Annualized Expenses				# of Units	Bdrms/ Baths	Notes	Current Income Monthly Rent/Average	Current Income Total Monthly Income	Market Income Monthly Rent/Unit	Market Income Total Income
*Estimated				1	1+1	Remodeled	\$2,395	\$2,395	\$2,495	\$2,495
New Taxes (New Estimated):				1	1+1	Remodeled	\$2,495	\$2,495	\$2,495	\$2,495
Maintenance (\$600/unit):				1	1+1	Remodeled	\$2,100	\$2,100	\$2,100	\$2,100
Insurance (\$1/SF):				1	1+1	Remodeled	\$2,000	\$2,000	\$2,100	\$2,100
Utilities (\$900/unit/year):										
Total Expenses:								\$8,990		\$9,190
Expenses as %/SGI										
Per Net Sq. Ft:										
Per Unit										
	\$29,749		26.69%							
	\$11.90									
	\$7,437									
				Total Scheduled Rent:				\$8,990		\$9,190
				Pet Rent:				\$58		\$58
				RUBS:				\$139		\$139
				Storage				\$100		\$100
				Monthly Scheduled Gross Income:				\$9,287		\$9,487
				Annualized Scheduled Gross Income:				\$111,444		\$113,844
				Utilities Paid by Tenant:				Gas & Electric		

SALE COMPARABLES

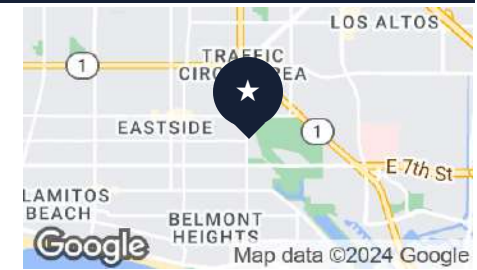
SALE COMPARABLES

SALE COMPS



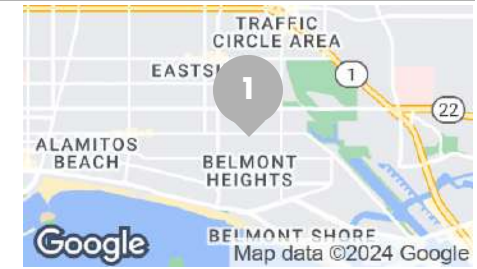
1000 XIMENO AVE
Long Beach, CA 90804

Price:	\$1,700,000	Bldg Size:	2,499 SF
No. Units:	4	Year Built:	1953
Price/SF:	\$680.27	Price/Unit:	\$425,000



386 MIRA MAR AVE
Long Beach, CA 90814

Price:	\$2,413,000	Bldg Size:	4,764 SF
No. Units:	4	Year Built:	1928
Price/SF:	\$506.51	Price/Unit:	\$603,250



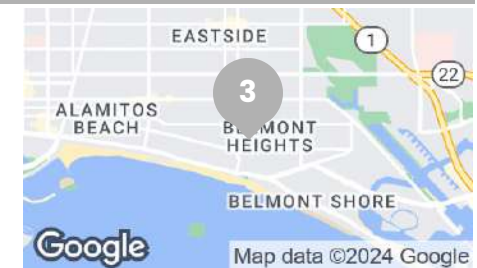
650 PARK AVE
Long Beach, CA 90814

Price:	\$2,120,000	Bldg Size:	2,729 SF
No. Units:	4	Year Built:	1941
Price/SF:	\$776.84	Price/Unit:	\$530,000



241 LOMA AVE
Long Beach, CA 90803

Price:	\$2,060,000	Bldg Size:	3,066 SF
No. Units:	4	Year Built:	1923
Price/SF:	\$671.89	Price/Unit:	\$515,000



