



1036-1040 Dawson Avenue

14 UNITS ■ LONG BEACH, CA 90804

LYONSTAHLL

TWO SIDE-BY-SIDE 7-UNIT BUILDINGS ON SEPARATE PARCELS | 13,009 SQ FT COMBINED LOT SIZE

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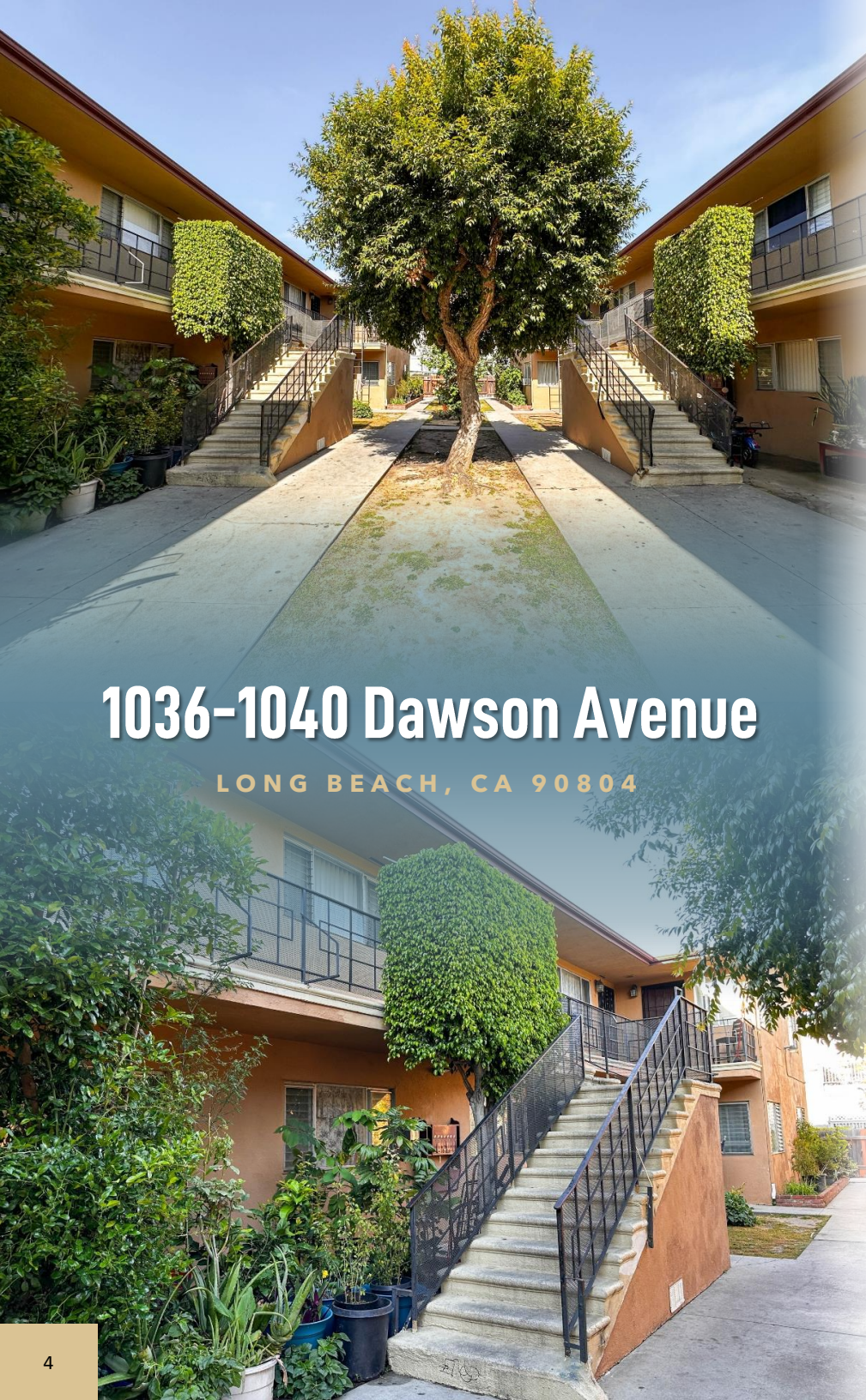
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DRE 02239496



An aerial photograph of a city harbor, likely Dubai, showing a large body of water, a bridge, and surrounding urban development. A yellow banner is overlaid across the center of the image.

