

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

OFFERING MEMORANDUM

1409 MAGNOLIA AVE

LONG BEACH, CA 90813 6 UNITS \$1,650,000

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CaIDRE #02035763

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PROPERTY INFORMATION

1409 Magnolia Ave - Long Beach, CA 90813

THE OFFERING



Great Cash-Flow Deal! Located just outside of booming Downtown Long Beach, 1409 Magnolia Ave is a well-maintained 6 unit building with a high yielding unit mix of (3) 3Bed/1Bath, (2) 2Bed/1Bath, and (1) 1Bed/1Bath units. The property currently grosses \$13,756/month and operates at a 7.30% CAP and 10.00 GRM. 1409 Magnolia Ave is the ideal investment for investor looking for day 1 cash-flow with significant upside in rental income.

The subject property is located just outside the \$6 Billion of development flooding into Downtown LB, including the Long Beach Civic Center, Long Beach Aquarium, OceanAire Project, CSULB Project, CSULB Downtown Village, Broadway Block, the Pacific and Queen Mary Island.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	1409 Magnolia Ave Long Beach, CA 90813
Total Units	6
Total Building Sqft.	3,992 SF
Total Lot Size	4,592 SF
Year Built	1925
Zoning	LBIL
APN	7271-009-010



INVESTMENT HIGHLIGHTS

- Day 1 cash-flow - Will operate at a 10.00 GRM and 7.30% CAP Rate
- High yielding unit mix of (3) 3Bed/1Bath, (2) 2Bed/1Bath, (1) 1Bed/1Bath
- Located in the booming city of Long Beach
- Tons of parking available for all tenants

PROPERTY PHOTOS

1409 Magnolia Ave - Long Beach, CA 90813

PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	LEASE END	CURRENT RENT	MARKET RENT
A	2	1	Vacant	\$2,300	\$2,300
B	3	1	Vacant	\$2,899	\$2,899
C	3	1		\$2,250	\$2,899
D	3	1		\$2,272	\$2,899
E	2	1		\$2,300	\$2,300
F	1	1		\$1,495	\$1,650
TOTALS/AVERAGES				\$13,516	\$14,947

FINANCIAL ANALYSIS SET UP SHEET

Property Address 1409 Magnolia Ave			Annualized Operating Data		Current Rents		Market Rents	
List Price:		\$1,650,000	Scheduled Gross Income:		\$165,072		\$182,964	
Down Payment:	25.0%	\$412,500	Vacancy Rate Reserve:		\$4,952	3% *1	\$9,148	5% *1
Number of units:		6	Gross Operating Income:		\$160,120		\$173,816	
Cost per Unit:		\$275,000	Expenses:		\$39,568	24% *1	\$39,568	22% *1
Current GRM:		10.00	Net Operating Income:		\$120,552		\$134,248	
Market GRM:		9.02	Loan Payments:		\$89,033		\$89,033	
Current CAP:		7.31%	Pre Tax Cash Flows:		\$31,519	7.64% *2	\$45,215	10.96% *2
Market CAP:		8.14%	Principal Reduction:		\$15,197		\$15,197	
Year Built / Age:		1925	Total Return Before Taxes:		\$46,716	11.32% *2	\$60,412	14.65% *2
Approx. Lot Size:		4,592						
Approx. Gross RSF:		3,992	*1 As a percent of Scheduled Gross Income					
Cost per Net RSF:		\$413.33	*2 As a percent of Down Payment					

Proposed Financing				Scheduled Income						
First Loan Amount:	\$1,237,500	Amort:	30			Current Income		Market Income		
Terms:	6.00%	Fixed:	5	# of Units	Bdrms/Baths	Notes	Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$7,419	DCR:	1.35	1	2+1	Vacant	\$2,300	\$2,300	\$2,300	\$2,300
				1	3+1	Vacant	\$2,899	\$2,899	\$2,899	\$2,899
Annualized Expenses				1	3+1		\$2,250	\$2,250	\$2,899	\$2,899
*Estimated				1	3+1		\$2,272	\$2,272	\$2,899	\$2,899
New Taxes (New Estimated):	\$20,625			1	2+1		\$2,300	\$2,300	\$2,300	\$2,300
Maintenance (\$600/unit/year):	\$3,600			1	1+1		\$1,495	\$1,495	\$1,650	\$1,650
Insurance (\$1/SF):	\$3,992									
Management (5%):	\$8,133									
Utilities (Actuals):	\$1,413									
Gas (Actuals):	\$1,430									
Pest Control (Actuals):	\$375									
				Total Scheduled Rent:			\$13,516		\$14,947	
				Other Income:			\$10		\$10	
				RUBS:			\$140		\$140	
				Garages:			\$90		\$150	
Total Expenses:	\$39,568			Monthly Scheduled Gross Income:			\$13,756		\$15,247	
Expenses as %/SGI	23.97%			Annualized Scheduled Gross Income:			\$165,072		\$182,964	
Per Net Sq. Ft:	\$9.91			Utilities Paid by Tenant:			Gas & Electric			
Per Unit	\$6,595									

