



5 UNITS

1229 Roswell Ave & 4136-4138 E Anaheim St

Long Beach, CA 90804

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**ST**GROUP

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## LOCATION OVERVIEW

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# INVESTMENT OVERVIEW

# SUMMARY



ASKING PRICE	\$975,000
UNITS	5
UNIT MIX	(3) 0-BED/1-BATH (2) RETAIL
TOTAL BUILDING SQ. FT.	3,838
TOTAL LOT SQ. FT.	3,835
YEAR BUILT	1940
ZONING	LBCCN
APN	7254-006-033

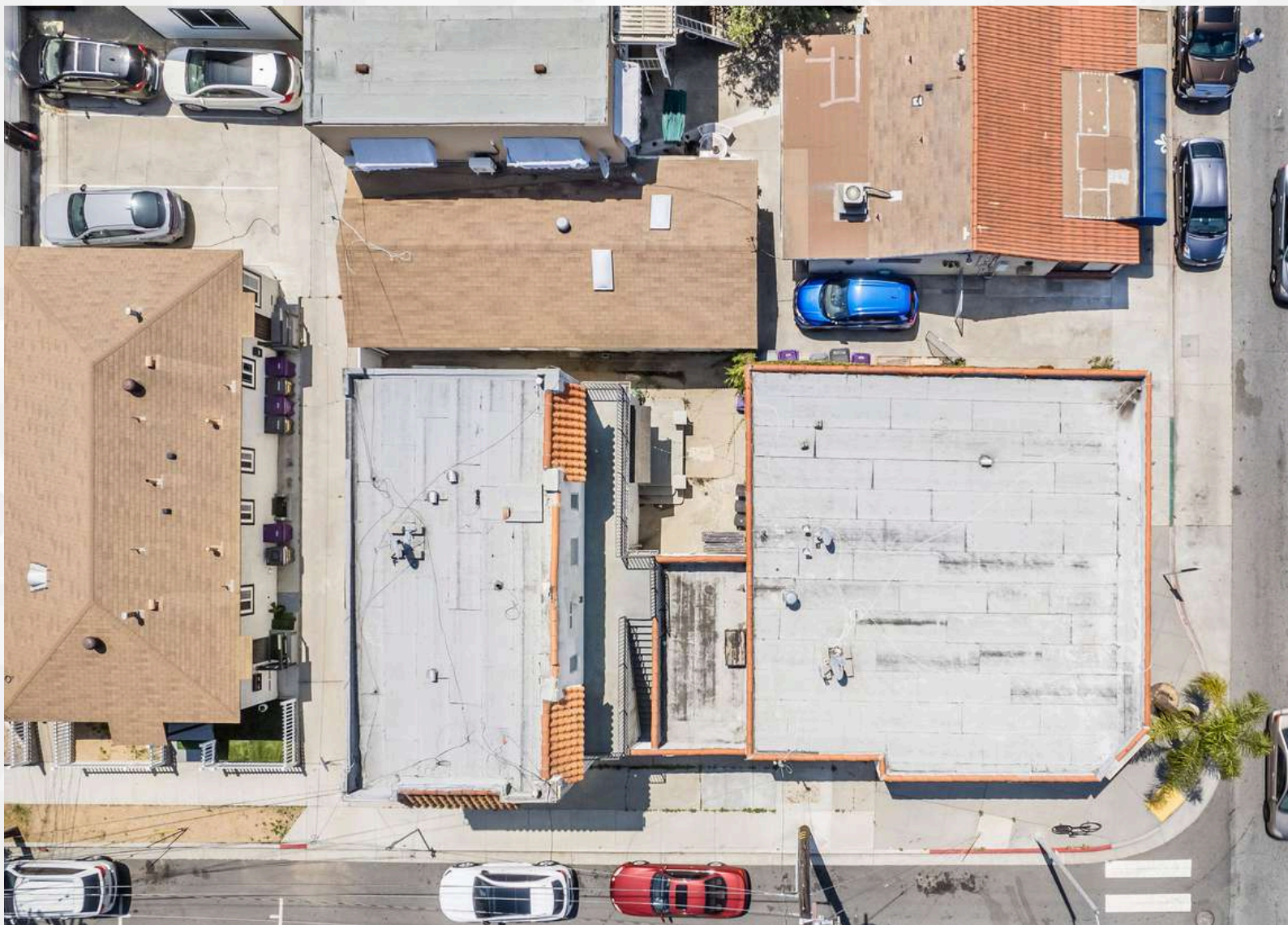
## HIGHLIGHTS

- Diverse unit mix with (3) residential units & (2) retail units
- Two residential units delivered vacant
- Value Add opportunity
- Located close by local hospital & Long Beach State
- High visibility retail spaces in the front of the building



