

# 10 UNITS

1001-1015 E 20th St

## LONG BEACH, CA 90806

**JOHNNIE STIEGLER**

FIRST VICE PRESIDENT | DRE 01981957

(310) 447-2213 | [JOHNNIE@LYONSTAHL.COM](mailto:JOHNNIE@LYONSTAHL.COM)

**FLETCHER NORSEEN**

ASSOCIATE AGENT | DRE 02156659

(949) 307-8706 | [FLETCHER.NORSEEN@LYONSTAHL.COM](mailto:FLETCHER.NORSEEN@LYONSTAHL.COM)



**JOHNNIE STIEGLER**  
FIRST VICE PRESIDENT | DRE 01981957

(310) 447-2213 | [JOHNNIE@LYONSTAHL.COM](mailto:JOHNNIE@LYONSTAHL.COM)

**STEPHEN TAKAHASHI**  
FIRST VICE PRESIDENT | DRE 01944770

(310) 403-9145 | [STEPHEN@LYONSTAHL.COM](mailto:STEPHEN@LYONSTAHL.COM)

**FLETCHER NORSEEN**  
ASSOCIATE AGENT | DRE 02156659

(949) 307-8706 | [FLETCHER.NORSEEN@LYONSTAHL.COM](mailto:FLETCHER.NORSEEN@LYONSTAHL.COM)

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# INVESTMENT OVERVIEW

# SUMMARY

1001-1015 20th St, Long Beach CA 90806

ASKING PRICE

\$2,450,000

UNITS	10
UNIT MIX	1 (3-BED / 2-BATH), 7 (2-BED / 1-BATH) 2 (1-BED / 1 BATH)
TOTAL BUILDING SQ. FT.	9,641
TOTAL LOT SQ. FT.	10,991
YEAR BUILT	1924-1985
ZONING	LBR1N
APN	7210-021-012 7210-021-013

# HIGHLIGHTS

- Excellent Unit Mix - (1) 3Bed+2Bath | (7) 2Bed+1Bath | (1) 1Bed+1Bath
- Current GRM: 9.31 | Market GRM: 7.82
- Current CAP: 7.33% | Market CAP: 9.27%
- Building: 9,641 sqft | Lot Size: 10,991 sqft
- Gated Parking for Tenants with Possible ADU conversion of an existing structure
- Separately metered for Gas & Electricity



# THE OFFERING

LYONSTADT  
INVESTMENT REAL ESTATE

We are pleased to present the opportunity to acquire a well-performing 10-unit multifamily investment in the heart of Long Beach. Located at 1001–1015 E 20th Street, this asset offers a highly desirable mix of spacious 1, 2, and 3 bedroom units totaling approximately 9,641 rentable square feet on a 10,991 SF lot. This building has the lowest price per foot metric and the highest CAP rate metric on the market currently!! The building delivers immediate day-one cash flow with a current CAP rate of 7.33%, while significant upside remains through rental increases and a potential ADU addition via an existing structure. Pro forma projections push returns to a 9.27% CAP and over 21% cash-on-cash return. Additional features include gated parking lots for tenants and separate gas & electric meters, helping keep operating costs low. Property to be sold As-Is. Inquire for further details.







# PROPERTY PHOTOGRAPHS



**LYONSTAHLL**  
INVESTMENT REAL ESTATE









# FINANCIAL ANALYSIS

# PRICING ANALYSIS-1001-1015 E 20TH ST



## PROPERTY METRICS

PRICE	\$2,450,000
UNITS	10
BUILDING SQ. FT.	9,641
LOT SQ FT	10,991
YEAR BUILT	1924-1985
PRICE / UNIT	\$245,000
PRICE / SQ FT	\$254.12

## INCOME DATA

	CURRENT	PRO FORMA
NOI	\$179,502	\$227,154
CAP	7.33%	9.27%
GRM	9.31	7.82

## PROPOSED FINANCING

DOWN PAYMENT	\$367,500
LOAN AMOUNT	\$2,082,500
INTEREST RATE	6.000%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.20