SALE COMPARABLES

SALE COMPS



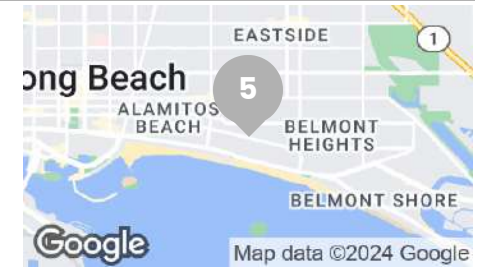
4
229 ROSWELL AVE
Long Beach, CA 90803

Price:	\$2,050,000	Bldg Size:	4,246 SF
No. Units:	4	Year Built:	1977
Price/SF:	\$482.81	Price/Unit:	\$512,500



5
2627 E BROADWAY AVE
Long Beach, CA 90803

Price:	\$1,970,000	Bldg Size:	4,500 SF
No. Units:	4	Year Built:	1976
Price/SF:	\$437.78	Price/Unit:	\$492,500



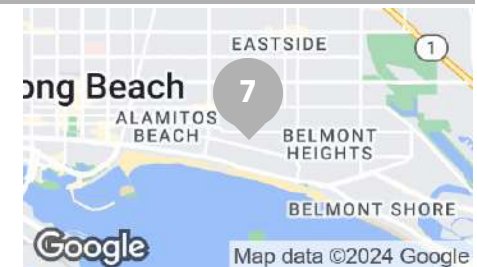
6
771 NEWPORT AVE
Long Beach, CA 90804

Price:	\$1,900,000	Bldg Size:	4,697 SF
Year Built:	1980	Price/SF:	\$404.51



7
265 MOLINO AVE
Long Beach, CA 90803

Price:	\$1,815,000	Bldg Size:	4,020 SF
No. Units:	4	Year Built:	1965
Price/SF:	\$451.49	Price/Unit:	\$453,750



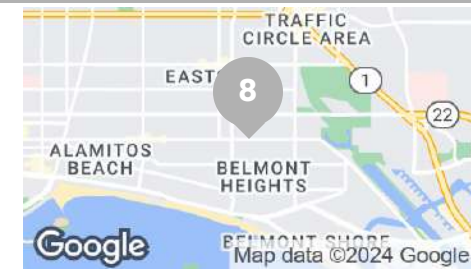
SALE COMPARABLES

SALE COMPS



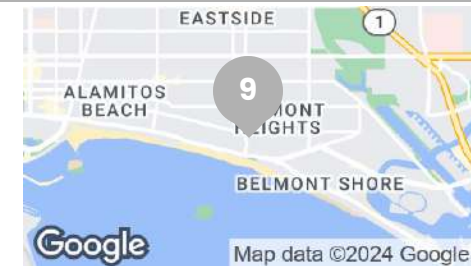
8
3627 E 4TH ST
Long Beach, CA 90814

Price:	\$1,760,000	Bldg Size:	4,000 SF
No. Units:	4	Year Built:	1924
Price/SF:	\$440.00	Price/Unit:	\$440,000



9
219 N REDONDO AVE
Long Beach, CA 90803

Price:	\$1,750,000	Bldg Size:	3,764 SF
No. Units:	4	Year Built:	1923
Price/SF:	\$464.93	Price/Unit:	\$437,500



