

1844 Atlantic Ave, Long Beach

\$995,000 | 9.59 GRM | 6.9% Cap Rate



TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS	3
AREA OVERVIEW	4
INVESTMENT SUMMARY	5
RENT ROLL	6
PROPERTY PHOTOS	7-8
DISCLAIMER	9



INVESTMENT HIGHLIGHTS

- Incredible cash flowing opportunity with **current** GRM of 9.6 and actual cap rate of 7.5%, with upside to 8.7%
- Seller-carry financing available with 50%+ down
- Tenants are paying on-time and consistently
- Incredible upside potential for each of the retail units
- Excellent owner-user opportunity
- Low expense building
- Recently updated garage roof, painting, and shut off valve, all upgraded this year



AREA OVERVIEW

- Located in a prime location on Atlantic Ave, with 30,000+ vehicles passing daily
- About 70,000 households within a 1-mile radius
- Down the street from Poly High School, Roosevelt Elementary School, and Long Beach City College
 - Only 2 miles from the beach
- Less than 5 minutes from the 710-freeway entrance



INVESTMENT SUMMARY

ANNUALIZED OPERATING DATA

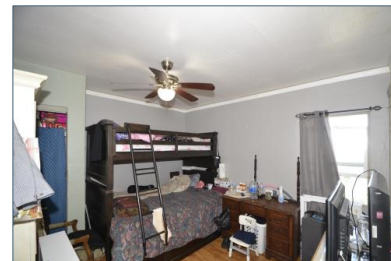
GENERAL INFORMATION

Price	\$995,000
Year Built	1920
Units	7
Building Sq. Ft	3,429
Lot Sq. Ft	4,890
Price / Sq. Ft	\$290
Price / Lot Sq. Ft	\$203
Price / Unit	\$142,143
Current GRM	9.59
@ Market GRM	7.82
Current Cap Rate	7.5%
@ Market Cap Rate	8.7%

Income	Actual	Pro Forma
Gross Scheduled Rents	\$103,800	\$127,200
Parking Income	-	-
Less Vacancy @ 5%	(\$5,190)	(\$6,360)
Effective Gross Income	\$98,610	\$120,840
Expenses	Actual	Market
Taxes (est.)	\$12,438	\$12,438
Insurance (est.)	\$2,290	\$6,001
Repairs (actual)	\$1,200	\$6,042
Property Management (est.)	\$5,917	\$7,250
Utilities (actual)	\$1,560	\$1,560
Pest Control	\$0	\$0
Gardening & Cleaning	\$0	\$0
City Licensing and Permits	\$500	\$500
Total Expenses	\$23,904	\$33,791
Net Operating Income	\$74,706	\$87,049

PROPOSED FINANCING

Loan Amount (50%)	\$497,500
Down Pmt (50%)	\$497,500
Rate (%)	7.00%
Amortization (years)	30
Payment (monthly)	(\$3,310)
Debt Cov. Ratio	1.88

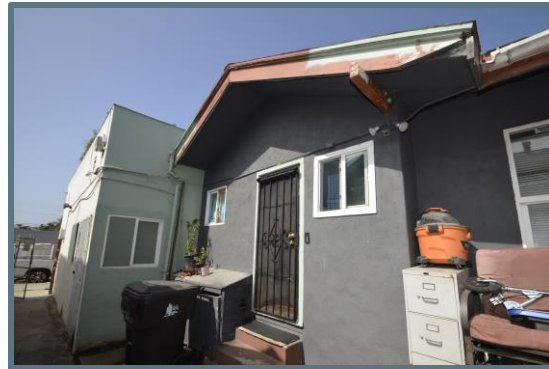
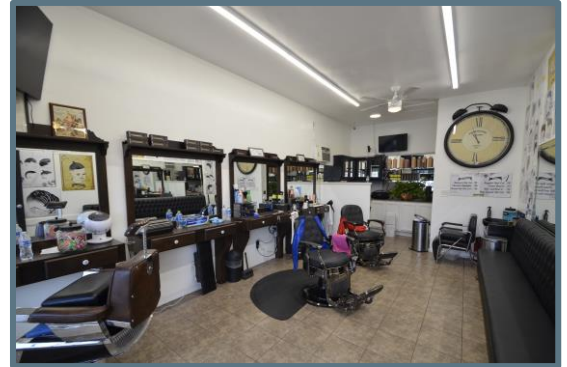


