

OFFERING MEMORANDUM
1001 E 1ST ST

LONG BEACH, CA 90802 3 UNITS \$2,650,000

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# PROPERTY INFORMATION



### THE **OFFERING**







Welcome to Esser House!

This stunning Spanish Colonial Revival property is truly irreplaceable. Meticulously restored to its original design and beauty, 1001 E 1st St. was built by William Esser the famous 18th century Long Beach Builder. The owners have not merely restored it, but meticulously revived every intricate detail to mirror the craftsmanship and soul of its original design. From each carefully chosen material to every delicate feature, it stands as a tribute to its historic beauty, inviting us to step back into the arace of its first creation.

The beauty of this building will bring you back to a bring and so will the property taxes. Through it's redesign it has received a historic Mills Act Designation which drops the property taxes down to \$5000 annually.

Each unit showcases elegant architectural details, including beautiful hardwood floors, classic fixtures, built-in mantles, arches, wrought iron, and tile accents. The owner's unit boasts 2 large bedrooms and 2 bathrooms, one with a Jacuzzi steam spa, along with a private balcony. The second unit is a generous 3-bedroom, 2-bath apartment with a private patio. All units offer eat-in kitchens, separate dining and living rooms, and in-unit laundry facilities.

The property provides ample parking with 3 garages and 3 additional spaces on the apron, along with garage storage. There is also a separate bonus space that could serve as an office or additional storage. The location is an easy walk to Downtown Long Beach, with its restaurants, shops, and the beach.

The Esser House is a Long Beach Historic Landmark and is protected under the Mills Act, offering substantial tax savings. It represents a rare opportunity to own a piece of Long Beach history.

# 001 E 1st St

#### **PROPERTY INFORMATION PROPERTY DETAILS**



Address	1001 E 1st St Long Beach, CA 90802
Total Units	3
Total Building Sqft.	3,360 SF
Total Lot Size	2,524 SF
Year Built	1929
Zoning	LBR4R
APN	7265-002-019





#### **INVESTMENT HIGHLIGHTS**

- Mills Act property with substantial property tax savings for any new owner
- Meticulously renewed to original Spanish revival architecture
- Designed by the famous William Esser
- 1 block to the beach
- Ideal owner's unit and rental income



