

LYONSTAHN
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

OFFERING MEMORANDUM

1720 CERRITOS AVE

LONG BEACH, CA 90813 7 UNITS \$2,100,000

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

CalDRE #02035763

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PROPERTY INFORMATION

1720 Cerritos Ave - Long Beach, CA 90813

THE OFFERING



Current 7.00% cap rate and 10.20 GRM! Meticulously remodeled with high-end finishes. Come see this beautiful 7 unit building with best unit mix you can ask for. 1720 Cerritos is comprised of (6) 2Bed+1Bath and (1) 3Bed+1.5Bath units. Two units are currently vacant and there is an opportunity to add significant value by building out (2) Studio+1Bath ADUs. Adding the ADUs would generate an extra \$3,500/month.

Each unit has its own washer and dryer, dishwashers, new floors, kitchen and fixtures. All demanding higher rents for the area. This property is massive with each unit averaging over 800 sqft. The property also has new copper plumbing, new roof and new electrical sub panels in each unit - all of which were updated in the last 5 years.

The subject property is located just outside 6 Billion dollars worth of development flooding into Downtown Long Beach, including the Long Beach Civic Center, Long Beach Aquarium, OceanAire Project, CSULB Downtown Village, Broadway Block and Queen Mary Island.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	1720 Cerritos Ave Long Beach, CA 90813
Total Units	7
Total Building Sqft.	6,074 SF
Total Lot Size	5,194 SF
Year Built	1963
Zoning	LBR3S
APN	7268-027-025



INVESTMENT HIGHLIGHTS

- All Units have been completely remodeled featuring Dishwashers, Wash/Dryer Hookups and Windows
- Copper plumbing throughout building, new electrical and 3 year old roof (All done within last 5 years)
- (6) 2Bed+1Bath Units and (1) 3Bed+1.5Bath - Two units are currently vacant
- Perfect opportunity for exchange buyer looking for very low maintenance and high cash-flow

PROPERTY PHOTOS

1720 Cerritos Ave - Long Beach, CA 90813





FINANCIAL ANALYSIS



1720 Cerritos Ave - Long Beach, CA 90813

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	2	1	\$2,366	\$2,400	High End Remodel
2	2	1	\$2,395	\$2,400	High End Remodel
3	2	1	\$2,350	\$2,400	High End Remodel/Vacant
4	3	1.5	\$2,700	\$3,000	High End Remodel
5	2	1	\$2,350	\$2,400	High End Remodel/Vacant
6	2	1	\$2,366	\$2,400	High End Remodel
7	2	1	\$2,366	\$2,400	High End Remodel
TOTALS			\$16,893	\$17,400	

FINANCIAL ANALYSIS
SET UP SHEET

Property Address 1720 Cerritos Ave			Annualized Operating Data	Current Rents	Market Rents
List Price:	\$2,100,000		Scheduled Gross Income:	\$205,956	\$259,440
Down Payment:	25.0%	\$550,000	Vacancy Rate Reserve:	\$6,1793%*1	\$12,9725%*1
Number of units:	7		Gross Operating Income:	\$199,777	\$246,468
Cost per Unit:	\$300,000		Expenses:	\$52,78226%*1	\$58,32922%*1
Current GRM:	10.20		Net Operating Income:	\$146,996	\$188,139
Market GRM:	8.09		Loan Payments:	\$106,193	\$106,193
Current CAP:	7.00%		Pre Tax Cash Flows:	\$40,8037.42%*2	\$81,94614.90%*2
Market CAP:	8.96%		Principal Reduction:	\$22,524	\$22,524
Year Built / Age:	1963		Total Return Before Taxes:	\$63,32711.51%*2	\$104,47018.99%*2
Approx. Lot Size:	5,194				
Approx. Gross RSF:	6,074		*1 As a percent of Scheduled Gross Income		
Cost per Net RSF:	\$345.74		*2 As a percent of Down Payment		

