LYONSTAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

OFFERING MEMORANDUM

753 CERRITOS AVE

LONG BEACH, CA 90813 10 UNITS $2,990,000

CAMERON SAMIMI
310.259.7556
cameron@lyonstahl.com
CalDRE #02035763

TABLE OF CONTENTS

SAMIMI INVESTMENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Samimi Investment Real Estate, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Samimi Investment Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Samimi Investment Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Samimi Investment Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY PHOTOS	6
FINANCIAL ANALYSIS	11
SALE COMPARABLES	14
LOCATION INFORMATION	19

LYON STAHL INVESTMENT REAL ESTATE

PROPERTY INFORMATION

THE OFFERING

Pride of Ownership, 80's Construction - Current 5.80% CAP Rate and 11.62 GRM. Priced at only $300k/unit, 753 Cerritos Ave is the ideal opportunity for any investor looking for a well-maintained asset with strong cash flow.

The property is comprised of (8) 2Bed+2Bath and (2) 1Bed+1Bath units - one 2Bed+2Bath unit is currently vacant. A handful of units have been renovated, including new floors, cabinets, appliances, bathrooms and fixtures. There is ample tuck-under parking and a laundry room on site.

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 DETAILS

SAMIMI INVESTMENTS

Address	**753 Cerritos Ave Long Beach, CA 90813**
Total Units	10
Total Building Sqft.	6,938 SF
Total Lot Size	7,338 SF
Year Built	1987
Zoning	LBR2N
APN	7266-004-043

INVESTMENT HIGHLIGHTS

- Current 5.80% Cap Rate & 11.62 GRM - 80's construction
- Priced at only $300k/unit
- (8) 2Bed+2Bath and (2) 1Bed+1Bath units-One unit is currently vacant
- Perfect opportunity for exchange buyer looking for very low maintenance and high cash-flow

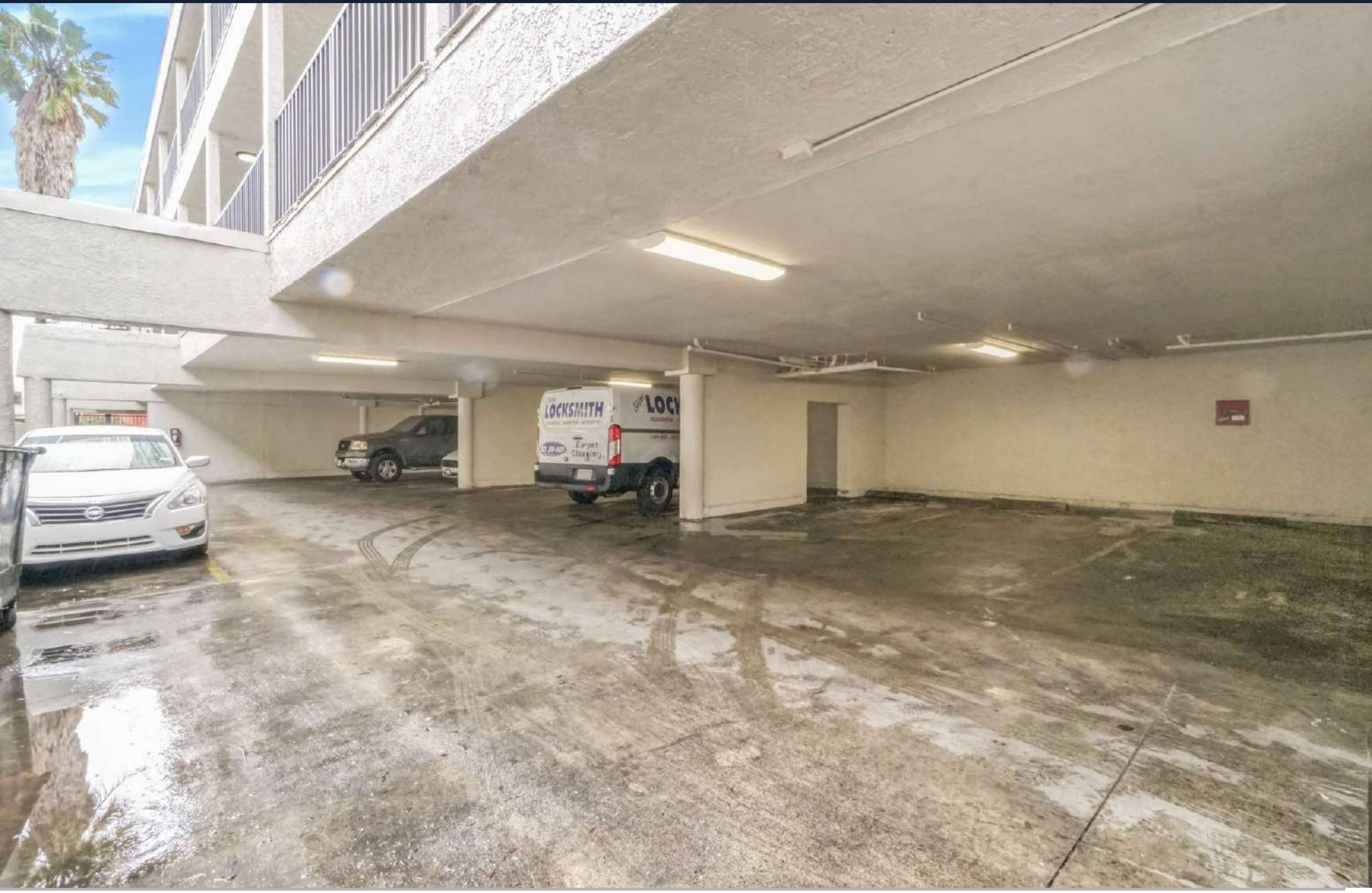
PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