EXECUTIVE SUMMARY



1036-1040 Dawson Avenue

LONG BEACH, CA 90804

SUMMARY

PRICING

OFFERING PRICE		\$3,995,000
PRICE/UNIT		\$285,357
PRICE/SF		\$378.46
GRM	13.78	11.29
CAP RATE	4.51%	6.00%
	Current	Market

THE ASSET

Units	14
Year Built	1960/1961
Gross SF	10,556
Lot SF	13,009
APN (1036)	7262-006-020
APN (1040)	7262-006-021
Zoning	LBR2N



**1036-1040
DAWSON AVENUE**

Property Overview

1036-1040 Dawson Avenue

The Harley Group at Lyon Stahl is pleased to present 1036-1040 Dawson Ave, Long Beach. Consisting of two side-by-side 7 unit buildings on separate parcels (14 units in total), the property boasts a desirable unit mix of (6) 2-bed/1-bath units and (8) 1-bed/1-bath units on a 13,009 sq ft lot. There are a total of (8) 1-car garages with tandem parking, along with a laundry room at each building and a new 100 gallon water heater. The garages are separately leased to provide additional income, and there is over 20% in upside rent potential. Located less than a mile from vintage shopping and trendy dining options on Retro Row, this is an excellent value-add investment opportunity offering growth, stability, and a hedge against inflation.



INVESTMENT HIGHLIGHTS



Two side-by-side 7 unit buildings on separate parcels | 13,009 sq ft combined lot size



Unit mix: (6) 2+1 units and (8) 1+1 units



Annual Gross Income: \$289,920 | Over 20% in upside rent potential



Cost/Unit: \$285,357 | Cost/Sq Ft: \$378



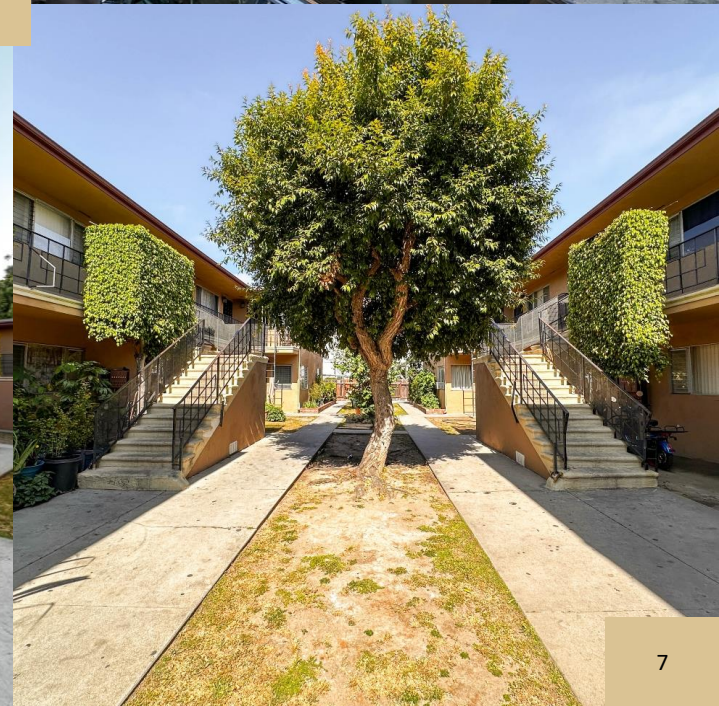
Proforma 6% CAP | Proforma 11.29 GRM



Prime Eastside Long Beach location - less than a mile from Retro Row and close proximity to Junipero Beach



1036-1040 Dawson Avenue





garages provide additional income, and there is over 20% in upside rent





An aerial photograph of a city, likely San Francisco, showing a large body of water (the bay) on the left and a dense urban area on the right. A prominent yellow banner is overlaid across the center of the image, containing the text 'FINANCIAL ANALYSIS'. The overall image has a dark, muted color palette.