SALES COMPARABLES

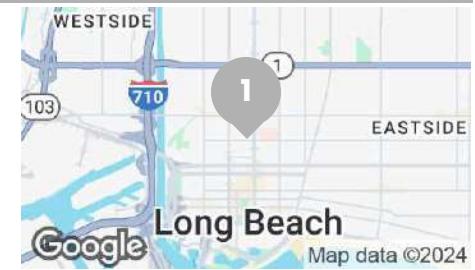
SALES COMPARABLES

SALE COMPS



1
219 E 10TH ST
Long Beach, CA 90813

Price:	\$1,350,000	Bldg Size:	4,836 SF
No. Units:	5	Cap Rate:	N/A
Year Built:	1909	Price/Unit:	\$270,000



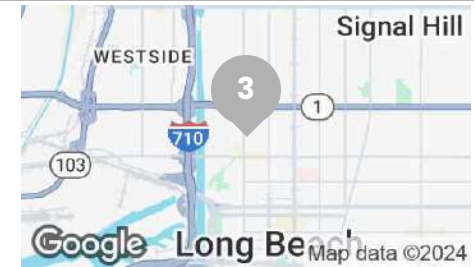
2
430 E ESTHER ST
Long Beach, CA 90813

Price:	\$1,200,000	Bldg Size:	3,200 SF
No. Units:	5	Cap Rate:	N/A
Year Built:	1912	Price/Unit:	\$240,000



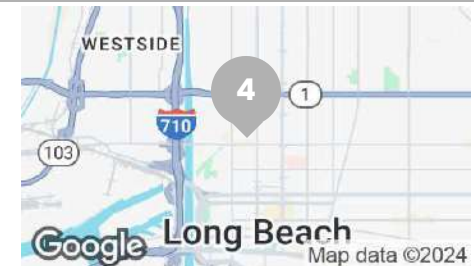
3
1465 HENDERSON AVE
Long Beach, CA 90813

Price:	\$1,299,000	Bldg Size:	3,640 SF
No. Units:	6	Cap Rate:	N/A
Year Built:	1954	Price/Unit:	\$216,500



4
310 W 14TH ST
Long Beach, CA 90813

Price:	\$1,192,500	Bldg Size:	4,584 SF
No. Units:	6	Cap Rate:	N/A
Year Built:	1912	Price/Unit:	\$198,750