SAMIMI INVESTMENTS



PROPERTY PHOTOS

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	1	1	$1,846	$1,950	-
2	2	2	$2,550	$2,550	-
3	2	2	$2,050	$2,550	-
4	2	2	$2,113	$2,550	-
5	2	2	$2,113	$2,550	-
6	1	1	$1,745	$1,950	-
7	2	2	$2,216	$2,550	-
8	2	2	$2,550	$2,550	Vacant
9	2	2	$2,216	$2,550	-
10	2	2	$2,045	$2,550	-
TOTALS			$21,444	$24,300	

SET UP SHEET

SAMIMI INVESTMENTS

Property Address	753 Cerritos Ave	
List Price:		$3,000,000
Down Payment:	40.0%	$1,200,000
Number of units:		10
Cost per Unit:		$300,000
Current GRM:		11.62
Market GRM:		9.51
Current CAP:		5.80%
Market CAP:		7.32%
Year Built / Age:		1987
Approx. Lot Size:		7,338
Approx. Gross RSF:		6,938
Cost per Net RSF:		$432.40

Annualized Operating Data	Current Rents			Market Rents		
Scheduled Gross Income:	$258,228			$315,600		
Vacancy Rate Reserve:	$7,747	3%	*1	$15,780	5%	*1
Gross Operating Income:	$250,481			$299,820		
Expenses:	$76,524	30%	*1	$80,158	25%	*1
Net Operating Income:	$173,957			$219,662		
Loan Payments:	$132,293			$132,293		
Pre Tax Cash Flows:	$41,664	3.47%	*2	$87,369	7.28%	*2
Principal Reduction:	$21,755			$21,755		
Total Return Before Taxes:	$63,419	5.28%	*2	$109,124	9.09%	*2

*1 As a percent of Scheduled Gross Income
*2 As a percent of Down Payment

Proposed Financing

First Loan Amount:	$1,800,000	Amort:	30
Terms:	**6.20%**	Fixed:	5
Payment:	$11,024	DCR:	1.31

Annualized Expenses

*Estimated	
New Taxes (New Estimated):	$37,500
Maintenance ($600/unit):	$6,000
Insurance ($1.25/SF):	$8,673
Utilities ($1000/unit/year):	$10,000
Landscaping ($120/mo):	$1,440
Property Management (5%):	$12,911
Total Expenses:	$76,524
Expenses as %/SGI	29.63%
Per Net Sq. Ft:	$11.03
Per Unit	$7,652

Scheduled Income

			Current Income		Market Income	
# of Units	Bdrms/ Baths	*Notes*	Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
1	1+1		$1,846	$1,846	$1,950	$1,950
1	2+2		$2,550	$2,550	$2,550	$2,550
1	2+2		$2,050	$2,050	$2,550	$2,550
1	2+2		$2,113	$2,113	$2,550	$2,550
1	2+2		$2,113	$2,113	$2,550	$2,550
1	1+1		$1,745	$1,745	$1,950	$1,950
1	2+2		$2,216	$2,216	$2,550	$2,550
1	2+2		$2,550	$2,550	$2,550	$2,550
1	2+2		$2,216	$2,216	$2,550	$2,550
1	2+2		$2,045	$2,045	$2,550	$2,550