# PROPERTY PHOTOS













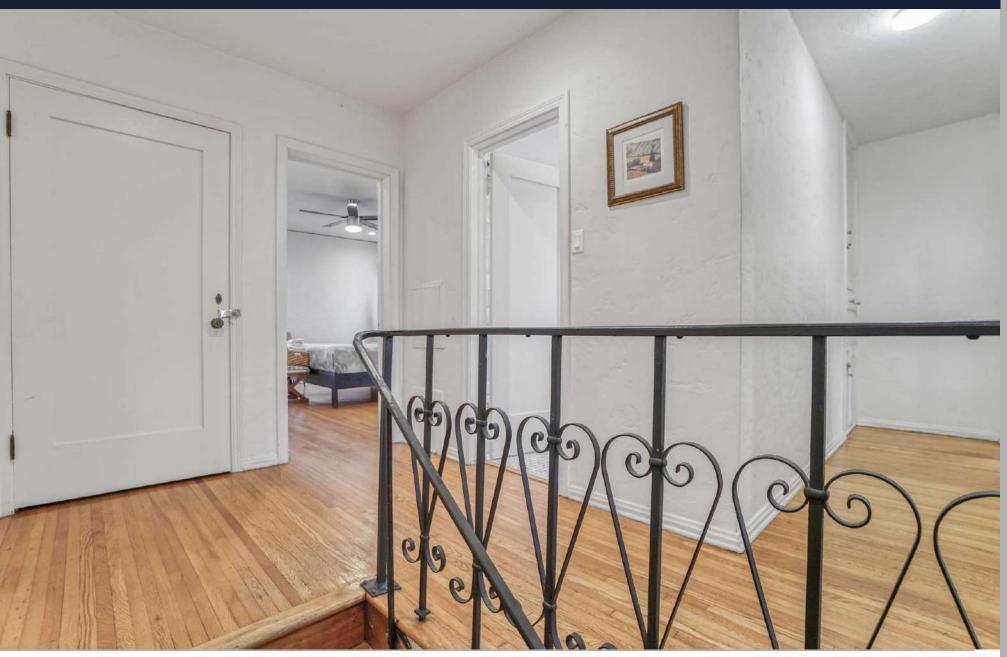




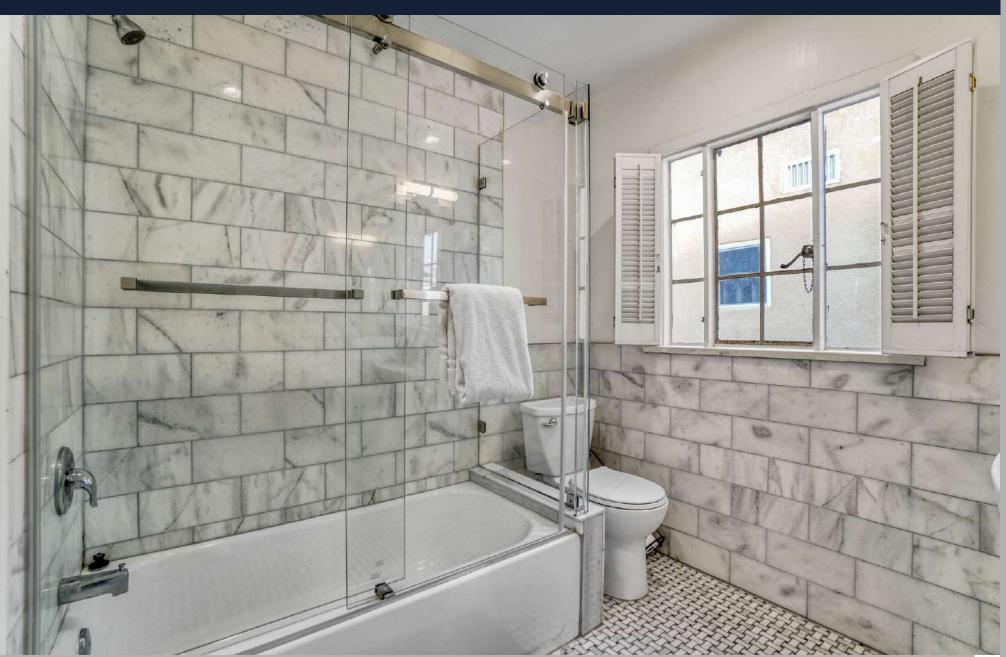


# Long Beach, CA 90802

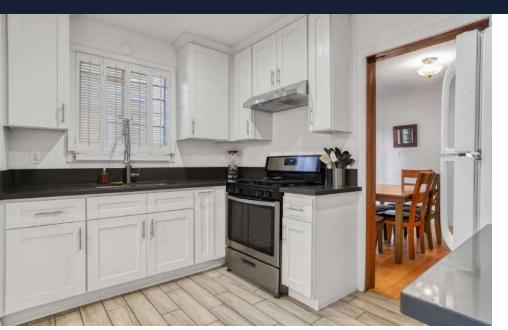


















# FINANCIAL ANALYSIS

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	3	2	\$7,000	\$7,150
2	2	2	\$3,500	\$3,750
3	-	1	\$1,495	\$1,550
TOTALS			\$11,995	\$12,450

**FINANCIAL ANALYSIS** 

**RENT ROLL** 

#### **FINANCIAL ANALYSIS ANALYSIS**



Property Address 1001 E	1001 E 1st St, Long Beach		Annualized Operating Data	<b>Current Rents</b>		Market Rents			
List Price:		\$2,650,000	Scheduled Gross Income:	\$143,940			\$149,400	,	
Down Payment:	30.0%	\$795,000	Vacancy Rate Reserve:	\$7,197	5%	*1	\$7,470	5%	*1
Number of units:		3	Gross Operating Income:	\$136,743			\$141,930		
Cost per Unit:		\$883,333	Expenses:	\$16,190	11%	*1	\$21,190	14%	*1
Current GRM:		18.41	Net Operating Income:	\$120,553			\$120,740		
Market GRM:		17.74	Loan Payments:	\$133,460			\$133,460		
Current CAP:		4.55%	Pre Tax Cash Flows:	-\$12,907	-1.62%	*2	-\$12,720	-1.60%	*2
Market CAP:		4.56%	Principal Reduction:	\$16,082			\$16,082		
Year Built / Age:		1929	Total Return Before Taxes:	\$3,175	0.40%	*2	\$3,362	0.42%	*2
Approx. Lot Size:		2,524							ı
Approx. Gross RSF:		3,360	*1 As a percent of Scheduled Gross Incom	e					
Cost per Net RSF:		\$788.69	*2 As a percent of Down Payment						

<b>Proposed Finan</b>	cing			Sched	uled Incon	ne				
First Loan Amount: \$1,855,000		Amort:	30				Current Income		Market Income	
Terms:	6.00%	Fixed:	5	# of	Bdrms/	Notes	Monthly	Total Monthly	Monthly	Total
Payment:	\$11,122	DCR:	0.90	Units	Baths		Rent/Average	Income	Rent/Unit	Income
				1	3+2		\$7,000	\$7,000	\$7,150	\$7,150
Annualized Expe	enses			1	2+2		\$3,500	\$3,500	\$3,750	\$3,750
*Estimated	,	1		1	0+1		\$1,495	\$1,495	\$1,550	\$1,550
New Taxes (New Estim	nated):		\$5,000							
Maintenance (\$600/u	nit):		\$1,950							
Insurance (\$1.25/SF):			\$4,200							
Utilities (\$1000/unit/y			\$3,600							
Landscaping (\$120/m	o);		\$1,440							
								<b>†11.00</b> 5		\$10.4F0
					neduled Rent:			\$11,995		\$12,450
T-4-1 T			<b>\$10.100</b>	Laundry				\$0		\$0
Total Expenses:				Garages				\$0		\$0
Expenses as %/SGI				-	Scheduled Gro			\$11,995		\$12,450
Per Net Sq. Ft: Per Unit						Gross Income:		\$143,940 Gas & Electric		\$149,400
Per Offic			\$5,397	otilities P	aid by Tenant:			GUS & EIECTIC		

# LOCATION OVERVIEW

## MIMI TMENTS

# LOCATION OVERVIEW LOCATION



#### **LONG BEACH CITY OVERVIEW**



#### **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 poring 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.