FINANCIAL ANALYSIS

FINANCIAL SUMMARY

PRICING

OFFERING PRICE		\$3,995,000
PRICE/UNIT		\$285,357
PRICE/SF		\$378.46
GRM	13.78	11.29
CAP RATE	4.51%	6.00%
	Current	Market

FINANCING

Down	50.0%	\$1,997,500
Loan	50.0%	\$1,997,500
Ammort Years		30
Interest Rate		6.45%
Payments		(\$12,560)

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
8	1+1	\$1,573	\$12,585	\$1,900	\$15,200
6	2+1	\$1,849	\$11,095	\$2,300	\$13,800
Total Scheduled Rent			\$23,680		\$29,000
Garages (8 x \$60)			\$480		\$480
Monthly Scheduled Gross Income			\$24,160		\$29,480

ANNUALIZED INCOME		Current		Market
Annualized Scheduled Gross Income		\$289,920		\$353,760
Less: Vacancy/Deductions	3%	(\$8,698)	3%	(\$10,613)
Effective Gross Income		\$281,222		\$343,147

ANNUALIZED EXPENSES		Current		Market
New Taxes (Actual + DA):		\$52,469		\$52,469
Repairs & Maintenance (Actual):		\$8,849		\$8,849
Insurance (\$0.75/SF):		\$7,917		\$7,917
Utilities (Actual):		\$18,000		\$18,000
Pest Control (Actual):		\$2,526		\$2,526
Property Management (4%):		\$11,249		\$13,726

ESTIMATED EXPENSES		\$101,010		\$103,487
Expenses/Unit		\$7,215		\$7,392
Expenses/SF		\$9.57		\$9.80
% of GOI		35.9%		30.2%

RETURN		Current		Market
NOI		\$180,213		\$239,660
Less Debt		(\$150,719)		(\$150,719)
Cashflow	1.48%	\$29,493	4.45%	\$88,941
Principal Paydown		\$22,539		\$22,539
Total Return Before Taxes	2.60%	\$52,032	5.58%	\$111,480

RENT ROLL

1036-1040 Dawson Avenue

	UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
1036	1	1+1	\$1,584	\$1,900	1036; #1 (Sec 8)
	2	1+1	\$1,595	\$1,900	1036; #2
	3	2+1	\$1,604	\$2,300	1036; #3
	4	2+1	\$1,995	\$2,300	1036; #4
	5	1+1	\$1,800	\$1,900	1036; #5 (Vacant)
	6	1+1	\$1,588	\$1,900	1036; #6 (Sec 8)
	7	2+1	\$1,995	\$2,300	1036; #7
1040	8	1+1	\$1,588	\$1,900	1040; #1 (Sec 8)
	9	1+1	\$1,588	\$1,900	1040; #2 (Sec 8)
	10	2+1	\$1,939	\$2,300	1040; #3 (Sec 8)
	11	2+1	\$1,566	\$2,300	1040; #4
	12	1+1	\$1,595	\$1,900	1040; #5
	13	1+1	\$1,247	\$1,900	1040; #6
	14	2+1	\$1,996	\$2,300	1040; #7 (Sec 8)
TOTALS:			\$23,680	\$29,000	

PROPOSED LOAN QUOTE



Tyler Bradford
 (310) 850-7197 (Mobile)
tyler@convoy-cap.com
 DRE #01860008

Loan Options	Option 1 3-Year Fixed	Option 2 3-Year Fixed	Option 3 5-Year Fixed	Option 4 5-Year Fixed	Option 5 Floating Bridge-ARM
Purchase Price	\$3,995,000	\$3,995,000	\$3,995,000	\$3,995,000	\$3,995,000
Loan Amount	\$1,975,000	\$1,840,000	\$1,975,000	\$1,857,500	\$2,135,000
Down Payment	\$2,020,000	\$2,155,000	\$2,020,000	\$2,137,500	\$1,860,000
Loan-to-Value	49%	46%	49%	46%	53%
Debt Coverage Ratio (DCR)	1.15	1.25	1.15	1.25	1.25
Current Interest Rate	6.45%	6.365%	6.45%	6.275%	8.50%
Interest-Only Period	N/A	3 Years	N/A	5 Years	24 Months
Index	1-Year CMT	6 Mo. SOFR	1-Year CMT	6 Mo. SOFR	WSJ Prime
Margin	2.50%	3.125%	2.50%	3.125%	3.00%
Floor / Ceiling	6.45% / 11.95%	6.365% / 11.865%	6.45% / 11.95%	6.275% / 11.775%	8.50% / None
Loan Term	30	30	30	30	24 Months
Amortization in Years	30	30	30	30	Interest-Only
I/O Monthly Payment	N/A	\$9,760	N/A	\$9,713	\$15,123
Monthly Payment	\$12,418	\$11,467	\$12,418	\$11,467	\$15,123
Recourse	Yes	Yes	Yes	Yes	Yes
Impounds	No	No	No	No	TBD
Pre-Payment Penalty	Years 1-3	Years 1-3	Years 1-5	Years 1-5	None
	3-2-1%	5-3-1%	5-4-3-2-1%	5-4-3-2-1%	None
Loan Fee	1%	1%	1%	1%	1.5%
Estimated Costs:					
Appraisal/Due Diligence	\$4,500	\$6,500	\$4,500	\$6,500	\$7,500
Closing/Processing/Underwriting	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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 Dept. of Real Estate - License Number: DRE# 02117282