	Current	Market
Total Scheduled Rent:	$21,444	$24,300
Laundry	$0	$0
Garages	$75	$2,000
Monthly Scheduled Gross Income:	$21,519	$26,300
Annualized Scheduled Gross Income:	$258,228	$315,600
Utilities Paid by Tenant:	Gas & Electric	

SAMIMI INVESTMENTS

SALE COMPARABLES

753 Cerritos Ave – Long Beach, CA 90813

LYONSTAHL INVESTMENT REAL ESTATE

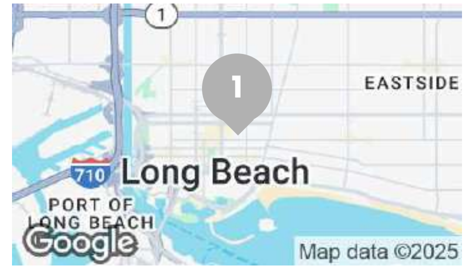
SAMIMI INVESTMENTS

SALE COMPARABLES
SALE COMPS

1

433-439 LINDEN AVE
Long Beach, CA 90802

Price:	$2,000,000	Bldg Size:	6,134 SF
No. Units:	6	Year Built:	1905



2

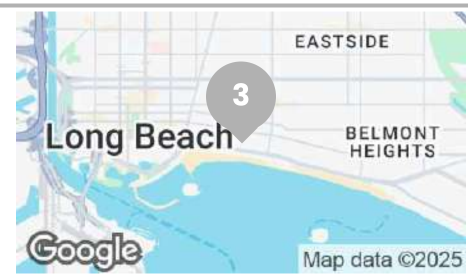
372 FREEMAN AVE
Long Beach, CA 90814

Price:	$4,795,000	Bldg Size:	11,187 SF
No. Units:	14	Year Built:	1969

3

1534 1ST ST
Long Beach, CA 90802

Price:	$2,165,000	Bldg Size:	4,717 SF
No. Units:	5	Year Built:	1920



4

2930 E 5TH ST
Long Beach, CA 90814

Price:	$3,225,000	Bldg Size:	6,702 SF
No. Units:	8	Year Built:	1963

SALE COMPS

5

2103 E 6TH ST
Long Beach, CA 90814

Price:	$1,700,000	Bldg Size:	4,403 SF
No. Units:	5	Year Built:	1980

6

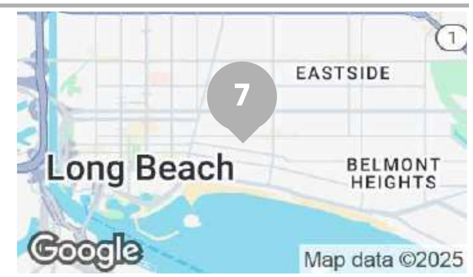
1740 N STANTON AVE
Long Beach, CA 90804

Price:	$3,450,000	Bldg Size:	9,211 SF
No. Units:	10	Year Built:	1987

7

1512 E FLORIDA ST
Long Beach, CA 90802

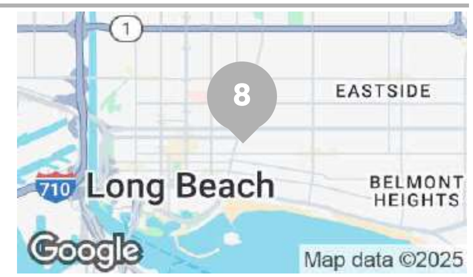
Price:	$2,380,000	Bldg Size:	5,834 SF
No. Units:	7	Year Built:	1964