Long Beach is a burgeoning Downtown 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.



## 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.

## LONG BEACH AQUARIUM

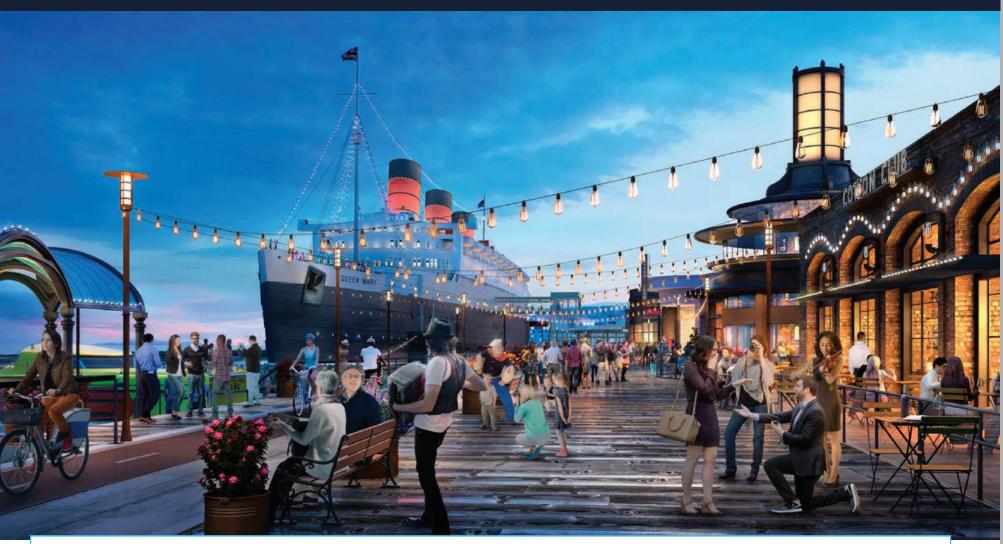




The Aquarium of the Pacific in Long Beach announced a big, undulating expansion, revealing plans for a new wing they're calling Pacific Visions. The 29,000-square-foot addition will include a number of flashy components, including: A two-story, 300-seat immersive theater with a 32-foot-tall, curving 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."

# 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.





The tower is the second phase of the Shoreline Gateway project at the intersection

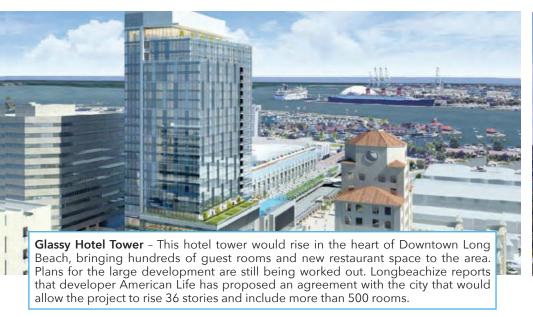
of Ocean Boulevard and Alamitos Avenue.

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.







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."



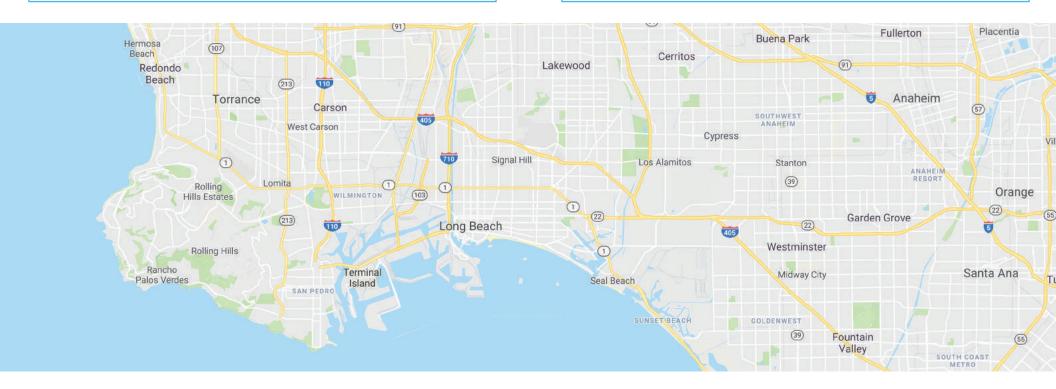
**101 Alamitos Avenue** - Developer SARES REGIS Group, which is building The Pacific, is also behind this seven-story residential development with 136 condos and a bit of retail/restaurant space.



**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 Alamitos 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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