An aerial photograph of a city, likely San Francisco, showing a large body of water (the bay) on the left and a dense urban area on the right. The image is dark and has a yellow banner across the middle. The banner contains the text "MARKET COMPARABLES" in bold, black, uppercase letters.

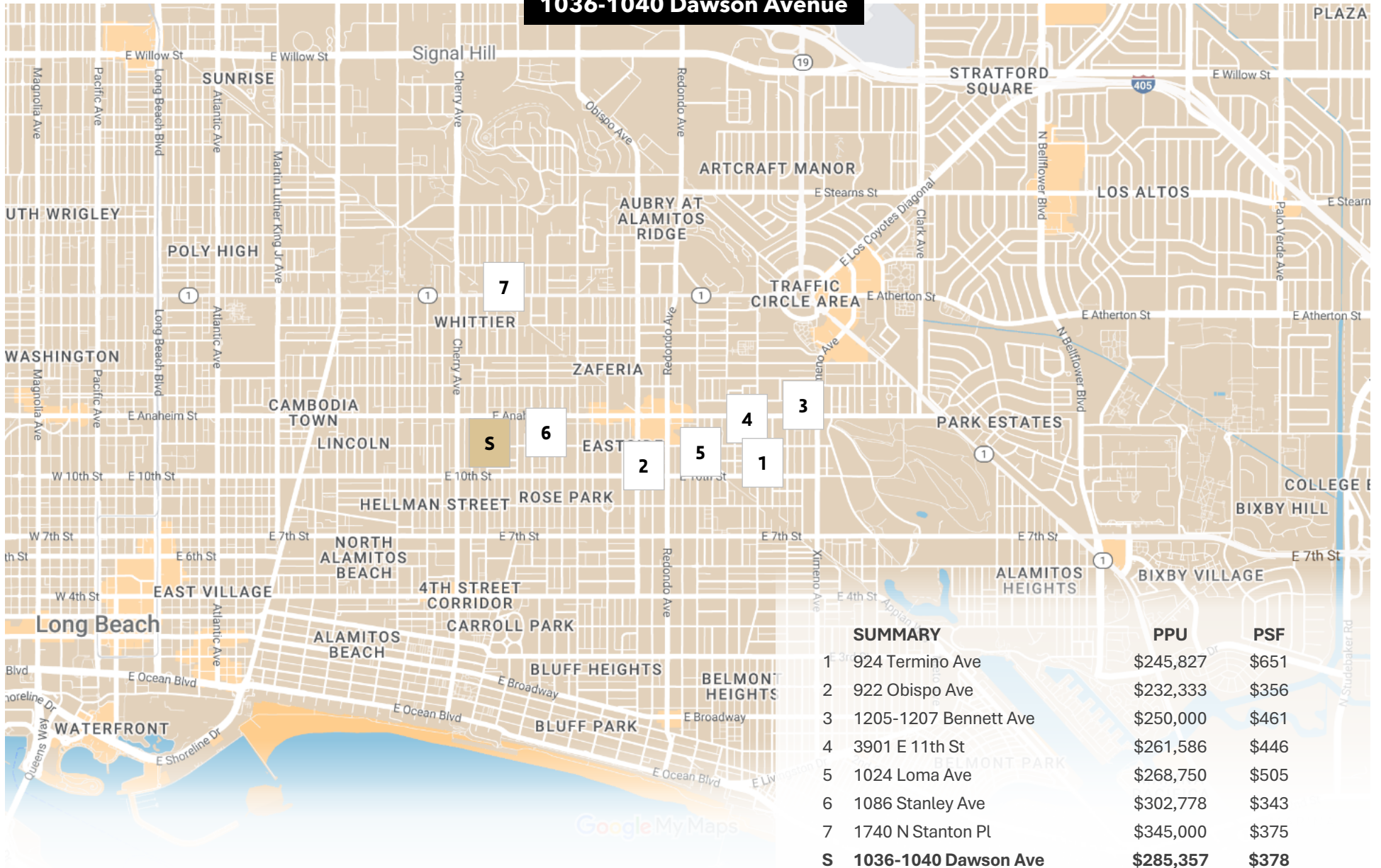
MARKET COMPARABLES

SALES COMPARABLES

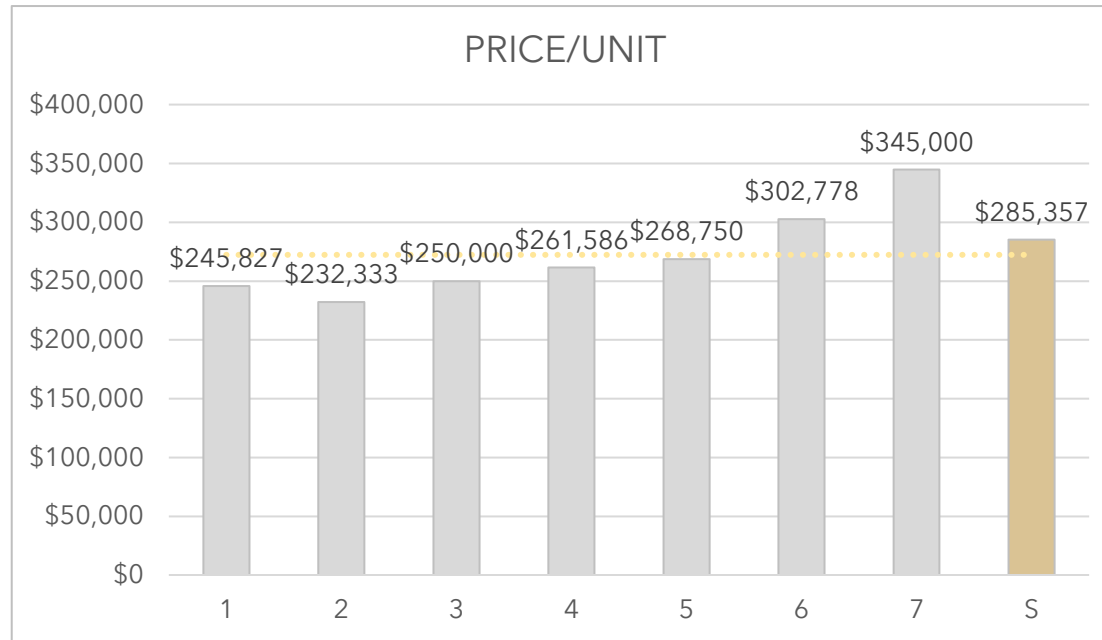
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF
	1 924 Termino Ave Long Beach, CA 90804	9	1970	3,400	7,661	1 - Studio 7 - 1+1 1 - 2+1	3/4/2024	\$2,212,445	\$245,827	\$650.72
	2 922 Obispo Ave Long Beach, CA 90804	6	1953	3,919	6,500	5 - 1+1 1 - 2+1	2/26/2024	\$1,394,000	\$232,333	\$355.70