RENT ROLL

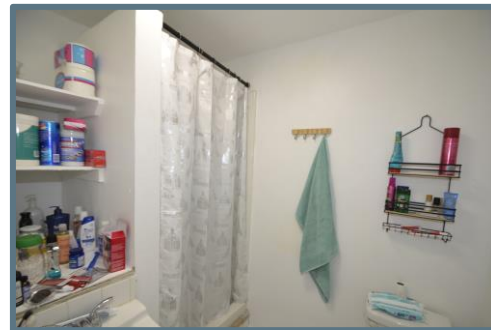
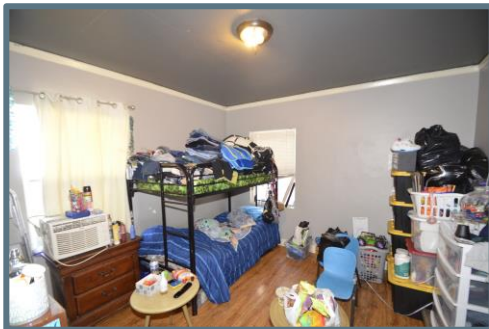
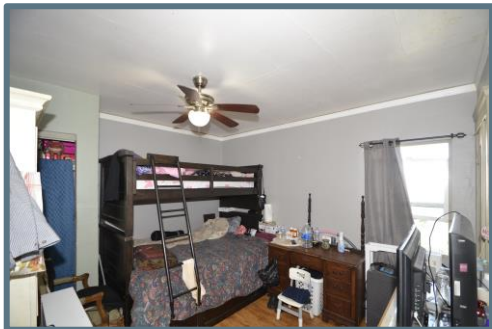


# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	RETAIL	\$900	\$1,100
1	RETAIL	\$900	\$1,100
1	RETAIL	\$900	\$1,100
1	1BD/1BA	\$900	\$900
1	3BD/2BA	\$2,000	\$2,400
1	2BD/1BA	\$1,650	\$2,000
1	2BD/1BA	\$1,400	\$2,000
TOTAL		\$8,650	\$10,600

PROPERTY PHOTOS



PROPERTY PHOTOS



DISCLAIMER AND CONFIDENTIALITY AGREEMENT

The information contained in this document is private, confidential, and intended solely for the addressed recipient. By receiving and reviewing this document, the intended recipient agrees to maintain the confidentiality of this document. This document is not to be shared, duplicated, recorded, viewed, or disseminated in any fashion without the express written consent of Buckingham Investments. If you are not the intended recipient, do not review the document. Instead, please notify Buckingham Investments that you have received this document erroneously and arrange the return the document to Buckingham Investments.

The sole intended purpose of this document is to provide a brief synopsis of the potential investment in a specific property. The information in this document has been compiled by Buckingham Investments and is only a representation of Buckingham Investments' opinions at the time the document was created. This document may not represent the current or future opinions of Buckingham Investments regarding this investment opportunity. While Buckingham Investments believes the sources of this information to be reliable, Buckingham Investments has not verified specific information including but not limited to: profit and loss statements, financial statements, size, condition, tenancy, lease status, operational history, or any other details of the property which may be addressed in this document. Buckingham Investments does not warranty the information in this document for any purpose other than as preliminary information regarding a potential real estate investment. This document is not a substitute for due diligence investigations. Buckingham Investments strongly encourages all potential real estate investors to conduct thorough due diligence investigations prior to entering into any transaction.

