

STGROUP



3 UNITS

249 Grand Ave

Long Beach, CA 90803

TABLE OF CONTENTS

INVESTMENT OVERVIEW

STGROUP

FINANCIAL ANALYSIS

STEPHEN TAKAHASHI

FIRST VICE PRESIDENT | DRE 01944770
(310) 403-9145 | STEPHEN@LYONSTAHL.COM

LOCATION OVERVIEW

FLETCHER NORSEEN

ASSOCIATE AGENT | DRE 02156659
(949) 307-8706 | FLETCHER.NORSEEN@LYONSTAHL.COM

MEET THE TEAM

JOHNNIE STIEGLER

FIRST VICE PRESIDENT | DRE 01981957
(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate and should not be made available to anyone else without the written consent of The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms. This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate believes to be reliable; however, The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, development potential, suitability, or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all-inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner. The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

INVESTMENT OVERVIEW

SUMMARY



249 Grand Ave, Long Beach, CA 90803

ASKING PRICE	\$1,700,000
UNITS	3
UNIT MIX	(2) 2-BED/1-BATH (1) 1-BED/1 BATH
TOTAL BUILDING SQ. FT.	3,132
TOTAL LOT SQ. FT.	6,522
YEAR BUILT	1930
ZONING	LBR1N
APN	7255-010-015



HIGHLIGHTS

- Premier pocket of the Belmont Heights submarket
- Pride of Ownership
- Great Unit Mix
- Large 6,522 St ft lot



249 Grand Ave is a true pride of ownership opportunity that has been meticulously maintained and upgraded throughout. Situated in a premier pocket of the Belmont Heights submarket, this area is unlike many pockets of Long Beach because of the wide tree lined streets, low density neighborhood surrounded by single family homes. This gem features three units with a great mix of (2) 2 bedroom + 1 bath and (1) 1 bedroom + 1 bath units all sitting on a 6,522 ft lot! Step inside to discover stunning windows that flood the interiors with natural light, highlighting the attention to detail found throughout. From the remodeled kitchen, updated bathrooms, plumbing fixtures and tank less water heater every corner of this building reflects a blend of classic charm and contemporary comfort. Additionally, there is a shared outdoor space to provide tenants with a tranquil setting for relaxation or entertainment. With its prime location and major capital improvements this property presents a fantastic opportunity for investors who are looking to enjoy the vibrant lifestyle that Long Beach has to offer. Please do not disturb the tenants and inquire for further information.







FINANCIAL ANALYSIS

PROPERTY METRICS

PRICE	\$1,700,000
UNITS	3
BUILDING SQ. FT.	3,132
LOT SQ FT	6,522
YEAR BUILT	1930
PRICE / UNIT	\$566,667
PRICE / SQ FT	\$542.78

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$68,603	\$86,645
CAP	4.04%	5.10%
GRM	16.57	14.03

PROPOSED FINANCING

DOWN PAYMENT	\$1,020,000
LOAN AMOUNT	\$680,000
INTEREST RATE	6.750%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.30