Proposed Financing				Scheduled Income							
First Loan Amount:	\$1,550,000	Amort:	30								
Terms:	5.55%	Fixed:	5								
Payment:	\$8,849	DCR:	1.38								
				# of	Bdrms/	Notes	Current Income		Market Income		
				Units	Baths		Monthly	Total Monthly	Monthly	Total	
							Rent/Average	Income	Rent/Unit	Income	
				1	2+1	Remodeled	\$2,366	\$2,366	\$2,400	\$2,400	
				1	2+1	Remodeled	\$2,395	\$2,395	\$2,400	\$2,400	
				1	2+1	Remodeled/Vacant	\$2,350	\$2,350	\$2,400	\$2,400	
				1	3+1.5	Remodeled	\$2,700	\$2,700	\$3,000	\$3,000	
				1	2+1	Remodeled/Vacant	\$2,350	\$2,350	\$2,400	\$2,400	
				1	2+1	Remodeled	\$2,366	\$2,366	\$2,400	\$2,400	
				1	2+1	Remodeled	\$2,366	\$2,366	\$2,400	\$2,400	
				2	0+1	Potential ADUs			\$1,750	\$3,500	
				Total Scheduled Rent:					\$16,893	\$20,900	
				Laundry					\$120	\$120	
				Garages					\$150	\$600	
				Monthly Scheduled Gross Income:					\$17,163	\$21,620	
				Annualized Scheduled Gross Income:					\$205,956	\$259,440	
				Utilities Paid by Tenant:					Gas & Electric		
Annualized Expenses											
*Estimated											
New Taxes (New Estimated):				\$25,410							
Maintenance (\$600/unit):				\$4,200							
Insurance (\$1/SF):				\$6,074							
Utilities (\$800/unit/year):				\$5,600							
Landscaping (\$100/mo):				\$1,200							
Property Management (5%):				\$10,298							
Total Expenses:				\$52,782							
Expenses as %/SGI				25.63%							
Per Net Sq. Ft:				\$8.69							
Per Unit				\$7,540							

SALE COMPARABLES

1720 Cerritos Ave - Long Beach, CA 90813

SALE COMPARABLES

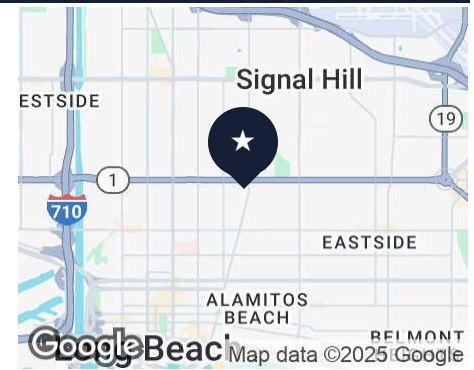
SALE COMPS



1720 CERRITOS AVE
Long Beach, CA 90813

Subject Property

Price:	\$2,100,000	Bldg Size:	6,074 SF
No. Units:	7	Cap Rate:	7.00%
Year Built:	1963	Price/SF:	\$345.74



1715 CHERRY AVE
Long Beach, CA 90813

Sold 5/9/2025

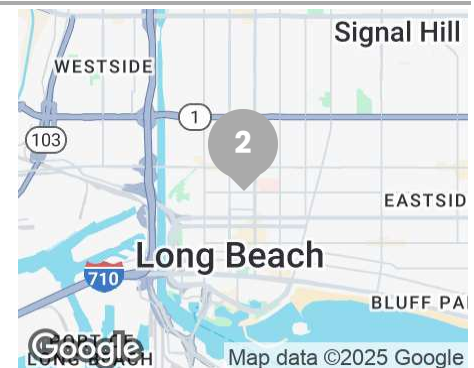
Price:	\$1,320,000	Bldg Size:	3,426 SF
No. Units:	6	Cap Rate:	6.32%
Year Built:	1949	Price/SF:	\$385.29



1013 LOCUST AVE
Long Beach, CA 90813

Sold 5/2/2025

Price:	\$1,630,000	Bldg Size:	4,693 SF
No. Units:	6	Cap Rate:	6.23%
Year Built:	1905	Price/SF:	\$347.33