Discover the perfect blend of residential and commercial opportunities at this mixed-use property located in the heart of Long Beach. Featuring 3,835 square feet of building space on a 3,835 square foot lot, 1229 Roswell Ave/4136-4138 E Anaheim St offers two high-visibility retail units at the front, ideal for attracting foot traffic and boosting business. Behind the retail units, you'll find three residential units including one 1-bedroom, 1-bathroom unit and two studios. Currently, one studio and the bottom one-bedroom unit are vacant, providing the opportunity to upgrade and secure market rents. The remaining studio is on a month-to-month lease, and both commercial retail units will transition to month-to-month agreements starting September 1st. Don't miss this chance to own a versatile mixed-use building in one of Long Beach's most sought-after neighborhoods. Whether you're looking to diversify your investment portfolio or establish a new business hub, 1229 Roswell offers endless possibilities.









239 OREGON STREET | EL SEGUNDO, CA 90245

STIEGLER | TAKAHASHI INVESTMENT GROUP













# 1229 Roswell Ave Unit A

Long Beach, CA 90804



## Main Floorplan

**DISCLAIMER:** Measurements are approximate. It is the responsibility of the buyer to verify the property's measurements and square footage independently.

# 1229 Roswell Ave Unit B

Long Beach, CA 90804



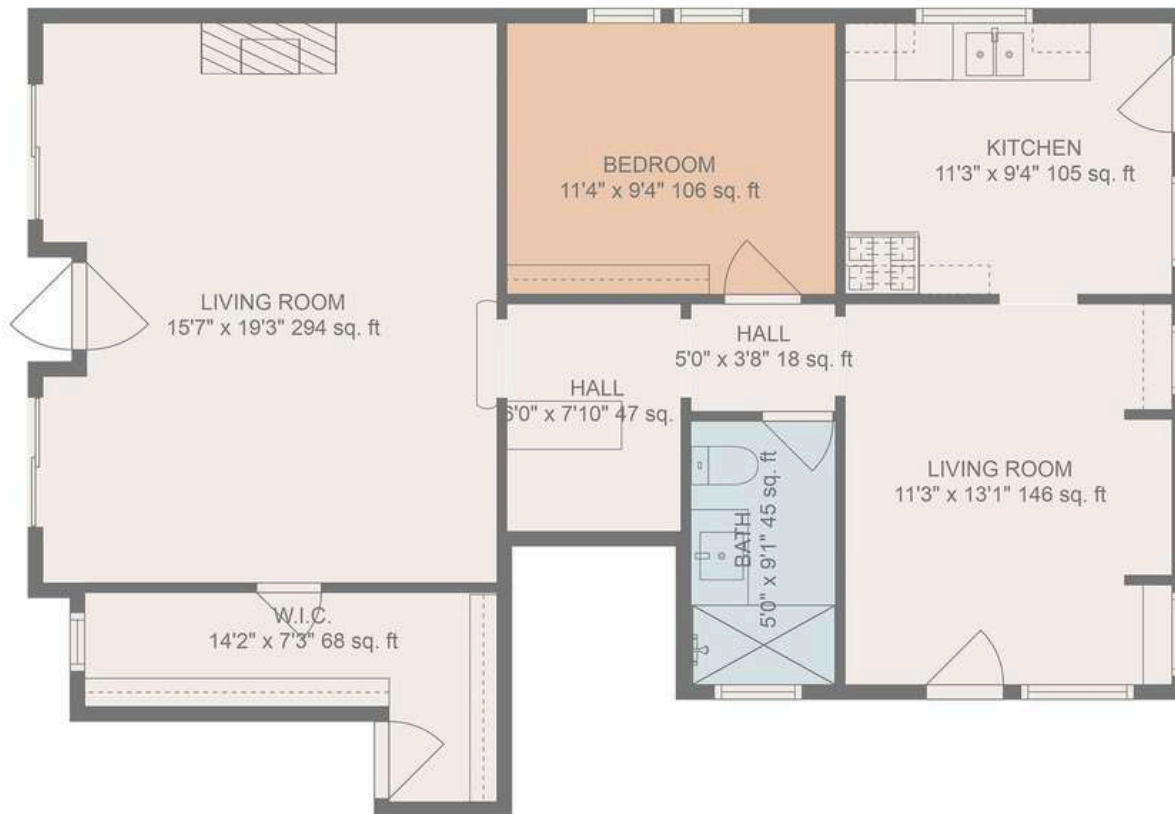
## Main Floorplan

DISCLAIMER: Measurements are approximate.  
It is the responsibility of the buyer to verify the property's  
measurements and square footage independently.



# 1229 Roswell Ave Unit C

Long Beach, CA 90804



## Main Floorplan

DISCLAIMER: Measurements are approximate.  
It is the responsibility of the buyer to verify the property's  
measurements and square footage independently.

# FINANCIAL ANALYSIS



## PROPERTY METRICS

PRICE	\$975,000
UNITS	5
BUILDING SQ. FT.	3,838
LOT SQ FT	3,835
YEAR BUILT	1940
PRICE / UNIT	\$195,000
PRICE / SQ FT	\$254.04

## INCOME DATA

	CURRENT	PRO FORMA
NOI	\$37,053	\$88,695
CAP	3.80%	9.10%
GRM	14.08	7.89

## PROPOSED FINANCING

DOWN PAYMENT	\$585,000
LOAN AMOUNT	\$390,000
INTEREST RATE	6.750%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.22





# 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

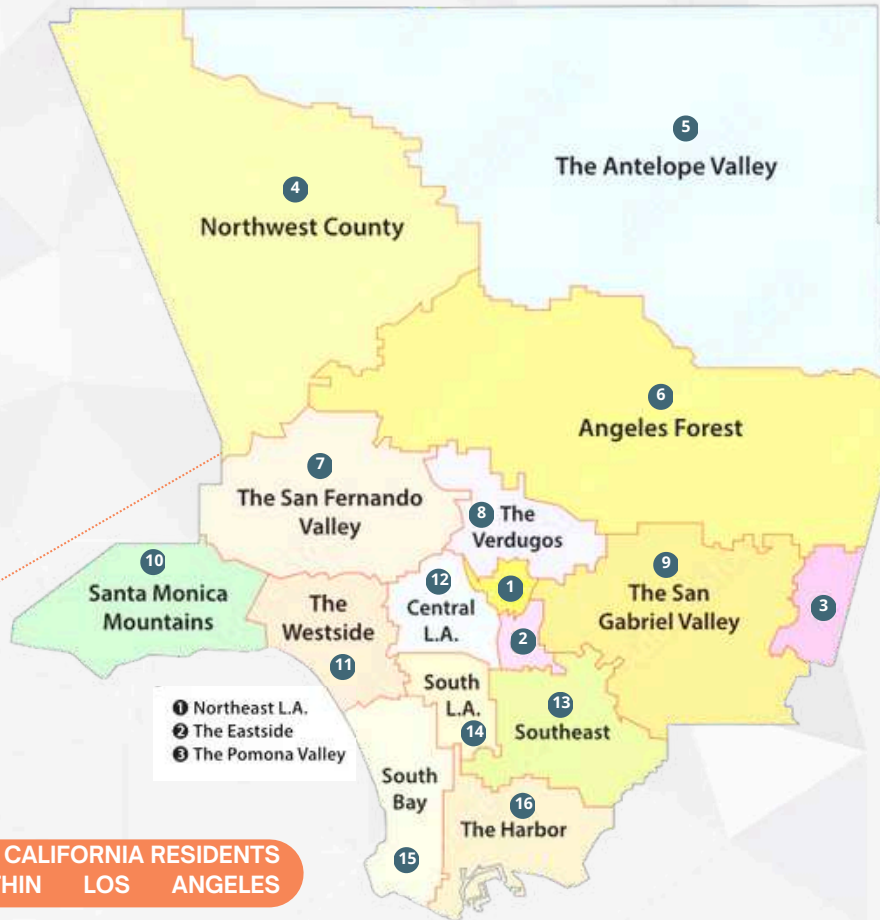
DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