8

1001 E 5TH ST
Long Beach, CA 90802

Price:	$1,670,000	Bldg Size:	3,544 SF
No. Units:	5	Year Built:	1929



SALE COMPS

9

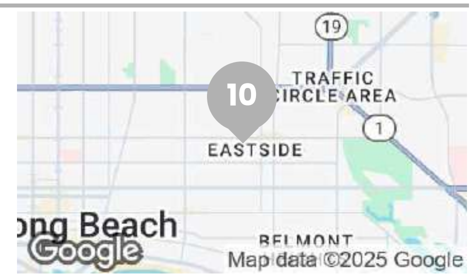
1410 CORONADO AVE
Long Beach, CA 90804

Price:	$3,250,000	Bldg Size:	7,770 SF
No. Units:	9	Year Built:	1987

10

1206 GLADYS AVE
Long Beach, CA 90804

Price:	$2,650,000	Bldg Size:	7,680 SF
No. Units:	8	Year Built:	1986



11

360 FREEMAN AVE
Long Beach, CA 90814

Price:	$5,000,000	Bldg Size:	11,187 SF
No. Units:	14	Year Built:	1969

12

3032 E 3RD ST
Long Beach, CA 90814

Price:	$2,775,000	Bldg Size:	4,842 SF
No. Units:	6	Year Built:	1919

COMPS ANALYSIS

SAMIMI INVESTMENTS

753 Cerritos Ave – Long Beach, CA 90813

ADDRESS	PRICE	UNITS	YR.BUILT	RSF	GRM	CAP	$/SQFT	$/UNIT	COE	UNIT MIX
433-439 Linden Ave	$2,000,000	6	1905	6,134	11.89	5.05%	$326.05	$333,333	1/15/2025	*(4) 2+1, (1) 3+1, (1) 3+2*
372 Freeman Ave	$4,795,000	14	1969	11,187	13.59	4.42%	$428.62	$342,500	10/4/2024	*(10) 1+1, (2) 2+2, (2) 3+2*
1534 1st St	$2,165,000	5	1920	4,717	15.47	3.88%	$458.98	$433,000	9/20/2024	*(1) 3+2, (4) 1+1*
2930 E 5th St	$3,225,000	8	1963	6,702	12.83	4.67%	$481.20	$403,125	8/29/2024	*(7) 2+1, (1) 3+2*
2103 E 6th St	$1,700,000	5	1980	4,403	11.42	5.25%	$386.10	$340,000	3/19/2024	*(1) 3+2, (2) 2+1, (1) 1+1*
1740 N Stanton Ave	$3,450,000	10	1987	9,211	13.26	4.53%	$374.55	$345,000	3/13/2024	*(10) 2+2*
1512 E Florida St	$2,380,000	7	1964	5,834	13.37	4.49%	$407.95	$340,000	11/1/2023	*(7) 3+1*
1001 E 5th St	$1,670,000	5	1929	3,544	N/A	N/A	$471.22	$334,000	7/6/2023	*(1) 2+2, (1) 2+1, (3) 1+1*
1410 Coronado Ave	$3,250,000	9	1987	7,770	13.40	4.48%	$418.28	$361,111	6/27/2023	*(8) 2+2, (1) 1+1*
1206 Gladys Ave	$2,650,000	8	1986	7,680	13.43	4.47%	$345.05	$331,250	6/2/2023	*(8) 2+2*
360 Freeman Ave	$5,000,000	14	1969	11,187	18.71	3.21%	$446.95	$357,143	4/12/2023	*(2) 3+2, (2) 2+2, (10) 1+1*
3032-3038 E 3rd St	$2,775,000	7	1919	4,842	17.61	3.41%	$573.11	$396,429	2/17/2023	*(4) 1+1, (2) 0+1*
AVERAGES					***14.09***	***4.35%***	***$426.51***	***$359,741***		
753 Cerritos Ave	***$3,000,000***	***10***	***1987***	***6,938***	**11.62**	***5.86%***	***$432.40***	***$300,000***		***(8) 2+2, (2) 1+1***

