

5 UNITS

2751 E 14th St

LONG BEACH, CA 90804

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TABLE OF CONTENTS

- 1 INVESTMENT OVERVIEW
- 2 FINANCIAL ANALYSIS
- 3 LOCATION OVERVIEW
- 4 MEET THE TEAM

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INVESTMENT OVERVIEW

SUMMARY



2751 E 14th St, Long BEACH, CA 90804

ASKING PRICE

\$1,100,000

UNITS	5
UNIT MIX	1 (3-BED / 2-BATH) 4 (1-BED / 1 BATH)
TOTAL BUILDING SQ. FT.	3,329
TOTAL LOT SQ. FT.	6,502
YEAR BUILT	1952
ZONING	LBR2N
APN	7260-018-010

HIGHLIGHTS

- **Great Location:** Located in Zaferia Design District near local staples such as Joe Jost's, Traffic Circle, Rec Park, and much more!
- **Good Unit Mix:** (1)3-bedroom/2-bath & (4) 1-bedroom/1-bath units
- **Current* CAP 5.07% After Rent Increases* 5.90% | Market* CAP 7.19%**
- **Current* GRM 11.62 After Rent Increases* 10.52 | Market* GRM 9.08**
- **5 Parking Spaces**

THE OFFERING



The Stiegler Takahashi Group is proud to present a prime multifamily investment opportunity located in the heart of the vibrant Zaferia Design District. This well-positioned asset offers unbeatable access to local staples such as Joe Jost's, the Traffic Circle, Recreation Park, and more. The property features a desirable unit mix consisting of one spacious 2-bedroom/1-bath unit and four well-maintained 1-bedroom/1-bath units, appealing to a broad and stable tenant base. Financial performance is strong, with a current CAP rate of 5.07% and a 11.62 GRM—both projected to improve to a 5.90% CAP and 10.52 GRM following scheduled rent increases. With five dedicated parking spaces and an unbeatable location, this property offers a rare blend of consistent income, future upside, and long-term value in one of Long Beach's most dynamic neighborhoods.



PROPERTY PHOTOGRAPHS



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$1,100,000
UNITS	5
BUILDING SQ. FT.	3,329
LOT SQ FT	6,502
YEAR BUILT	1952
PRICE / UNIT	\$220,000
PRICE / SQ FT	\$330.43

INCOME DATA

	CURRENT	AFTER INCREASES	PRO FORMA
NOI	\$55,752	\$64,871	\$79,075
CAP	5.07%	5.90%	7.19
GRM	11.62	10.52	9.08

PROPOSED FINANCING

DOWN PAYMENT	\$550,000
LOAN AMOUNT	\$550,000
INTEREST RATE	6.000%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.41

INCOME AND EXPENSES

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	1-BED / 1-BATH	Up For Rent Increase	\$ 1,513	\$ 1,800
1	1-BED / 1- BATH		\$ 1,250	\$ 1,800
1	1-BED / 1- BATH	Up For Rent Increase	\$ 1,450	\$ 1,800
1	1-BED / 1- BATH	Up For Rent Increase	\$ 1,441	\$ 1,800
1	3-BED / 2- BATH	Up For Rent Increase	\$ 2,194	\$ 2,800
MONTHLY SCHEDULED RENTAL INCOME			\$ 7,888	\$ 9,495
ANNUAL SCHEDULED RENTAL INCOME			\$94,656	\$ 121,200

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$94,656		\$121,200	
LESS: VACANCY RESERVE	\$ 2,840	3.0%	\$ 6,060	5.0%
GROSS OPERATING INCOME	\$91,816		\$ 115,140	
LESS: EXPENSES	\$ 36,065	38%	\$ 36,065	30%
NET OPERATING INCOME	\$ 55,752		\$79,075	
LESS: LOAN PAYMENTS PRE-TAX	\$ 39,570		\$ 39,570	
CASH FLOW	\$ 16,181	2.94%	\$ 39,905	7.18%
PRINCIPAL REDUCTION	\$ 6,754		\$ 6,754	
TOTAL RETURN BEFORE TAXES	\$ 22,935	4.17%	\$ 46,259	8.41%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 14,689
MAINTENANCE	\$ 2,723
INSURANCE	\$ 6,500
UTILITIES	\$ 6,480
LANDSCAPING	\$ 940
PROPERTY MANAGEMENT (5%)	\$ 4,709
TOTAL EXPENSES:	\$ 36,064.71
EXPENSES AS % SGI	38.10%
PER NET SQ.FT.	\$ 10.83
PER UNIT:	\$ 7,212.95