SALE COMPARABLES

SALE COMPS ANALYSIS

<i>Closed</i>										
<i>1000 Ximeno Ave, Long Beach 90804</i>										
<u>Address</u>	<u>Price</u>	<u>Units</u>	<u>Yr. Built</u>	<u>RSF</u>	<u>GRM</u>	<u>CAP</u>	<u>Price/Sq.Ft</u>	<u>Price/Unit</u>	<u>COE</u>	<u>Unit Mix</u>
386 Mira Mar Ave	\$2,413,000	4	1928	4,764	22.72	2.86%	\$506.51	\$603,250	5/23/2022	(1) 3+2, (3) 2+1
650 Park Ave	\$2,120,000	4	1941	2,729	17.66	3.68%	\$776.84	\$530,000	2/28/2023	(4) 1+1
241 Loma Ave	\$2,060,000	4	1925	3,066	21.13	3.08%	\$671.89	\$515,000	12/15/2021	(1) 3+1, (3) 1+1
229 Rosewell Ave	\$2,050,000	4	1977	4,246	16.93	3.84%	\$482.81	\$512,500	10/30/2023	(1) 3+1, (3) 2+1
2627 E Broadway	\$1,970,000	4	1976	4,500	19.03	3.41%	\$437.78	\$492,500	5/17/2023	(1) 2+3, (3) 2+2
771 Newport Ave	\$1,900,000	4	1980	4,697	18.30	3.55%	\$404.51	\$475,000	12/31/2021	(1) 3+2, (3) 2+1
265 Molino Ave	\$1,815,000	4	1965	4,020	16.40	3.96%	\$451.49	\$453,750	3/1/2023	(4) 2+2
3627 E 4th St	\$1,760,000	4	1924	4,000	17.60	3.69%	\$440.00	\$440,000	9/12/2023	(2) 2+1, (2) 1+1
219 Redondo Ave	\$1,750,000	4	1923	3,764	22.80	2.85%	\$464.93	\$437,500	11/5/2021	(4) 1+1
<i>Averages</i>					19.18	3.44%	\$515.20	\$495,500		
1000 Ximeno Ave	\$1,700,000	4	1954	2,499	15.25	4.61%	\$680.27	\$425,000		(4) 1+1

LOCATION OVERVIEW

1000 Ximeno Ave - Long Beach, CA 90804

LOCATION OVERVIEW

LOCATION



Google Imagery ©2023 , Airbus, CNES / Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

LONG BEACH

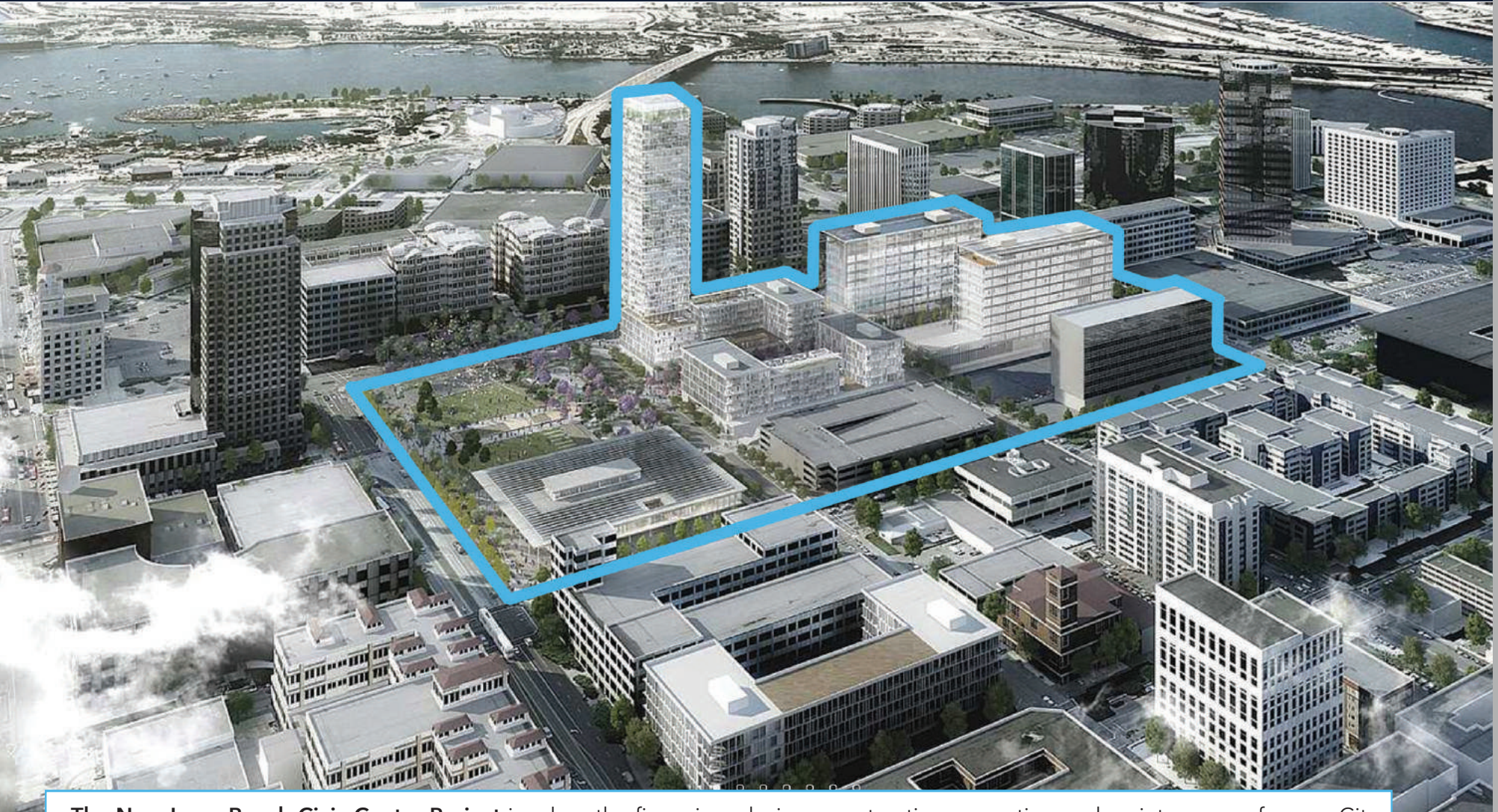
Long Beach has emerged as a popular coastal community in Southern California. Located south of the city of Los Angeles, it has a population of about 471,000. Located near the 405 and 710 freeways, and with access to the Metro Blue Line train, Long Beach provides easy commutes to major employment hubs in Los Angeles and Orange County. Long Beach is also home to major businesses such as Verizon, Molina Healthcare and the Port of Los Angeles.