LYON STAHL INVESTMENT REAL ESTATE

LOCATION INFORMATION

LOCATION INFORMATION

LOCATION MAP

SAMIMI INVESTMENTS

753 Cerritos Ave – Long Beach, CA 90813

LONG BEACH CITY OVERVIEW

LONG BEACH

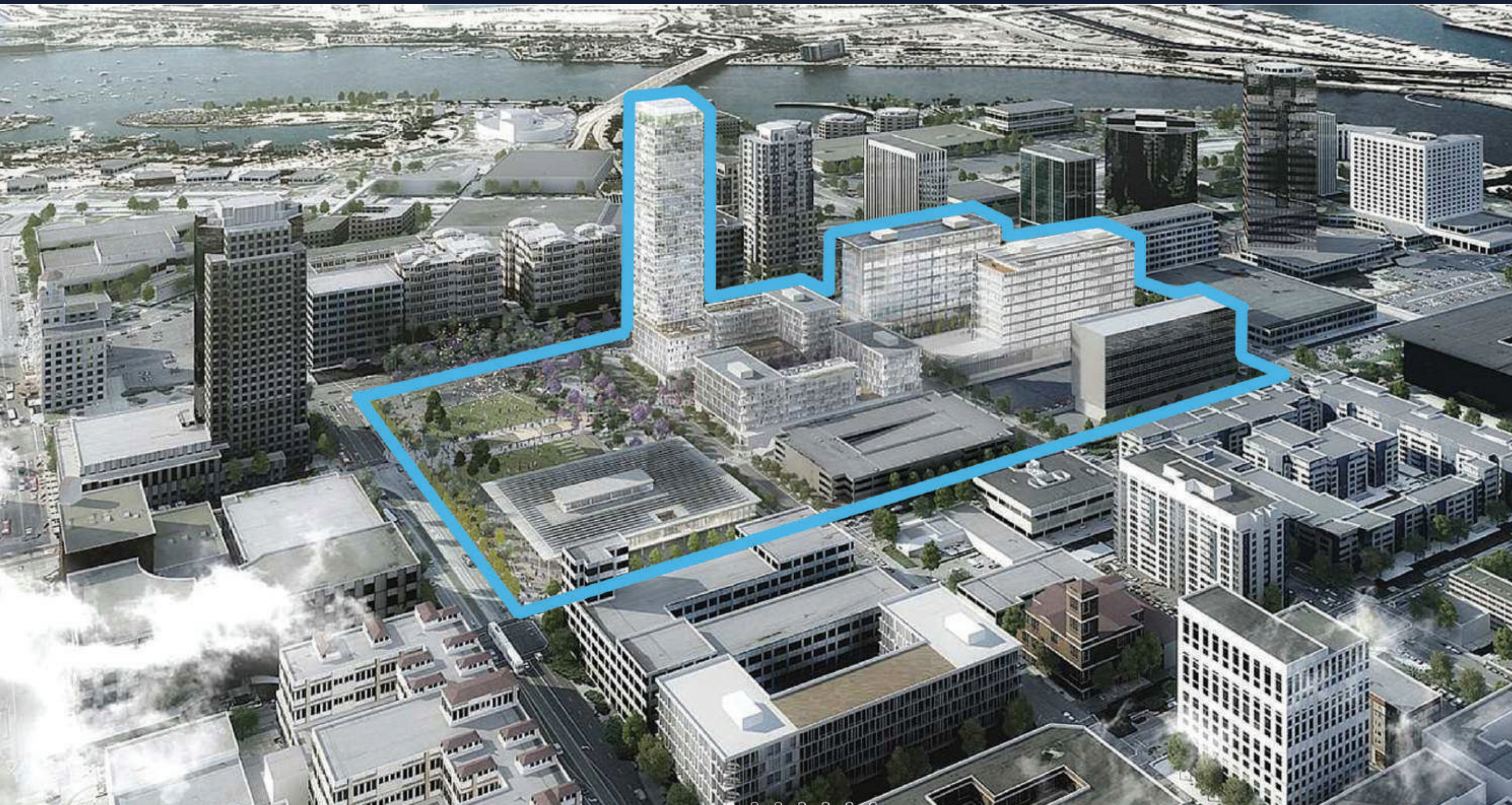
Long Beach has emerged as a popular coastal community in Southern California. Located south of the city of Los Angeles, it has a population of about 471,000. Located near the 405 and 710 freeways, and with access to the Metro Blue Line train, Long Beach provides easy commutes to major employment hubs 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 poring 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.

CIVIC CENTER

SAMIMI INVESTMENTS



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.

LA.curbed.com

THE AQUARIUM

SAMIMI INVESTMENTS

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."

LA.curbed.com

QUEEN MARY ISLAND

SAMIMI INVESTMENTS

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.

LA.curbed.com

EXCLUSIVELY MARKETED BY

SAMIMI INVESTMENTS

LYONSTAHL INVESTMENT REAL ESTATE

CAMERON SAMIMI

310.259.7556
cameron@lyonstahl.com
BRE. 02035763