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

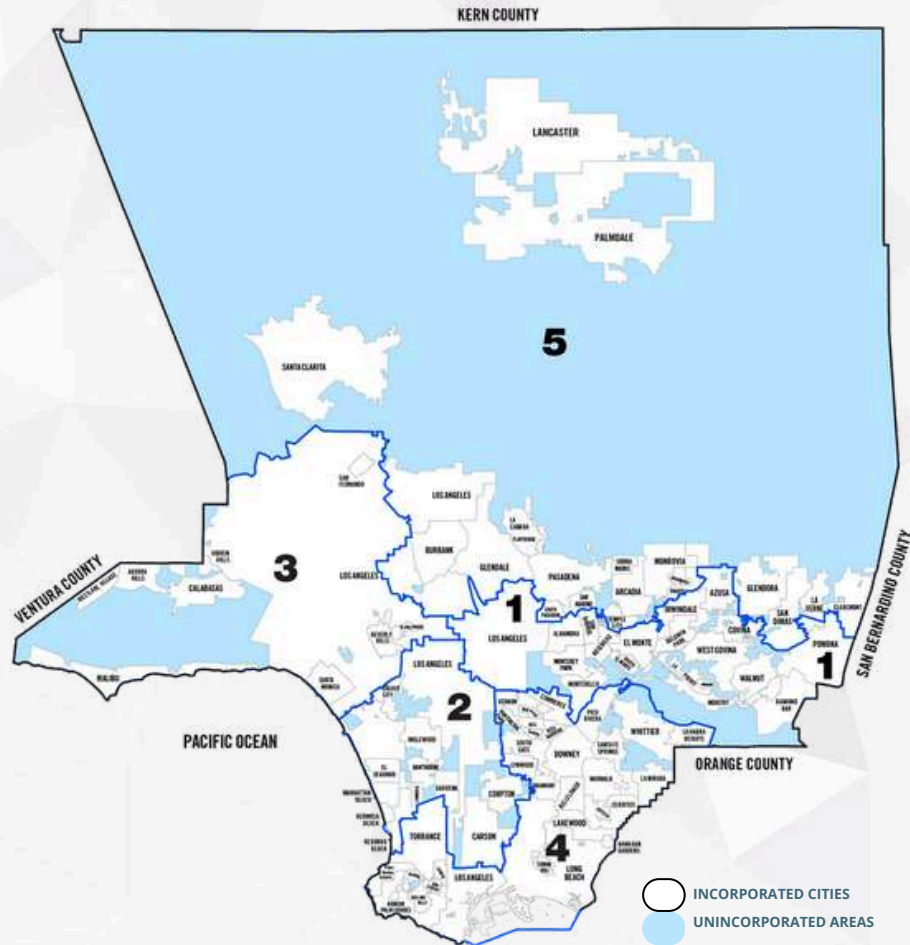
Desert View Highlands  
East Los Angeles  
East Pasadena  
East Rancho Dominguez  
East San Gabriel  
East Whittier  
Elizabeth Lake  
Florence-Graham  
Green Valley

Hacienda Heights  
Hasley Canyon  
La Crescenta-Montrose  
Ladera Heights  
Lake Hughes  
Lake Los Angeles  
Lennox  
Leona Valley  
Litterock

Marina del Rey  
Mayflower Village  
North El Monte  
Quartz Hill  
Rose Hills  
Rowland Heights  
San Pasqual  
South Monrovia Island  
South San Gabriel

South San Jose Hills  
South Whittier  
Stevenson Ranch  
Sun Village  
Topanga  
Val Verde  
Valinda  
Vincent  
View Park

Windsor Hills  
Walnut Park  
West Athens  
West Carson  
West Puente Valley  
West Rancho Dominguez  
West Whittier-Los Nietos  
Westmont  
Willowbrook





# LISTING TEAM





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