Dozens of projects are transforming the city's landscape, with more than \$2.5M billion in capital pouring into Long Beach. These include the Douglas Park Redevelopment, a 261 acre mixed-use project on the site of the former Boeing campus. It will bring over 5000 jobs to Long Beach and will be home to nearly 30 businesses such as Mercedes-Bez US West headquarters and Virgin Galactic.

Downtown Long Beach is a burgeoning urban environment, featuring a waterfront harbor, a historic architectural district and a cultural arts scene. The Pine Avenue district provides many restaurants, shopping and nigh life options. Downtown Long Beach boasts many tourist attractions such as the Aquarium of the Pacific, the Toyota Grand Prix, and the Long Beach Convention Center. The Queen Mary is a major waterfront attraction, and the \$250 million Queen Mary Island retail and entertainment complex is planned for the surrounding area. The Long Beach Civic Center is undergoing a complete overhaul including development of a new Civic Center with a new City Hall, library headquarters for the port of Long Beach and multi-family housing.

LOCATION OVERVIEW CIVIC CENTER



The New Long Beach Civic Center Project involves the financing, design, construction, operation and maintenance of a new City Hall and Main Library and revitalization of Lincoln Park into a destination park. The Project will provide opportunities for private development and will further include a permanent headquarters building for the Port of Long Beach. The \$520 million civic center will replace the old city hall and include efficient new offices for the Port of Long Beach, a new city library, retail marketplace and public park.



The Aquarium of the Pacific in Long Beach announced a big, undulating expansion, revealing plans for a new wing they're calling Pacific Visions. The 29,000-square-foot addition will include a number of flashy components, including: A two-story, 300-seat immersive theater with a 32-foot-tall, curving screen and "floor projection disc," a new Changing Exhibit Gallery with live animals, multimedia displays, and "dynamic projected wall murals," an art gallery for cultural events and exhibitions, along with an orientation gallery with a 26-foot-wide "media wall."

