

# SALE

**433 W 9TH**

433-439 W 9th St Long Beach, CA 90813



**SALE PRICE**

**\$1,580,000**

**Milla Pariser**

(818) 271-1233

CalDRE #02006267

**Beverly & Co.**  
Luxury Properties

# SALE

**433 W 9TH**

433-439 W 9th St Long Beach, CA 90813



## PROPERTY DESCRIPTION

4 Large 4 bedroom 1 bath units in a great location near shops, grocery stores, restaurants. 2 detached garages, 2 parking spaces in rear. This is a very well kept property with large ( approx 1250 sq ft ) apartments. Great investor property

## PROPERTY HIGHLIGHTS

- 4 large 4 bedroom 1 bath units
- 2 detached garages and 2 parking spaces
- Great Long Beach location
- Value added property

## OFFERING SUMMARY

Sale Price:	\$1,580,000
Number of Units:	4
Lot Size:	4,699 SF
Building Size:	5,018 SF
NOI:	\$86,662.54
Cap Rate:	4.57%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,116	6,994	18,002
Total Population	6,664	19,725	51,378
Average HH Income	\$40,417	\$41,868	\$44,533

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## LOCATION DESCRIPTION

Between Magnolia and Chestnut

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**INVESTMENT OVERVIEW**

Price	\$1,580,000
Price per SF	\$378
Price per Unit	\$473,750
GRM	16.16
CAP Rate	4.57%
Cash-on-Cash Return (yr 1)	4.57%
Total Return (yr 1)	\$86,663

**OPERATING DATA**

Gross Scheduled Income	\$117,288
Total Scheduled Income	\$117,288
Gross Income	\$117,288
Operating Expenses	\$30,625
Net Operating Income	\$86,663
Pre-Tax Cash Flow	\$86,663

**FINANCING DATA**

Down Payment	\$1,580,000
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**INCOME SUMMARY**

Vacancy Cost	\$0
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<b>GROSS INCOME</b>	<b>\$117,288</b>
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**EXPENSES SUMMARY**

Building Insurance	\$3,573
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Grounds Maintenance and pest control	\$986
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Management fee	\$400
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Taxes Real Estate	\$20,520
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Utilities	\$2,877
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Repairs and maintainence	\$1,426
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Building material	\$843
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<b>OPERATING EXPENSES</b>	<b>\$30,625</b>
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<b>NET OPERATING INCOME</b>	<b>\$86,663</b>
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SUITE	BEDROOMS	BATHROOMS	RENT	LEASE START
433	4	1	\$2,484	Aug 2009
435	4	1	\$2,430	May 20110
437	4	1	\$2,430	Nov 2013
439	4	1	\$2,430	Nov 2011
<b>TOTALS</b>			<b>\$9,774</b>	

