

2 UNITS

2703 E 7th St

LONG BEACH, CA 90804

Ohio AVE
700

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INVESTMENT OVERVIEW

SUMMARY

2703 E 7th St Long Beach, CA 90804

ASKING PRICE

\$1,195,000

UNITS 2

UNIT MIX 2 (2-BED / 1-BATH) 1 (0-BED / 1 BATH)

TOTAL BUILDING SQ. FT. 1,543

TOTAL LOT SQ. FT. 3,638

YEAR BUILT 1919

ZONING LBCNR

APN 7262-017-023

HIGHLIGHTS

- Property to be delivered vacant
- Prime corner lot in the Rose Park / Circle district
- Duplex with approved ADU plans
- Excellent unit mix of (2) 2 Bed + 1 Bath
- Separately metered with major upgrades of plumbing & new wall furnaces

THE OFFERING



INVESTMENT OPPORTUNITY! Property to be delivered vacant with RTI ADU plans! Zoned LBCNR, 2703-2705 E. 7th St. is a versatile duplex located in the highly sought-after 7th Street district of Rose Park/Circle in Long Beach. Situated on a prime corner lot, this property offers endless possibilities for an owner/user, investors, developers, or business owners. With a mix of commercial and residential zoning, the property allows for various potential uses - buyer to verify. The sale includes RTI (Ready-to-Issue) plans for an ADU, allowing for the option to expand to three units. Buyers can maintain the current configuration or complete the ADU project to maximize rental income. Each existing unit features 2 bedrooms, 1 bath, a spacious living room, a formal dining room, a full kitchen, and a large sitting porch. The property also includes a detached single-car garage, separate electric and gas meters, upgraded plumbing, new wall furnaces, and a recently renovated kitchen in Unit 2703. Currently operating as a successful independent living home, the property generates strong income. Do not let this opportunity pass you by, contact listing agents below.

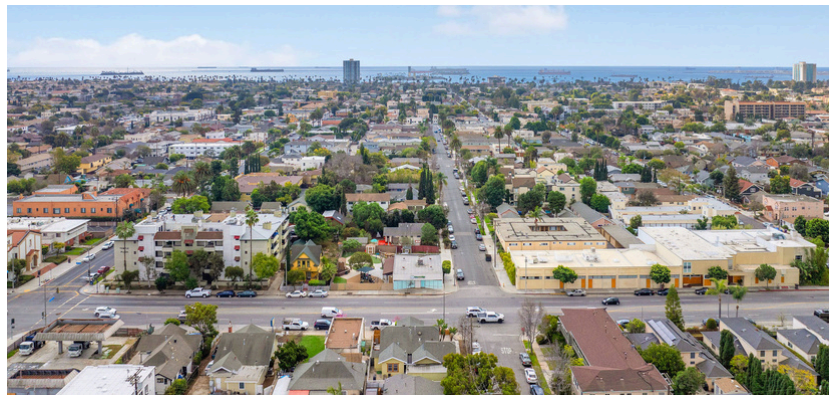
**PROPERTY
PHOTOGRAPHS**



**PROPERTY
PHOTOGRAPHS**



LYONSTAHLL
INVESTMENT REAL ESTATE





FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$1,195,000
UNITS	2
BUILDING SQ. FT.	1,543
LOT SQ FT	3,638
YEAR BUILT	1919
PRICE / UNIT	\$597,500
PRICE / SQ FT	\$774.47

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$42,149	\$60,482
CAP	3.53%	5.06%
GRM	17.94	13.98

DOWN PAYMENT	\$418,250
LOAN AMOUNT	\$776,750
INTEREST RATE	6.500
AMORTIZATION	30
DEBT COVERAGE RATIO	0.72

INCOME AND EXPENSES

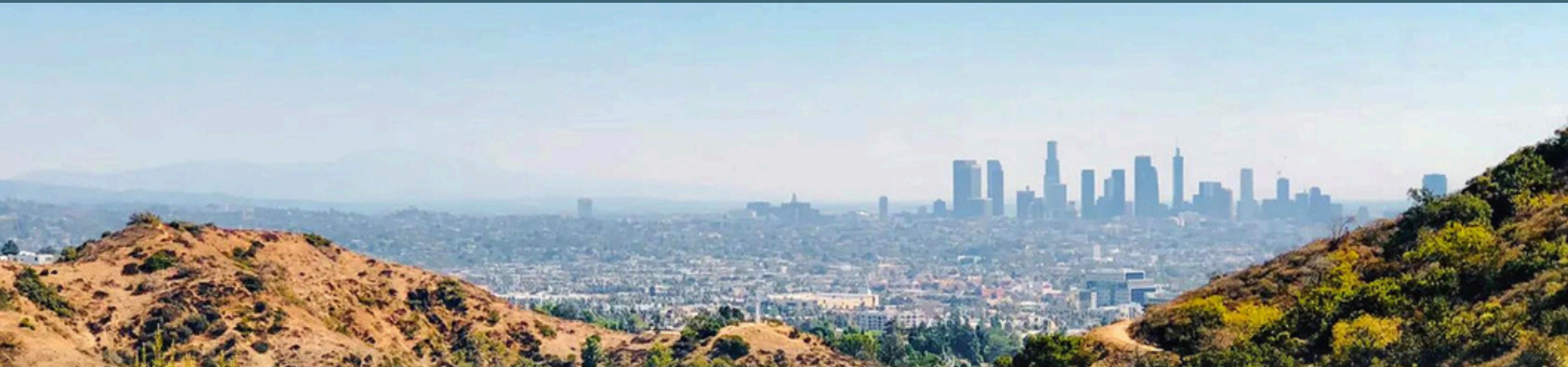
RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	2-BED / 1-BATH	Vacant	\$ 2,775	\$ 2,775
1	2-BED / 1-BATH	Vacant	\$ 2,775	\$ 2,775
1	0-BED / 1- BATH	RTI ADU	-	\$ 1,575
MONTHLY SCHEDULED RENTAL INCOME			\$ 5,550	\$ 7,125
ANNUAL SCHEDULED RENTAL INCOME			\$ 66,600	\$ 85,500