SALE COMPARABLES

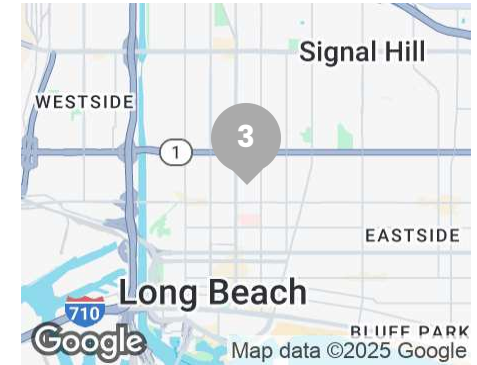
SALE COMPS



1470 ELM AVE.
Long Beach, CA 90813

Sold 4/25/2025

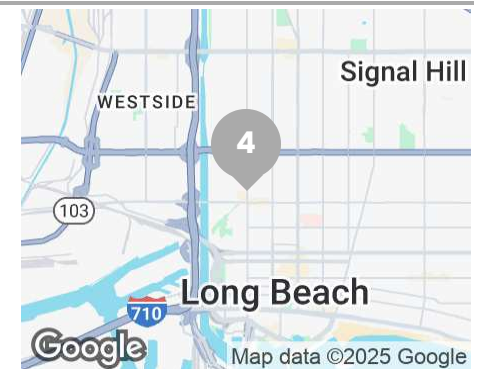
Price:	\$2,549,000	Bldg Size:	6,678 SF
No. Units:	10	Cap Rate:	6.30%
Year Built:	1959	Price/SF:	\$381.70



1409 MAGNOLIA AVE
Long Beach, CA 90813

Sold 4/23/2025

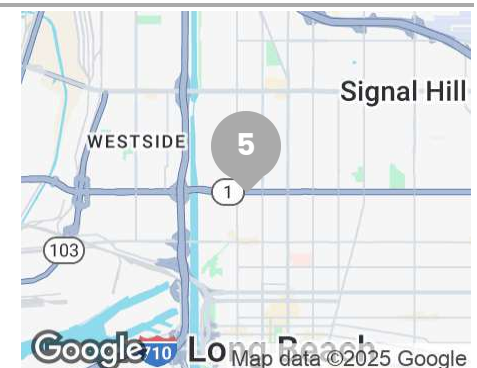
Price:	\$1,500,000	Bldg Size:	3,992 SF
No. Units:	6	Cap Rate:	6.89%
Year Built:	1925	Price/SF:	\$375.75



2024 CHESTNUT AVE
Long Beach, CA 90813

Sold 4/22/2025

Price:	\$1,290,000	Bldg Size:	3,692 SF
No. Units:	5	Cap Rate:	6.26%
Year Built:	1928	Price/SF:	\$349.40



SALE COMPARABLES

SALE COMPS



736 ROSE AVE
Long Beach, CA 90813

Sold 4/14/2025

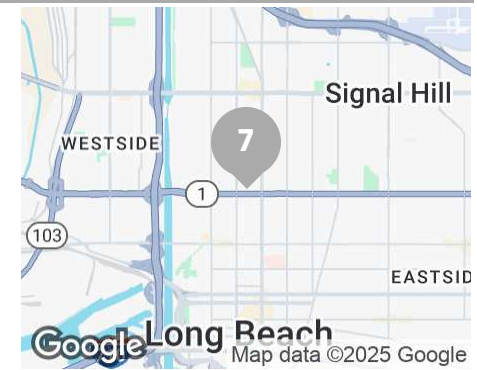
Price:	\$2,075,000	Bldg Size:	7,700 SF
No. Units:	8	Cap Rate:	6.76%
Year Built:	1987	Price/SF:	\$269.48