# INCOME AND EXPENSES-1001-1015 E 20TH ST

## RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	1-BED / 1-BATH		\$ 1681	\$ 1,700
1	2-BED / 1- BATH		\$ 2,200	\$ 2,500
1	2-BED / 1- BATH		\$1,729	\$ 2,500
1	2-BED / 1- BATH		\$ 2,380	\$ 2,500
1	2-BED / 1- BATH		\$ 2,350	\$ 2,500
1	3-BED / 2- BATH		\$ 3,700	\$ 3,800
1	2-BED / 1- BATH		\$ 2,181	\$ 2,500
1	2-BED / 1- BATH		\$ 2,122	\$ 2,500
1	2-BED / 1- BATH		\$ 2,177	\$ 2,500
1	1-BED / 1- BATH		\$ 1,400	\$ 1,400
1	1-BED / 1- BATH	Potential ADU		\$ 1,450
MONTHLY SCHEDULED RENTAL INCOME			\$ 21,920	\$ 25,850
ANNUAL SCHEDULED RENTAL INCOME			\$ 263,040	\$ 313,200

## OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$263,040		\$313,200	
LESS: VACANCY RESERVE	\$13,152	5.0%	\$ 15,660	5.0%
GROSS OPERATING INCOME	\$ 249,888		\$297,540	
LESS: EXPENSES	\$ 70,386	27%	\$ 70,386	22%
NET OPERATING INCOME	\$ 179,502		\$ 227,154	
LESS: LOAN PAYMENTS PRE-TAX	\$ 149,828		\$ 149,828	
CASH FLOW	\$ 29,675	8.07%	\$ 77,327	21.04%
PRINCIPAL REDUCTION	\$ 25,573		\$ 25,573	
TOTAL RETURN BEFORE TAXES	\$ 55,248	15.03%	\$ 102,900	28.00%

## CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 30,625
MAINTENANCE (4%)	\$ 10,522
INSURANCE (\$1.20/SF)	\$ 11,569
UTILITIES (\$900/UNIT/YEAR)	\$ 9,000
LANDSCAPING (\$100/MO)	\$ 1,200
PROPERTY MANAGEMENT (3%)	\$ 7,470
TOTAL EXPENSES:	\$ 70,385.80
EXPENSES AS % SGI	26.76%
PER NET SQ.FT.	\$ 7.30
PER UNIT:	\$ 7,038.58

**Tyler Bradford**  
 (310) 850-7197 (Mobile)  
[tyler@convoy-cap.com](mailto:tyler@convoy-cap.com)  
 DRE #01860008



**Travis Bradford**  
 (310) 869-7490 (Mobile)  
[travis@convoy-cap.com](mailto:travis@convoy-cap.com)  
 DRE #02046147

Prepared for:  
 Property Address:

C/O Fletcher Norseen  
 1015 E. 20th St  
 Long Beach, CA 90806

5/29/2025  
 Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 3-Year Fixed	Option 3 3-Year Fixed	Option 4 5-Year Fixed	Option 5 5-Year Fixed	Option 6 5-Year Fixed
Purchase Price	\$2,450,000	\$2,450,000	\$2,450,000	\$2,450,000	\$2,450,000	\$2,450,000
Loan Amount	\$1,837,500	\$1,592,500	\$1,470,000	\$1,837,500	\$1,592,500	\$1,470,000
Down Payment	\$612,500	\$857,500	\$980,000	\$612,500	\$857,500	\$980,000
Loan-to-Value	75%	65%	60%	75%	65%	60%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.20	1.20	1.20
Current Interest Rate	6.13%	6.05%	5.86%	6.18%	6.18%	5.98%
Index	6 Mo. SOFR	7-Year CMT	7-Year CMT	6 Mo. SOFR	5-Year CMT	5-Year CMT
Margin	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Floor / Ceiling	4.25% / 11.13%	6.05% / 12.05%	5.83% / 11.86%	4.25% / 11.18%	6.18% / 12.18%	5.98% / 11.98%
Loan Term	30	10	10	30	10	10
Amortization in Years	30	30	30	30	30	30
Monthly Payment	\$11,171	\$9,599	\$8,682	\$11,230	\$9,733	\$8,794
Recourse	Yes	Yes	Yes	Yes	Yes	Yes
Impounds	No	No	No	No	No	No
Pre-Payment Penalty	Years 1-3	Years 1-2	Years 1-2	Years 1-5	Years 1-3	Years 1-3
	3-2-1%	3-2%	3-2%	5-4-3-2-1%	5-4-3%	5-4-3%
Loan Fee	1%	1%	1%	1%	1%	1%
Estimated Costs:						
Appraisal/Due Diligence	\$2,000	\$7,500	\$7,500	\$2,000	\$7,500	\$7,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request  
 Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