<b>AVERAGES</b>			<b>\$2,444</b>	
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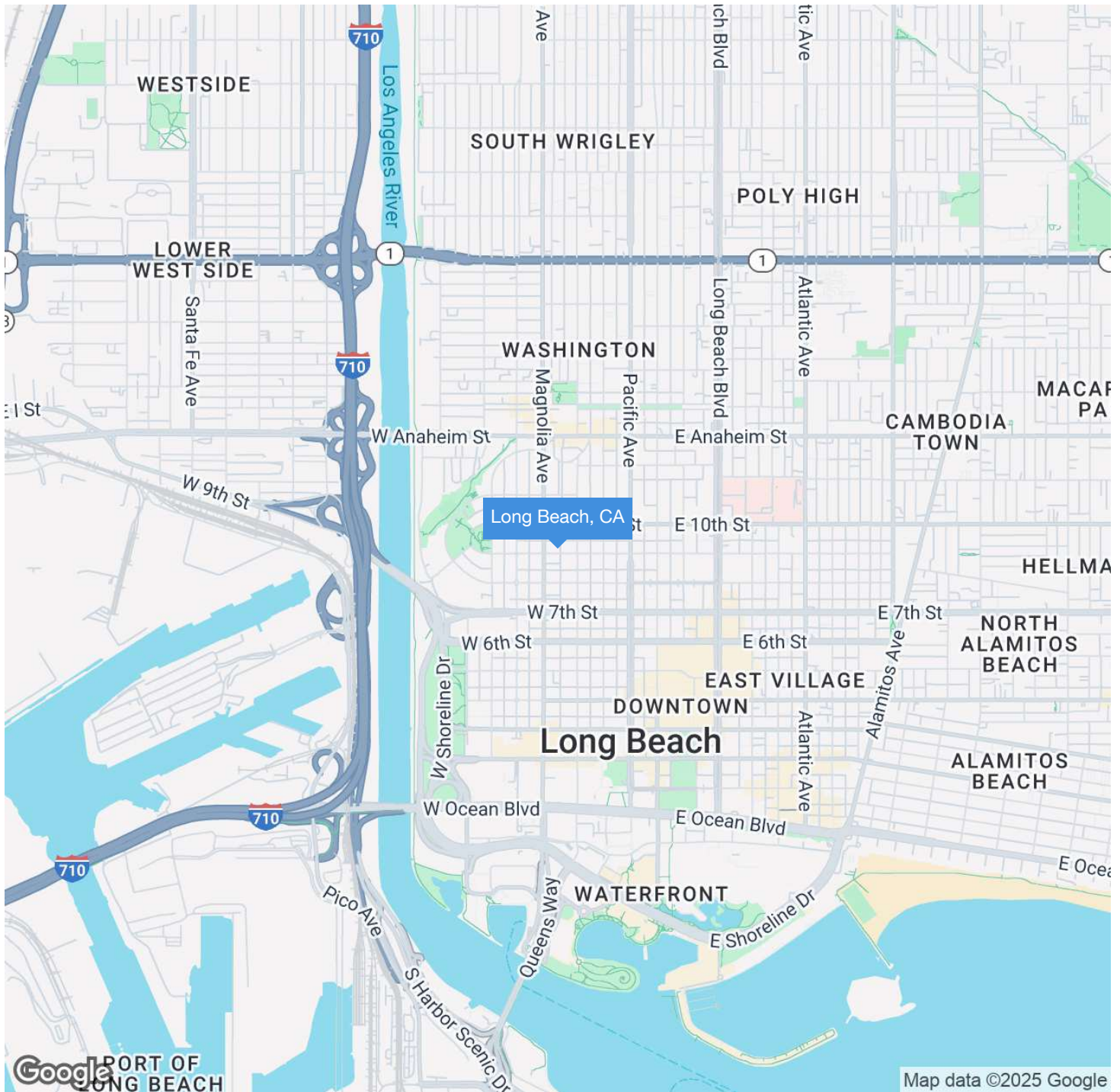
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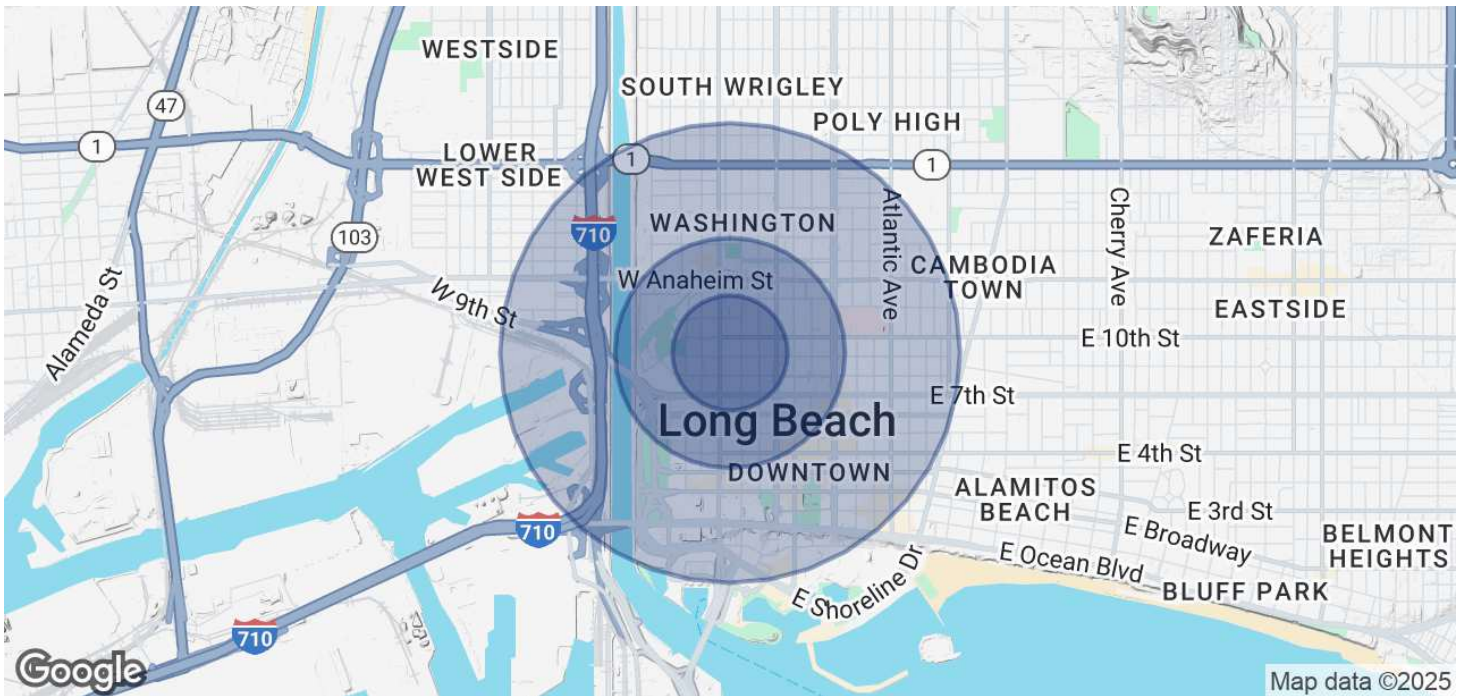
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### POPULATION

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	6,664	19,725	51,378
Average Age	27.4	29.2	29.2
Average Age (Male)	26.8	28.1	28.5
Average Age (Female)	28.1	30.7	29.5

### HOUSEHOLDS & INCOME

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	2,116	6,994	18,002
# of Persons per HH	3.1	2.8	2.9
Average HH Income	\$40,417	\$41,868	\$44,533
Average House Value		\$376,831	\$352,676

2020 American Community Survey (ACS)

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