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

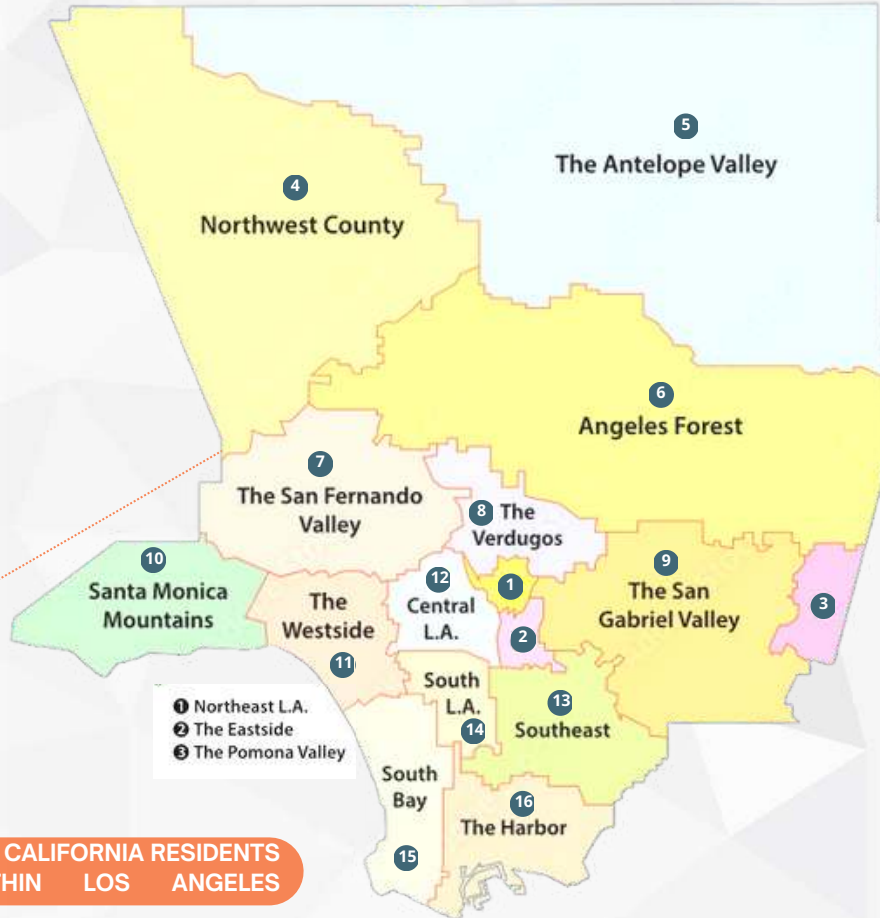
DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

- | | |
|------------------------|----------------------------|
| 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	9.83 MILLION
CALIFORNIA	39.24 MILLION

25% OF ALL CALIFORNIA RESIDENTS LIVE WITHIN LOS ANGELES COUNTY



LOS ANGELES COUNTY

THERE ARE 88 INCORPORATED CITIES IN LOS ANGELES COUNTY.

Agoura Hills
Bradbury
Diamond Bar
Hidden Hills
Alhambra
Burbank
Downey
Huntington Park
Arcadia
Calabasas
Duarte
Industry, City of
Artesia
Carson
El Monte
Inglewood
Avalon
Cerritos
El Segundo
Irwindale
Azusa
Claremont
Gardena
La Cañada
Flintridge
Baldwin Park
Commerce
Glendale
La Mirada
Bell
City of Compton
Glendora
La Puente
Bell Gardens
Covina
Hawaiian Gardens
La Verne
Bellflower
Cudahy
Hawthorne
La Habra Heights
Beverly Hills
Culver City
Hermosa Beach
Lakewood