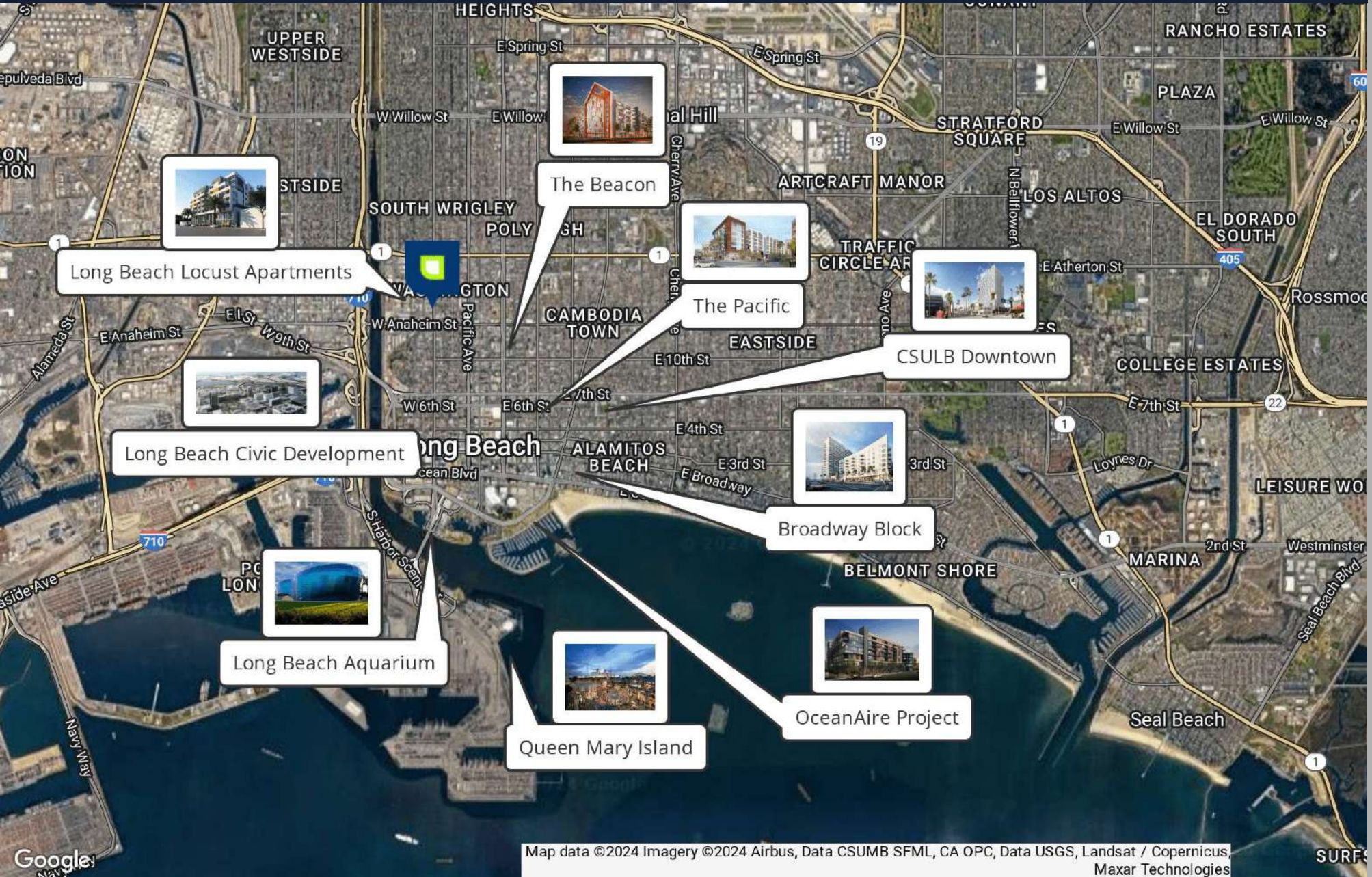
SALES COMPARABLES
SALES COMPS ANALYSIS

<i>Closed</i>										
<i>1409 Magnolia Ave, Long Beach 90813</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>
219 E 10th St	\$1,350,000	5	1909	4,836	N/A	N/A	\$279.16	\$270,000	2/16/2023	(1) 3+1, (1) 2+1, (1) 1+1, (2) Studio
430 E Esther St	\$1,200,000	5	1912	3,200	N/A	N/A	\$375.00	\$240,000	6/26/2023	(4) 1+1, (1) 3+1
1465 Henderson Ave	\$1,299,000	6	1954	3,640	10.86	5.90%	\$356.87	\$216,500	1/30/2024	(1) 2+1, (5) 1+1
310 W 14th St	\$1,192,500	6	1912	4,584	13.27	4.22%	\$260.14	\$198,750	12/28/2023	(4) 2+1, (2) 1+1
<i>Averages</i>					12.06	5.06%	\$330.67	\$218,417		
1409 Magnolia Ave	\$1,650,000	6	1925	3,992	10.00	7.30%	\$413.33	\$275,000		

LOCATION INFORMATION

1409 Magnolia Ave - Long Beach, CA 90813

LOCATION INFORMATION RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies

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.