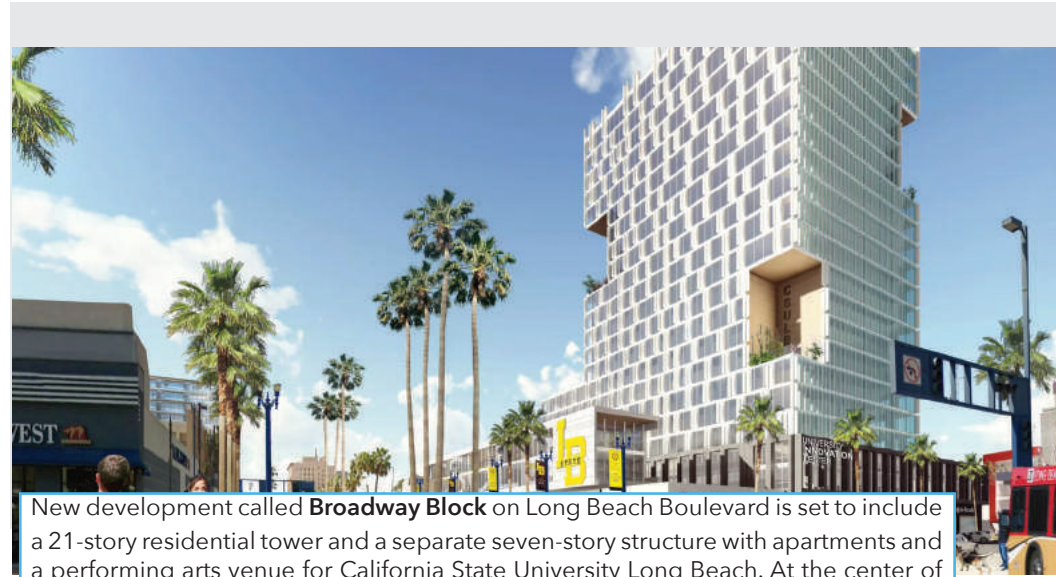
LOCATION OVERVIEW
QUEEN MARY ISLAND



Renderings of the proposed \$250 million redevelopment give us a glimpse of what to expect for the 65 acres of waterfront that will be transformed into a destination called **Queen Mary Island**. Queen Mary Island aims to have something for everyone. It will include restaurants, live music, 700,000 square feet of retail space, and a new 200-room hotel. A 150,000-square-foot structure will house an attraction called Urban Adventure, featuring 20 activities for the thrill-seeker, such as surfing, zip lining, a trampoline park, and an indoor ice-climbing wall.



Plans for a **35-Story Tower** originally called for just 221 units and 6,367 square feet of retail space. Now, however, its developers are seeking approval for an additional 94 units and another 344 square feet of retail space. An underground parking garage would be expanded from two levels to five to make room for some of these changes. The tower is the second phase of the Shoreline Gateway project at the intersection of Ocean Boulevard and Alamitos Avenue.



New development called **Broadway Block** on Long Beach Boulevard is set to include a 21-story residential tower and a separate seven-story structure with apartments and a performing arts venue for California State University Long Beach. At the center of the 50,000-square-foot lot is the Moderne-style Acres of Books building, constructed in the 1920s and the home of a beloved bookstore between 1960 and 2008.



This ambitious **zz** near the Pacific Avenue Blue Line station would replace a parking lot with a pair of residential structures with 325 units, according to a recent presentation from Mayor Robert Garcia.



The **OceanAire** project is rising on the site of an Ocean Avenue parking lot and promises to offer future residents some very nice views and convenient access to both public transit and the beach. According to the architects, the upscale apartments will be catered to young professionals and will feature amenities like a pool, sun deck, fitness room/yoga studio, and the increasingly obligatory dog spa.



Glassy Hotel Tower - This hotel tower would rise in the heart of Downtown Long Beach, bringing hundreds of guest rooms and new restaurant space to the area. Plans for the large development are still being worked out. Longbeachize reports that developer American Life has proposed an agreement with the city that would allow the project to rise 36 stories and include more than 500 rooms.



The city's planning commission has approved a new **seven-story apartment building** with 142 units and ground-floor commercial space. Located at 500 West Broadway, the project is set to include 65 studio apartments, 41 one-bedrooms, 32 two-bedrooms, and four three-bedroom units. Street-level commercial space will include 1,168 square feet of retail and a 2,267-square-foot cafe.



This **Five Floors of Apartments** complex is one of two projects now being constructed by Ensemble Investments, with designs by architecture firm Studio T Square 2 in collaboration with Mark Tessier Landscape Architecture. It will include 95 apartments and 177 parking spaces.