Lancaster
Monterey Park
Rolling Hills Estates
South El Monte

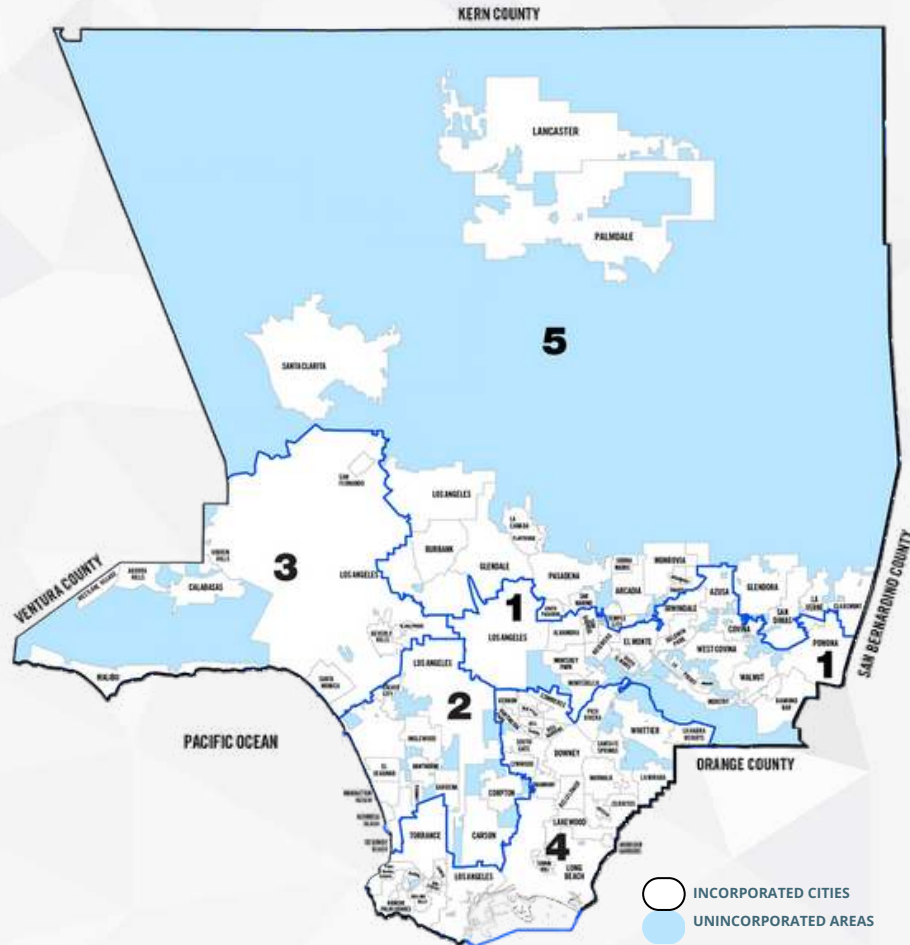
Lawndale
Norwalk
Rosemead
South Gate
Lomita
Palmdale
San Dimas
South Pasadena
Long Beach
Palos Verdes Est.
San Fernando
Temple City
Los Angeles
Paramount
San Gabriel
Torrance
Lynwood
Pasadena
San Marino
Vernon
Malibu
Pico Rivera
Santa Clarita
Walnut
Manhattan Beach
Pomona
Santa Fe Springs
West Covina
Maywood
Rancho Palos Verdes
Santa Monica
West Hollywood
Monrovia
Redondo Beach
Sierra Madre
Westlake
Village Montebello
Rolling Hills
Signal Hill
Whittier

MORE THAN 65 PERCENT OF LOS ANGELES COUNTY IS UNINCORPORATED.

Acton
Agua Dulce
Alondra Park
Altadena
Avocado Heights
Castaic
Charter Oak
Citrus
Del Aire
Marina del Rey
Mayflower Village
North El Monte
Quartz Hill
Rose Hills
Rowland Heights
San Pasqual
South Monrovia Island
South San Gabriel

Desert View Highlands
East Los Angeles
East Pasadena
East Rancho Dominguez
East San Gabriel
East Whittier
Elizabeth Lake
Florence-Graham
Green Valley
South San Jose Hills
South Whittier
Stevenson Ranch
Sun Village
Topanga
Val Verde
Valinda
Vincent
View Park

Hacienda Heights
Hasley Canyon
La Crescenta-Montrose
Ladera Heights
Lake Hughes
Lake Los Angeles
Lennox
Leona Valley
Littlerock
Windsor Hills
Walnut Park
West Athens
West Carson
West Puente Valley
West Rancho Dominguez
West Whittier-Los Nietos
Westmont
Willowbrook





LISTING TEAM



**STEPHEN
TAKAHASHI**

FIRST VICE PRESIDENT
DRE 019944770
CELL: (310) 403-9145
OFFICE: (310) 890-5270
STEPHEN@LYONSTAHL.COM



**JOHNNIE
STIEGLER**

FIRST VICE PRESIDENT
DRE 01981957
CELL: (310) 447-2213
OFFICE: (310) 990-9685
JOHNNIE@LYONSTAHL.COM



LUCAS HERBST
DIRECTOR OF OPERATIONS



FLETCHER NORSEEN
ASSOCIATE AGENT



JOHNNIE STIEGLER

FIRST VICE PRESIDENT | DRE 01981957
(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

STEPHEN TAKAHASHI

FIRST VICE PRESIDENT | DRE 01944770
(310) 403-9145 | STEPHEN@LYONSTAHL.COM