1834 PINE AVE
Long Beach, CA 90806

Sold 4/2/2025

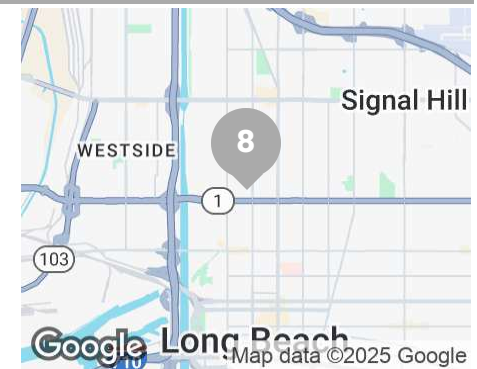
Price:	\$2,100,000	Bldg Size:	10,306 SF
No. Units:	9	Cap Rate:	5.95%
Year Built:	1959	Price/SF:	\$203.76



1880 CEDAR AVE
Long Beach, CA 90806

Sold 3/24/2025

Price:	\$2,100,000	Bldg Size:	7,358 SF
No. Units:	10	Cap Rate:	6.46%
Year Built:	1954	Price/SF:	\$285.40





1464 GARDENIA AVE
Long Beach , CA 90804

Sold 3/6/2025

Price:	\$2,065,000	Bldg Size:	5,112 SF
No. Units:	8	Cap Rate:	6.31%
Year Built:	1953	Price/SF:	\$403.95



SALE COMPARABLES

ANALYSIS

ADDRESS	PRICE	UNITS	YR.BUILT	RSF	GRM	CAP	\$/SQ.FT	\$/UNIT	COE	UNIT MIX
1715 Cherry Ave	\$1,320,000	6	1949	3,426	10.54	6.32%	\$385.29	\$220,000	5/9/2025	(1) 2+1, (5) 1+1
1013 Locust Ave	\$1,630,000	6	1905	4,693	10.43	6.23%	\$347.33	\$271,667	5/2/2025	(1) 2+1.5, (5) 1+1
1470 Elm Ave	\$2,549,000	10	1959	6,678	10.20	6.30%	\$381.70	\$254,900	4/25/2025	(10) 2+1
1409 Magnolia Ave	\$1,500,000	6	1925	3,992	9.43	6.89%	\$375.75	\$250,000	4/23/2025	(3) 3+1, (2) 2+1, (1) 1+1
2024 Chestnut Ave	\$1,290,000	5	1928	3,692	10.38	6.26%	\$349.40	\$258,000	4/22/2025	(3) 3+1, (1) 2+1, (1) 1+1
736 Rose Ave	\$2,075,000	8	1987	7,700	9.61	6.76%	\$269.48	\$259,375	4/14/2025	(8) 2+2
1834 Pine	\$2,100,000	9	1959	10,306	10.92	5.95%	\$203.76	\$233,333	4/2/2025	(7) 2+1, (2) 1+1
1880 Cedar Ave	\$2,100,000	10	1954	7,358	10.07	6.46%	\$285.40	\$210,000	3/24/2025	(3) 2+1, (6) 1+1, (1) 0+1
1464 Gardenia Ave	\$2,065,000	8	1953	5,112	10.30	6.31%	\$403.95	\$258,125	3/6/2025	(1) 3+1, (5) 2+1, (2) 1+1
AVERAGES					10.37	6.29%	\$367.89	\$250,913		
1720 Cerritos Ave	\$2,100,000	7	1963	6,074	10.20	7.00%	\$345.74	\$300,000		(1) 3+1.5, (6) 2+1

LOCATION INFORMATION



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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.