	3 1205-1207 Bennett Ave Long Beach, CA 90804	7	1923	3,797	5,292	5 - 1+1 1 - 2+1 1 - 2+2	6/6/2024	\$1,750,000	\$250,000	\$460.89
	4 3901 E 11th St Long Beach, CA 90804	7	1987	4,102	5,988	6 - 1+1 1 - 3+4	3/7/2024	\$1,831,100	\$261,586	\$446.39
	5 1024 Loma Ave Long Beach, CA 90804	8	1953	4,258	8,705	6 - 1+1 1 - 2+1 1 - 2+2	3/12/2024	\$2,150,000	\$268,750	\$504.93
	6 1086 Stanley Ave Long Beach, CA 90804	9	1987	7,936	6,363	1 - 1+1 8 - 2+2	5/15/2024	\$2,725,000	\$302,778	\$343.37
	7 1740 N Stanton Pl Long Beach, CA 90804	10	1987	9,211	8,170	10 - 2+2	3/18/2024	\$3,450,000	\$345,000	\$374.55
AVERAGES		8	1966	5,232	6,954				\$272,325	\$448.08
	S Subject 1036-1040 Dawson Ave Long Beach, CA 90804	14	1960 1961	10,556	13,009	8 - 1+1 6 - 2+1	On Market	\$3,995,000	\$285,357	\$378.46