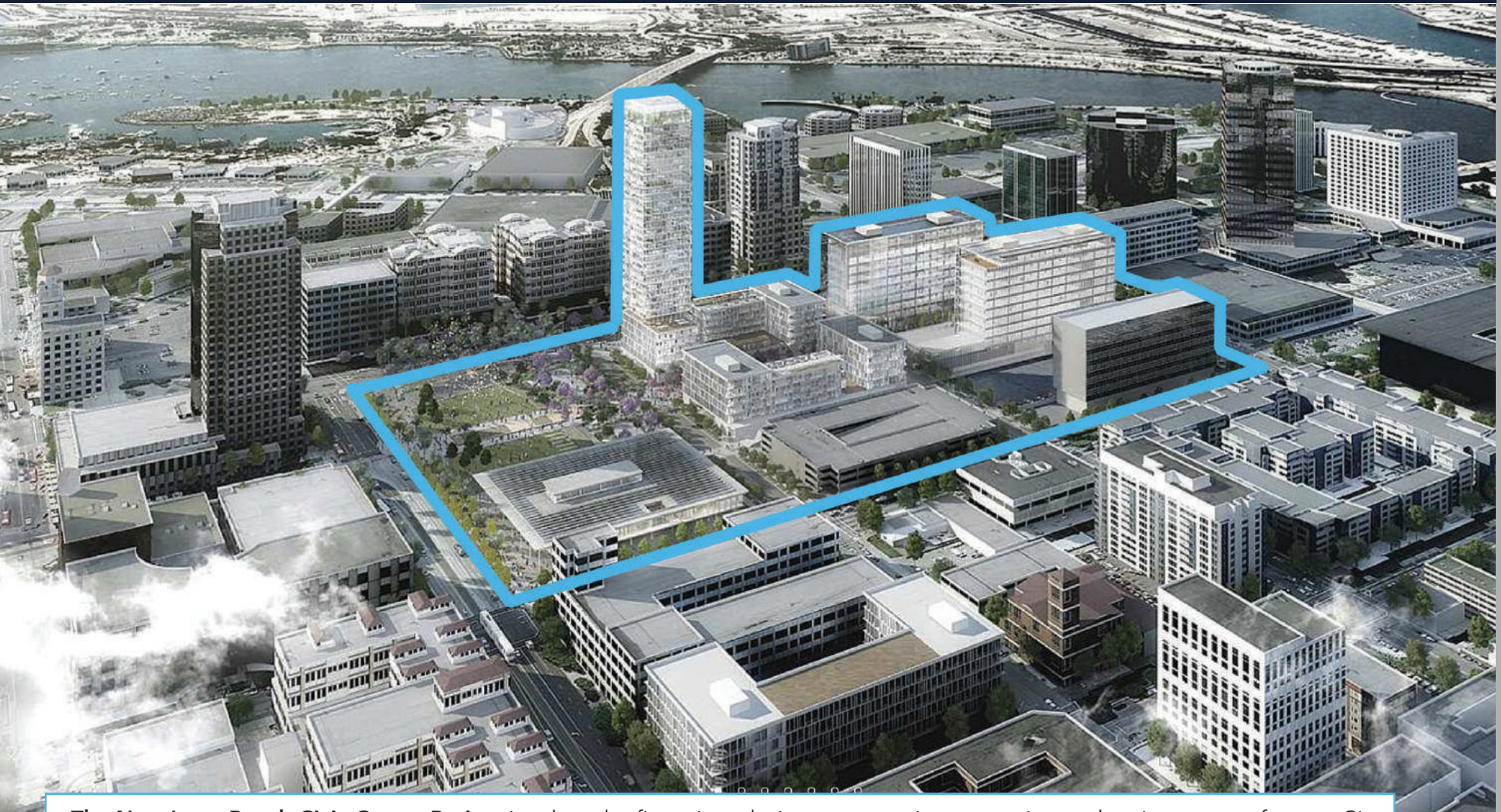
Dozens of projects are transforming the city's landscape, with more than \$2.5M billion in capital pouring into Long Beach. These include the Douglas Park Redevelopment, a 261 acre mixed-use project on the site of the former Boeing campus. It will bring over 5000 jobs to Long Beach and will be home to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



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."

LONG BEACH 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.