INCOME AND EXPENSES—After Rent Increases

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	1-BED / 1-BATH		\$ 1,634	\$ 1,800
1	1-BED / 1- BATH		\$ 1,350	\$ 1,800
1	1-BED / 1- BATH		\$ 1,450	\$ 1,800
1	1-BED / 1- BATH		\$ 1,680	\$ 1,800
1	3-BED / 2- BATH		\$ 2,560	\$ 2,800
MONTHLY SCHEDULED RENTAL INCOME			\$ 8,714	\$ 10,100
ANNUAL SCHEDULED RENTAL INCOME			\$104,568	\$ 121,200

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$104,568		\$121,200	
LESS: VACANCY RESERVE	\$ 3,137	3.0%	\$ 6,060	5.0%
GROSS OPERATING INCOME	\$101,431		\$ 115,140	
LESS: EXPENSES	\$ 36,560	35%	\$ 36,560	30%
NET OPERATING INCOME	\$ 64,871		\$ 78,580	
LESS: LOAN PAYMENTS PRE-TAX	\$ 46,693		\$ 46,693	
CASH FLOW	\$ 18,178	4.03%	\$ 31,887	7.07%
PRINCIPAL REDUCTION	\$ 7,970		\$ 7,970	
TOTAL RETURN BEFORE TAXES	\$ 26,147	5.80%	\$ 39,856	8.84%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 14,689
MAINTENANCE	\$ 2,723
INSURANCE	\$ 6,500
UTILITIES	\$ 6,480
LANDSCAPING	\$ 940
PROPERTY MANAGEMENT (5%)	\$ 5,204
TOTAL EXPENSES:	\$ 36,560.34
EXPENSES AS % SGI	34.96%
PER NET SQ.FT.	\$ 10.98
PER UNIT:	\$ 7,312.07

LOCATION OVERVIEW



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:

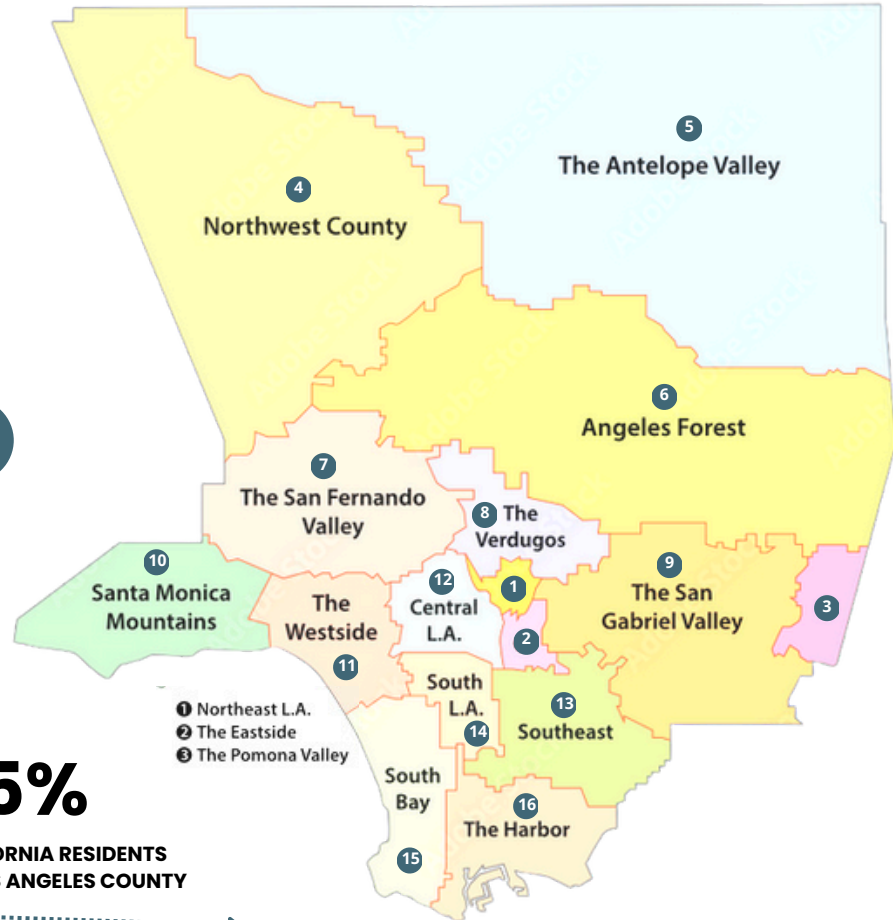
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|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE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



LOS ANGELES CALIFORNIA
9.83 MILLION
39.24 MILLION

25%

**OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY**



LISTING TEAM



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