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$ 66,600		\$ 85,500	
LESS: VACANCY RESERVE	\$ 1,998	3.0%	\$ 2,565	3.0%
GROSS OPERATING INCOME	\$ 64,602		\$ 82,935	
LESS: EXPENSES	\$ 22,453	34%	\$ 22,453	26%
NET OPERATING INCOME	\$ 42,149		\$ 60,482	
LESS: LOAN PAYMENTS PRE-TAX	\$ 58,915		\$ 58,915	
CASH FLOW	(\$ 16,766)	-4.01%	\$ 1,567	0.37%
PRINCIPAL REDUCTION	\$ 8,682		\$ 8,682	
TOTAL RETURN BEFORE TAXES	(\$ 8,084)	-1.93%	\$ 10,249	2.45%
CURRENT EXPENSES				
NEW TAXES (ESTIMATED)				\$ 14,938
MAINTENANCE (4%)				\$ 2,664
INSURANCE (\$1.20/SF)				\$ 1,852
UTILITIES (\$900/UNIT/YEAR)				\$ 1,800
LANDSCAPING (\$100/MO)				\$ 1,200
TOTAL EXPENSES:				\$ 22,453.10
EXPENSES AS % SGI				33.71%
PER NET SQ.FT.				\$ 14.55
PER UNIT:				\$ 11,226.55

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.

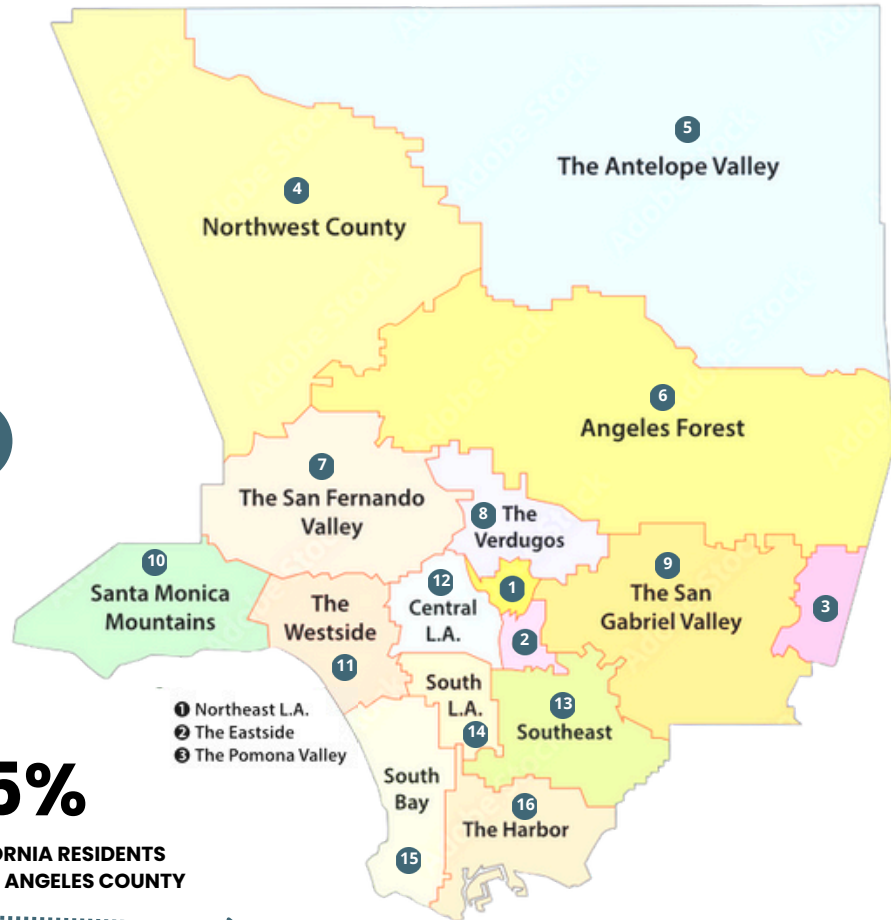
LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. 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:

- | | |
|------------------------|----------------------------|
| 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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