SALES COMPARABLES

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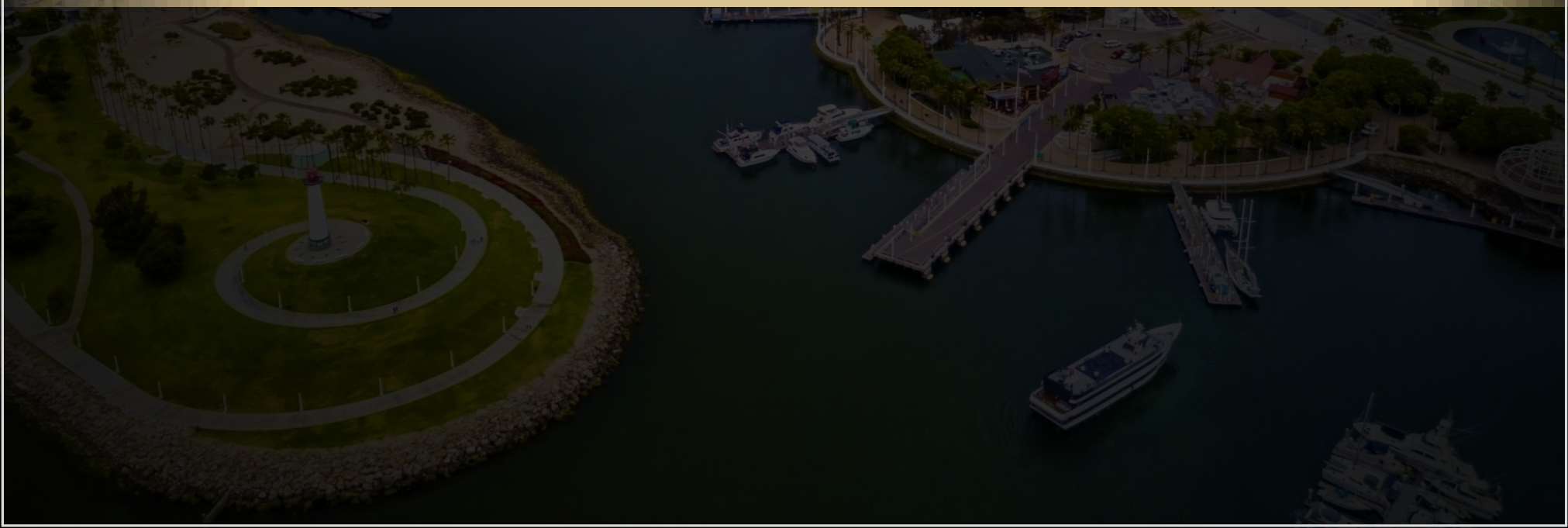


SALES COMPARABLES



An aerial photograph of a city skyline, likely Miami, featuring several prominent skyscrapers and a dense urban layout. A semi-transparent yellow banner is overlaid across the middle of the image, containing the text 'LOCATION OVERVIEW'.

LOCATION OVERVIEW





LONG BEACH, CA

Incorporated in 1897, Long Beach is the 7th largest City in the State of California and the 36th largest in the nation. Located in sunny Southern California, just 25 miles south of the Los Angeles, it acts as a principal city in the Los Angeles-Long Beach-Santa Ana metropolitan area . The City occupies a land area of approximately 52 square miles and services a population of over 450,000. The City of Long Beach is frequently described as a series of strong, diverse, interwoven smaller neighborhoods within a large city.



462,645
POPULATION



\$614,400
MEDIAN HOME PRICE



\$67,804
AVG HH INCOME

PREMIER COASTAL LOCATION



EASTSIDE NEIGHBORHOOD

CITY OF
LONG BEACH

Home to California State University Long Beach and Long Beach City College, the Eastside of the city is where natives and transplants can engage in their educational pursuits. Beyond the bounds of our campuses, the Eastside is home to a number of parks and recreational areas where residents and visitors can unwind. Two parks in the area, Stearns Park and El Dorado Regional Park, encompass more than 500 acres of recreational activities for everyone to enjoy. The El Dorado Nature Center offers a nature center and a 2-mile loop trail in its mini-wilderness. The Earl Burns Miller Japanese Garden on the campus of Cal State Long Beach is an oasis of beauty and tranquility.