Apartments and a Bridge - Under a .5 mile from the Ocean Boulevard project above, this similar project will include 112 units, 144 parking spaces, and space for a cafe or retail business. It's rising immediately next to a flashy new pedestrian bridge now under construction. Once complete, the bridge will connect the city's convention center to the nearby Performing Arts Center.



The Beacon - This affordable housing complex broke ground just last month and is expected to open in 2019. Once complete, the two-building development will include 160 units of supportive housing for veterans and seniors.



Amli Parc Broadway - will replace a government office building with 222 residential units and 8,500 square feet of retail space, including an art gallery and a "bike kitchen."



The Pacific will feature 163 apartments (17 of them affordable), along with community amenities like a fitness center and bike workshop.



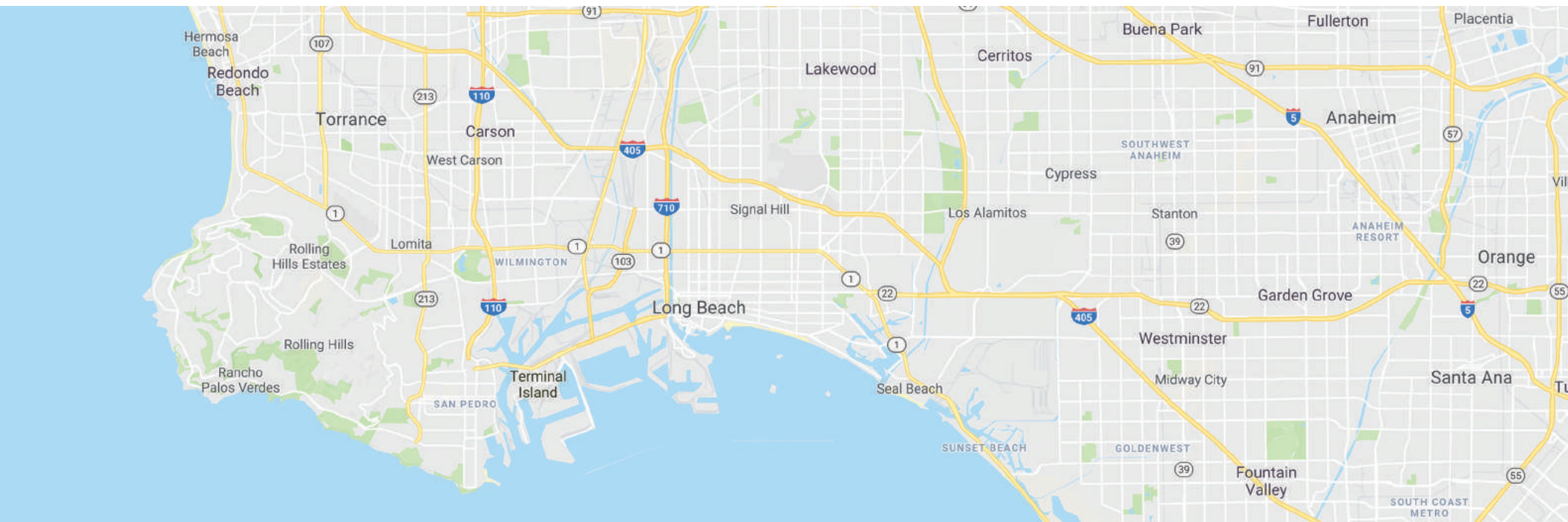
101 Alamos Avenue - Developer SARES REGIS Group, which is building The Pacific, is also behind this seven-story residential development with 136 condos and a bit of retail/restaurant space.



Ocean View Tower is located right next to the large Camden Harbor View apartment complex, this adaptive reuse project will transform an existing office building into a residential development with 94 apartments and 4,597 square feet of retail space.



320 Alamos Avenue - This proposed project would include 77 apartments spread across seven stories at the eastern edge of the downtown area.



EXCLUSIVELY MARKETED BY

SAMIMI **LYON** **STAHL**
INVESTMENTS **INVESTMENT REAL ESTATE**

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

BRE. 02035763