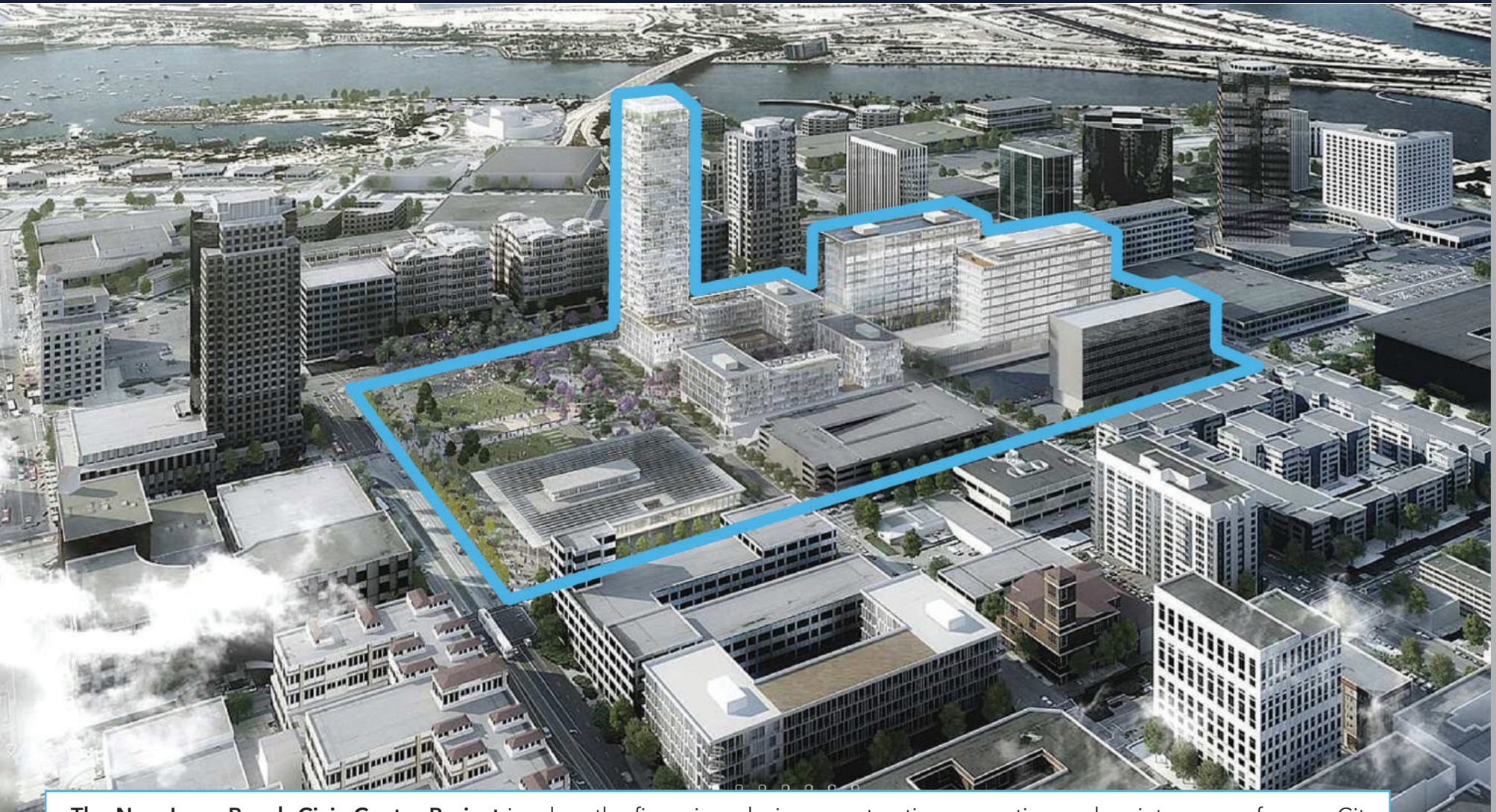


Dozens of projects are transforming the city's landscape, with more than \$2.5M billion in capital pouring into Long Beach. These include the Douglas Park Redevelopment, a 261 acre mixed-use project on the site of the former Boeing campus. It will bring over 5000 jobs to Long Beach and will be home to nearly 30 businesses such as Mercedes-Bez US West headquarters and Virgin Galactic.

Downtown Long Beach is a burgeoning urban 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.

LOCATION INFORMATION CIVIC CENTER

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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.

LOCATION INFORMATION

THE AQUARIUM

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1720 Cerritos Ave - Long Beach, CA 90813



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."

LOCATION INFORMATION

QUEEN MARY ISLAND

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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.

EXCLUSIVELY MARKETING BY

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BRE. 02035763