

Offering memorandum presented by:
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 **Broadmoor Realty, Inc.**

3316 E 3rd Str. Long Beach, CA 90814
\$2,995,000 | 7 Units | 14.97 GRM | 4.42% Cap Rate

PROPERTY HIGHLIGHTS

- Currently COMPLETELY VACANT!!!
- Located in Belmont Heights just minutes from the beach
- 7 Unit Property Consisting of five (5) 1bd/1ba and Two (2) Studio Units
- Separately Metered For Electricity and Gas; Submetered for Water
- New Roof, New Window, 100% Waterproof Vinyl Flooring
- New Electrical—including subpanels and 400A Main Panel
- New Plumbing with In-Unit Laundry
- Interior and Exterior Paint
- 4 Single-Car Garages and One Surface Space

INVESTMENT SUMMARY

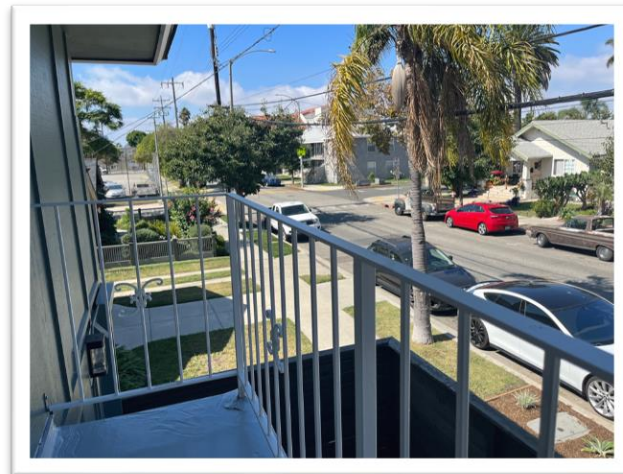
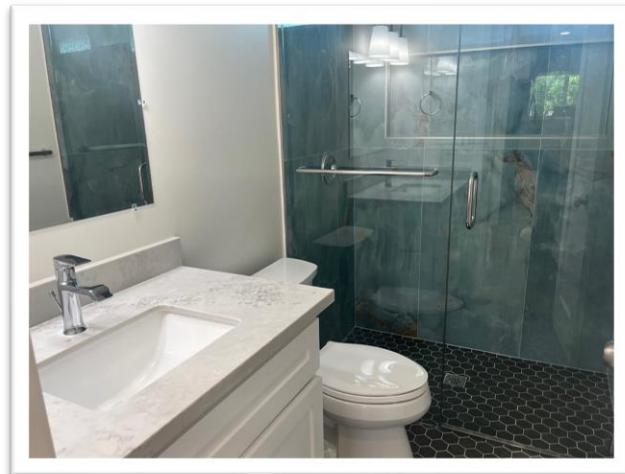
General Information	
Price	\$2,995,000
Year Built	1973
Year Renovated	2023
Units	7
Building SF	3,516
Lot SF	4,620
Price / SF	852
Price / Unit	\$427,857
Market GRM	14.97
Market Cap Rate	4.42%

Annualized Operating Data	
Income	Proforma (Currently Vacant)
Proforma Scheduled Income	\$199,980
Parking Income	\$0
Less Vacancy (3%)	\$5,999
Effective Gross Income	\$193,981
Expenses	Estimated
Property Tax (New)	\$35,641
Insurance (Estimated)	\$3,600
Utilities (Estimated)	\$2,400
Property Management (5%)	\$9,999
Landscape (1x/month-\$45)	\$540
Pest Control (1x/month-\$55)	\$660
License and Fees	\$250
Repairs & Maintenance	\$4,200
Replacement Reserves	\$4,200
Total Expenses	\$61,490
Net Operating Income(NOI)	\$132,491

RENT ROLL

Unit	Tenant	Unit Type	SqFt	Status	Projected Rent	Parking	Tenant Utilities
Unit 1	TBD	Studio	456	Vacant	\$2,195	Street	EE, Gas, Water (submetered)
Unit 2	TBD	Studio	456	Vacant	\$2,195	Street	EE, Gas, Water (submetered)
Unit 3	TBD	1bd/1ba	556	Vacant	\$2,495	Garage	EE, Gas, Water (submetered)
Unit 4	TBD	1bd/1ba	556	Vacant	\$2,495	Garage	EE, Gas, Water (submetered)
Unit 5	TBD	1bd/1ba	556	Vacant	\$2,495	Garage	EE, Gas, Water (submetered)
Unit 6	TBD	1bd/1ba	556	Vacant	\$2,495	Garage	EE, Gas, Water (submetered)
Unit 7	TBD	1bd/1ba	380	Vacant	\$2,295	Surface	EE, Gas, Water (submetered)
TOTAL					\$16,665		

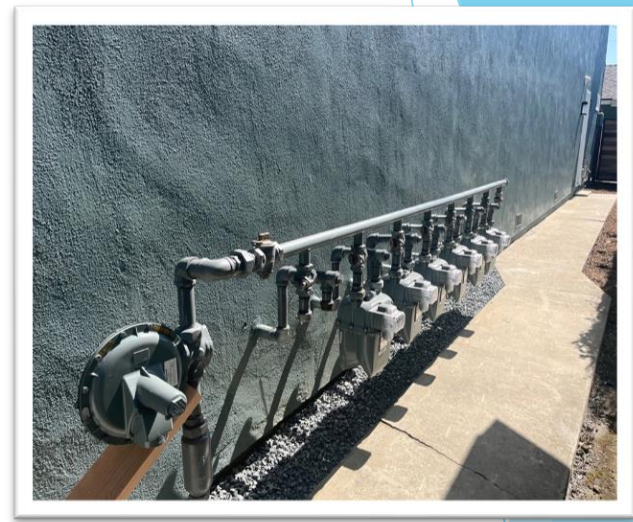
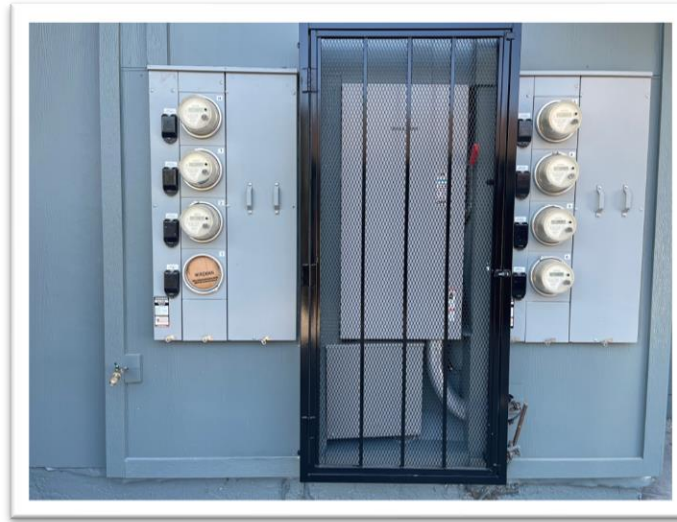
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



CONTACT ME



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