DOWNTOWN LONG BEACH

LONG BEACH AIRPORT

LB CONVENTION CENTER



Long Beach is the second largest city in the Greater Los Angeles Area (after Los Angeles) and a principal city of the Los Angeles metropolitan area. The Port of Long Beach is the United States' second busiest container port and one of the world's largest shipping ports. Acting as a major gateway for US-Asian trade, the port occupies 3,200 acres of land with 25 miles of waterfront.

LOCAL ECONOMY

The economic base has changed over the years. Oil extraction created a boom and this was a Navy town for many years before the base closed. The aerospace industry played an important role. Douglas Aircraft Company (later McDonnell Douglas and now part of Boeing) had plants at the Long Beach Airport where they built aircraft for World War II, and later built DC-8s, DC-9s, DC-10s, and MD-11s. Boeing built the Boeing 717 until 2006 and the C-17 Globemaster III strategic airlifter plant is scheduled to close. Even after greatly reducing the number of local employees in recent years, Boeing is still the largest private employer in the city. Polar Air Cargo, an international cargo airline, was formerly based in Long Beach. TABC, Inc., a part of Toyota, makes a variety of car parts, including steering columns and catalytic converters, in Long Beach.

AVIATION & AEROSPACE



FINANCIAL SERVICES



HEALTHCARE



HOSPITALITY & TOURISM



INTERNATIONAL TRADE



OIL & ENERGY



REAL ESTATE



TECHNOLOGY



DOWNTOWN LONG BEACH

At the heart of an innovative, diverse city lies 1.38 Un-square Miles of unmistakable energy. Its streets are cross-sections of what makes Long Beach unique – people living, working, playing and discovering this great place together.

With a fusion of architectural styles, Downtown Long Beach is an attractive location for potential homeowners desiring the excitement of an urban setting without straying far from the beach. The evolving landscape offers a convergence of various experiences, which make it an authentic metropolis and a unique location for individuals and families looking to plant roots.

A noteworthy commercial project is the 369,000 square foot Pike at Rainbow Harbor. This retail, dining, and entertainment complex features national chains such as Yardhouse, The Laugh Factory, Cinemark's 14-screen theatre, PF Changs, California Pizza Kitchen and many more. Built by Developers Diversified Realty (NYSE: DDR), The Pike opened in late 2003 and creates a continuous zone of entertainment and commerce from the Aquarium of the Pacific to the Convention Center and Long Beach Performing Arts Center, through the popular Pine Avenue district to the recently opened CityPlace retail center. Attracting over 3 million visitors annually, The Pike features an open-air retail marketplace as well as a host of restaurants and entertainment for the booming Long Beach night life as well as daily excursions for locals and tourists.

DOWNTOWN PLAN

Adopted in January 2012, the Downtown Plan has become the catalyst in the on going development and revitalization of downtown Long Beach and connecting neighborhoods, promoting quality, context sensitive, and activating the public realm in more innovative and sustainable ways. As the hub of tourism, business, and transit for the entire city, the revitalization of downtown will continue to strengthen the quality of life and Foster more economic opportunities for decades to come.