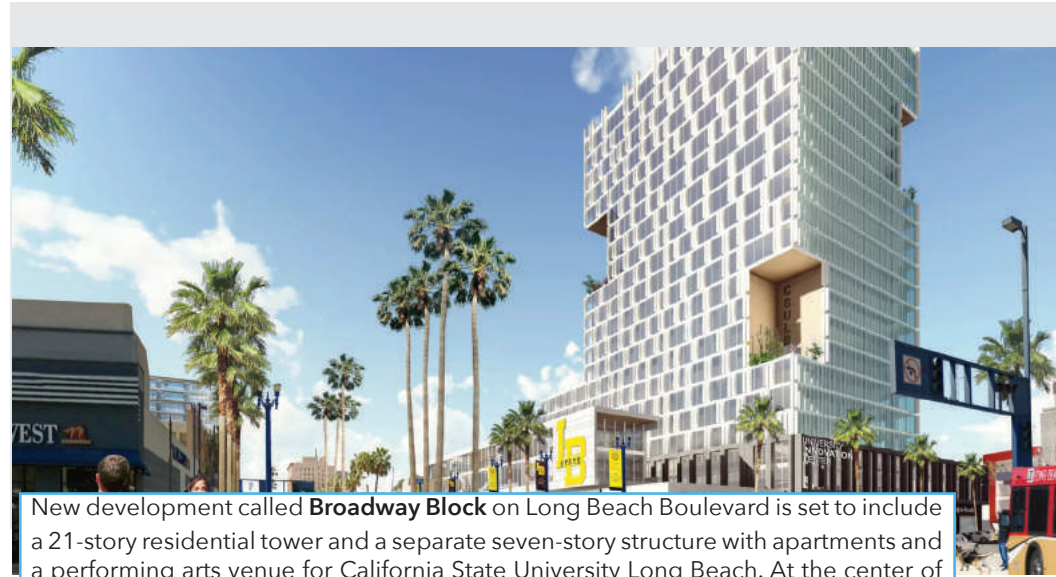
LOCATION INFORMATION
QUEEN MARY ISLAND



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.



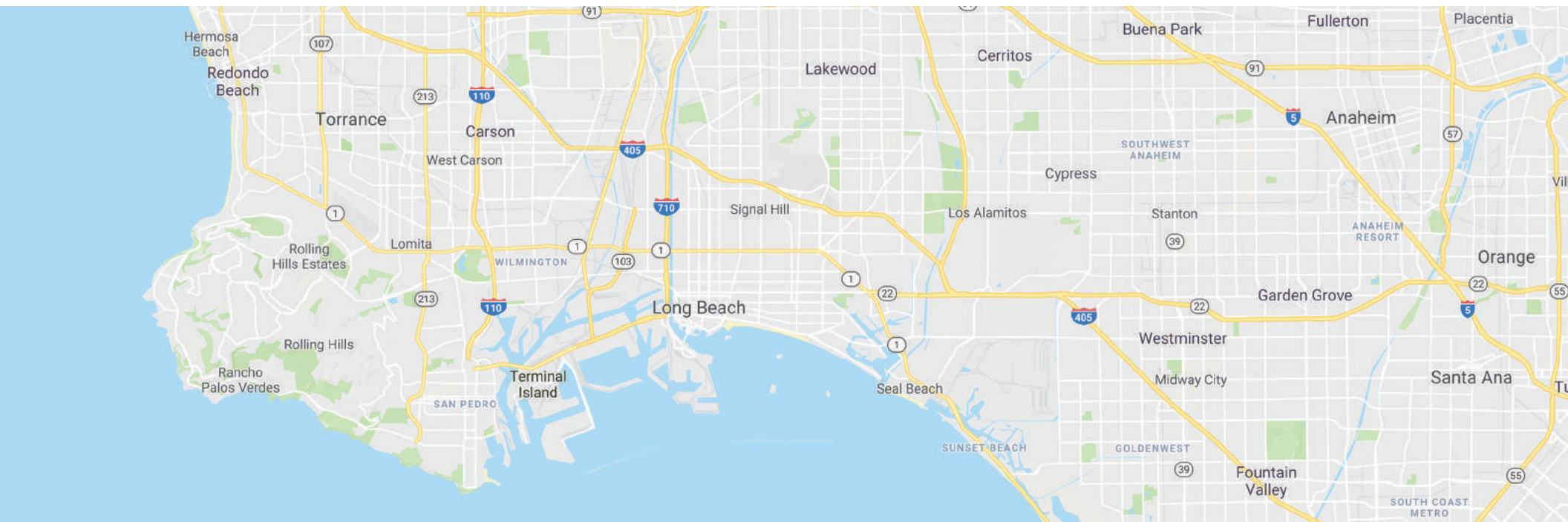
101 Alamos Avenue - Developer SARES REGIS Group, which is building The Pacific, is also behind this seven-story residential development with 136 condos and a bit of retail/restaurant space.



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

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