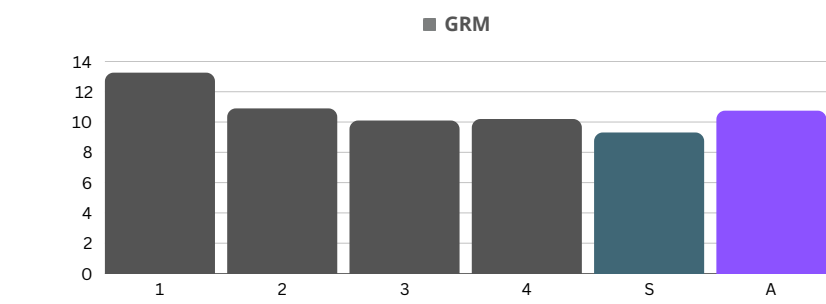
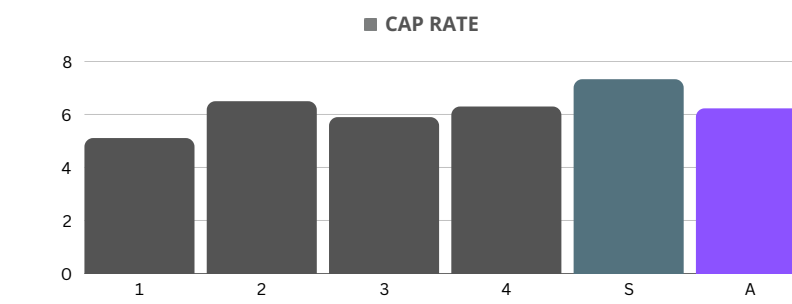
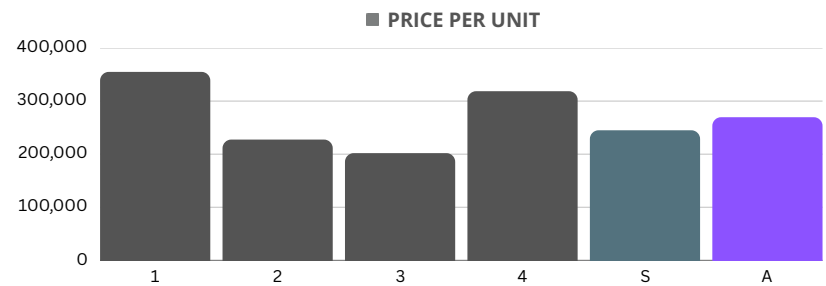
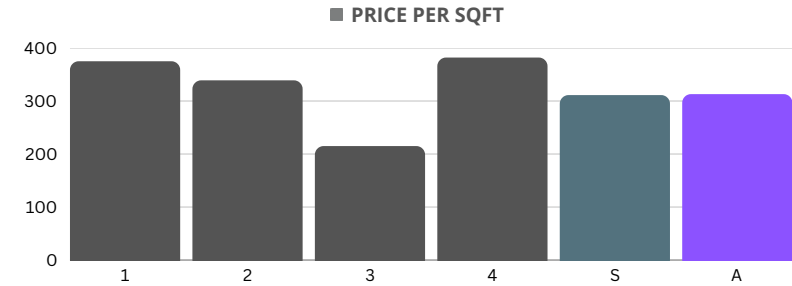
*Rates and programs are subject to change without notice*

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 licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE# 02117282



# COMPARABLE SALES ANALYSIS

	ADDRESS	SALE PRICE	UNITS	SALE DATE	YEAR	BUILDING SQ.FT.	PRICE / SQ.FT.	PRICE / UNIT	CAP RATE	GRM
1	1740 N STANTON PL LONG BEACH, CA	\$3,450,000	10	3/18/2024	1987	9,211	\$374.55	\$355,000	5.11	13.26
2	2195 PASADENA AVE LONG BEACH, CA	\$2,395,000	10	9/6/2024	1964	7,055	\$339.48	\$227,500	6.50	10.9
3	2018 LOCUST AVE LONG BEACH, CA	\$2,500,000	13	5/23/2025	1963	11,626	\$215.04	\$201,923	5.90	10.1
4	1470 ELM AVE LONG BEACH, CA	\$2,549,000	8	4/25/2025	1959	6,678	\$381.70	\$318,625	6.30	10.2
★	1001-1015 E 20TH ST LONG BEACH, CA	\$2,450,000	10	DATE	1924-1985	9,641	\$254.12	\$245,000	7.33	9.31
A	AVERAGE	\$2,668,800	UNITS	DATE	YEAR	SQ.FT.	312.98	\$269,609	6.23	10.75