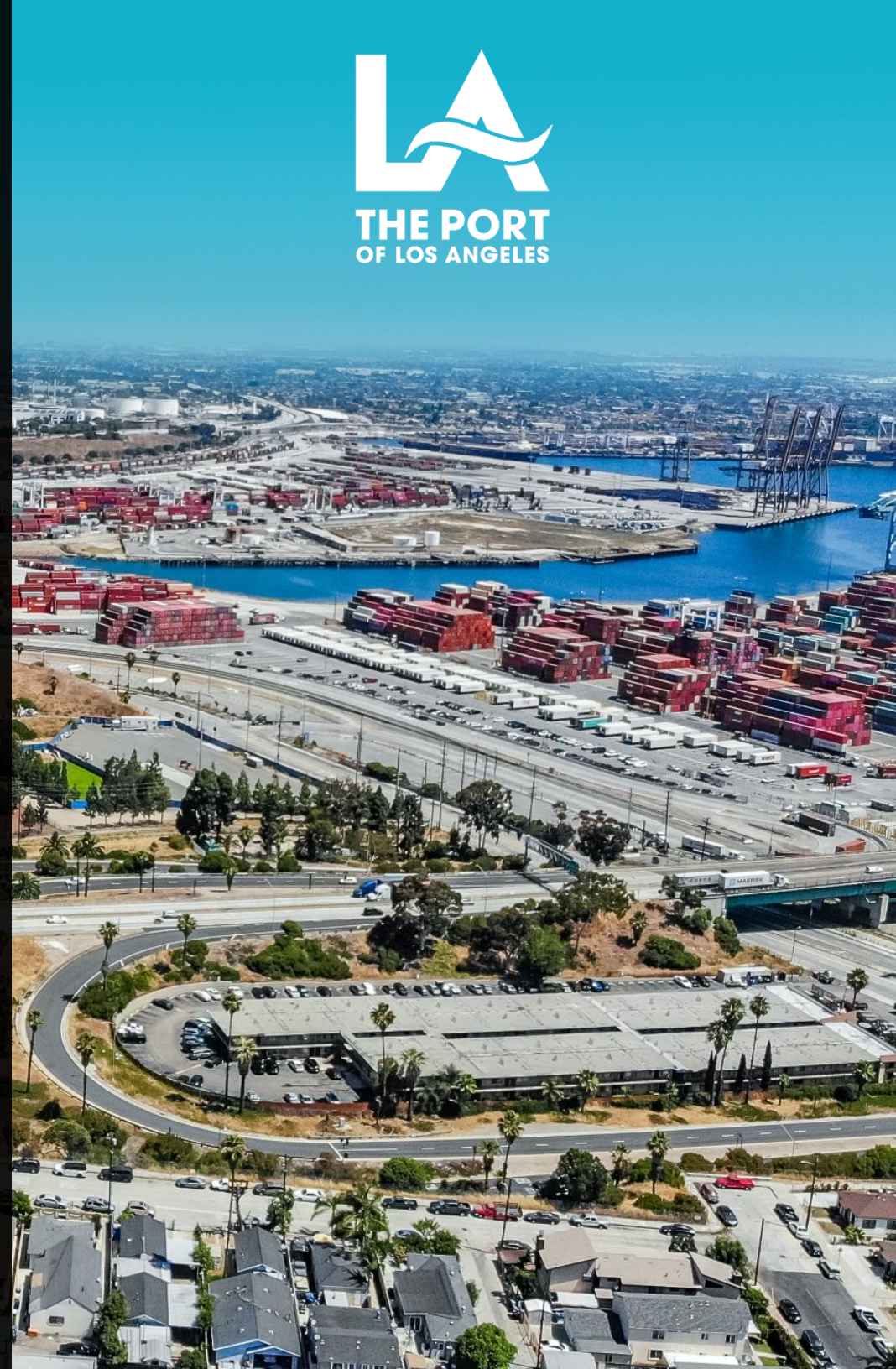


PORT OF LOS ANGELES

LAND AREA	4,300 Acres
ANNUAL CARGO	178 million metric revenue tons (FY 2019)
ANNUAL VOLUME	9.3 million twenty-foot equivalent units (TEU) (CY 2019)
VALUE OF CARGO	US\$276 billion (CY 2019)
PASSENGER TRAFFIC	650,010 passengers (CY 2019)
ANNUAL REVENUE	US\$506 million (FY 2019)
WEBSITE	https://www.portoflosangeles.org/

The Port of Los Angeles, also called America's Port, is a seaport managed by the Los Angeles Harbor Department that occupies 7,500 acres (3,000 ha) of land and water along 43 mi (69 km) of waterfront and adjoins the separate Port of Long Beach. The port is located in San Pedro Bay in the San Pedro and Wilmington neighborhoods of Los Angeles.

The Port of Los Angeles supports employment for 529,000 people throughout the five-county region and 1.6 million worldwide. The cargo coming into the port represents approximately 20% of all cargo coming into the United States. The Port's Channel Depth is 53 feet (16 m). The port has 25 cargo terminals, 82 container cranes, 8 container terminals, and 113 miles (182 km) of on-dock rail. The port's top imports were furniture, automobile parts, apparel, footwear, electronics. In 2019, the port's top exports were wastepaper, pet and animal feed, scrap metal and soybeans. In 2019, the Port's top trading partners were China/Hong Kong, Japan, Vietnam, South Korea, and Taiwan.



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