# COMPARABLE ACTIVES ANALYSIS

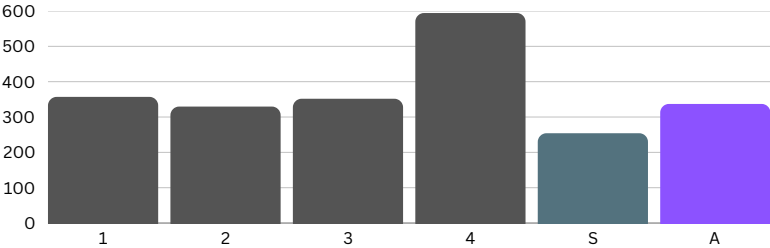
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★

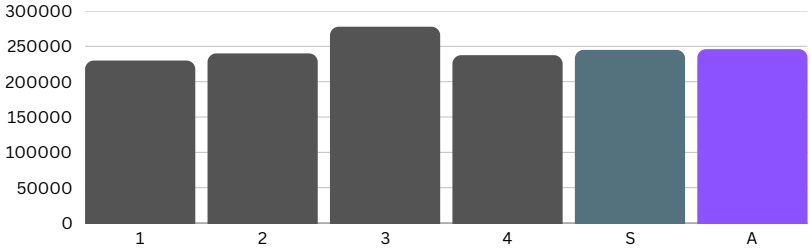
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ADDRESS	SALE PRICE	UNITS	LIST DATE	YEAR	BUILDING SQ.FT.	PRICE / SQ.FT.	PRICE / UNIT	CAP RATE	GRM
2219 PINE AVE LONG BEACH, CA	\$2,299,000	10	10/17/2024	1948	6,440	\$356.99	\$229,900	6.6	11.4
1415-1425 MLK LONG BEACH, CA	\$2,400,000	10	3/4/2025	1930	7,282	\$329.58	\$240,000	6.57	10.6
1757 LONG BEACH BLVD LONG BEACH, CA	\$2,500,000	9	10/11/2024	1936	7,108	\$351.72	\$277,778	4.5	19.3
1136 HOFFMAN AVE LONG BEACH, CA	\$2,850,000	12	3/17/2025	1922	4,796	\$594.25	\$237,500	5.2	11.9
1001-1015 E 20TH ST LONG BEACH, CA	\$2,450,000	10	DATE	1924-1985	9,641	\$254.12	\$245,000	7.33	9.27
AVERAGE	\$2,499,800	UNITS	DATE	YEAR	SQ.FT.	\$337.33	\$246,035	5.12	12.49

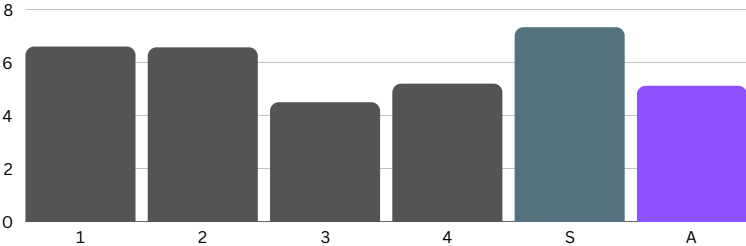
PRICE PER SQFT



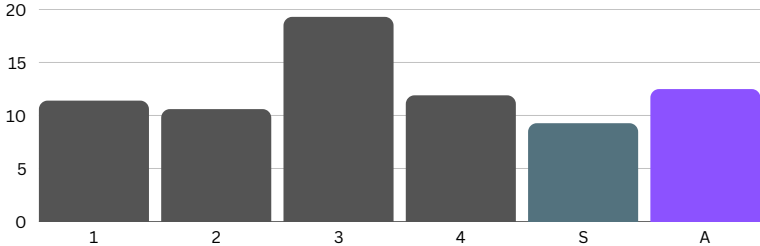
PRICE PER UNIT



CAP RATE

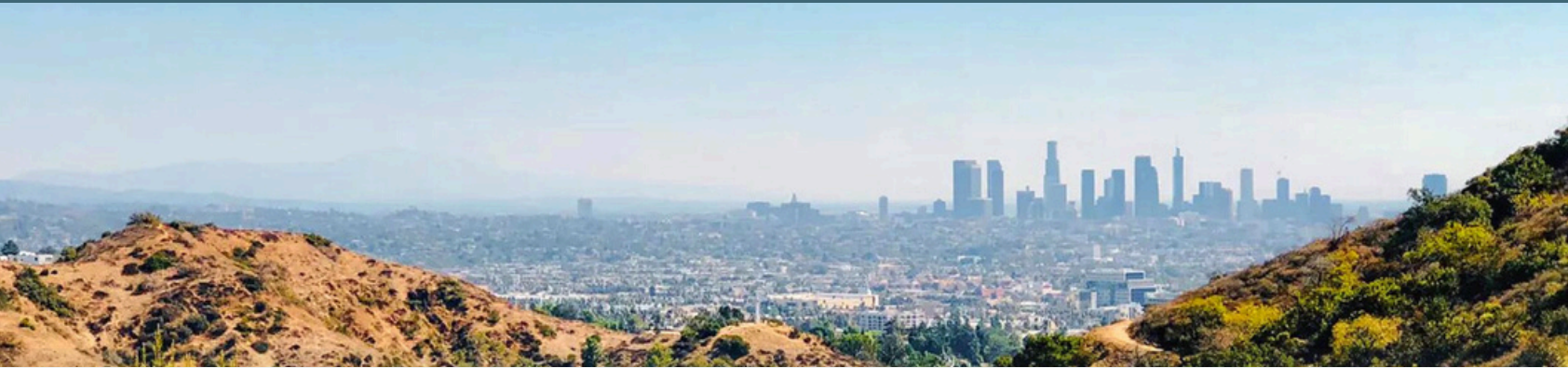


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# LOCATION OVERVIEW





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:

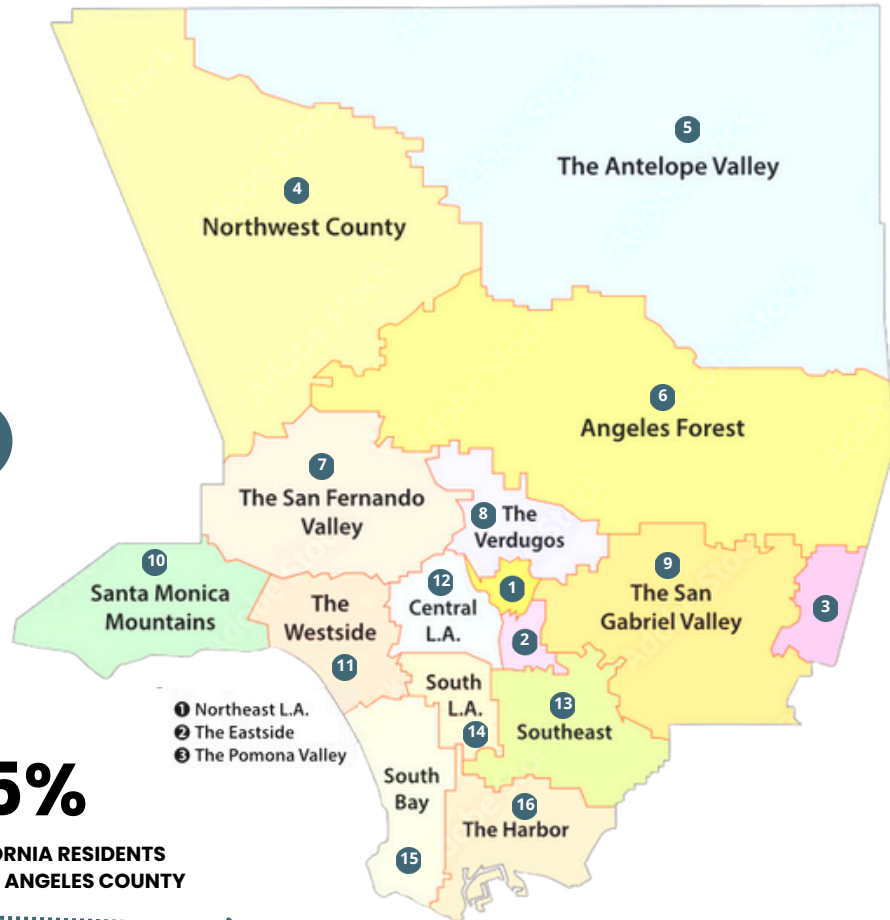
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|------------------------|----------------------------|
| 1. NORTHEAST L.A.      | 9. SAN GABRIEL VALLEY      |
| 2. THE EASTSIDE        | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY       | 11. THE WESTSIDE           |
| 4. NORTHWEST COUNTY    | 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 CALIFORNIA  
9.83 MILLION  
39.24 MILLION

## 25%

OF ALL CALIFORNIA RESIDENTS  
LIVE WITHIN LOS ANGELES COUNTY



# 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  
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