

4110 E Vermont St, Long Beach

\$1,495,000 | Duplex With Approved ADU Plans | Belmont Heights



BUCKINGHAM INVESTMENTS
EL SEGUNDO | LONG BEACH | TORRANCE

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INVESTMENT HIGHLIGHTS

- Own 2 totally remodeled homes plus RTI plans for a 3rd ADU in the best part of Long Beach and jump start your investment portfolio in one purchase
- Nearly 6000 square foot lot with a 3 bedroom, 2 bathroom home in front and a one bedroom, one bathroom home in back with a large 2 car garage plus driveway parking and a huge private back yard
- Both homes have been extensively upgraded including new flooring throughout, brand new kitchens and bathrooms with modern finishes, overhead LED lighting, mini-split AC units, tankless water heaters, new plumbing and electrical
- Front house has a brand new 240 square foot addition to create a private primary suite plus a den, creating two separate living areas
- Shovel ready plans are included with the sale for a 658 square foot 2 bedroom, 2 bathroom ADU in the backyard, allowing for immediate further upside
- Live on your own property and collect rent from the other unit for the same net price as condo ownership





AREA OVERVIEW

- Located on a quiet side street in Belmont Heights, one of Long Beach's nicest neighborhoods
- Directly across the street from Fremont Elementary School, ensuring great rentability for tenants
- Only minutes from 2nd St Belmont Shore, Alamitos Bay, Naples Island, Wilson High, Cal State LB, and of course the beach
- Average household income within 5 miles of over \$103,000 (Costar)
- Walk score 89/100

INVESTMENT SUMMARY

OWNER OCCUPIED FRONT HOUSE

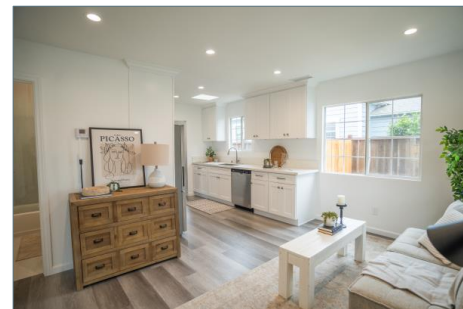
GENERAL INFORMATION

Price	\$1,495,000
Year Built	1922
Units	2
Building Sq. Ft	1,569 + 658 (ADU)
Lot Sq. Ft	5,941
Price / Sq. Ft	\$953
Price / Lot Sq. Ft	\$252
Price / Unit	\$747,500

Income	At Close	With ADU
Gross Scheduled Rents	\$30,000	\$72,000
Other Income	-	-
Less Vacancy @ 5%	(\$1,500)	(\$3,600)
Effective Gross Income	\$28,500	\$68,400
Expenses	Actual	Market
Taxes	\$18,688	\$18,688
Insurance	\$2,746	\$2,746
Repairs and Maintenance	\$1,425	\$1,425
Utilities	\$1,440	\$1,440
Gardening & Cleaning	\$1,200	\$1,200
Total Expenses	\$25,498	\$25,498
Net Operating Income	\$3,002	\$42,902

PROPOSED FINANCING

Loan Amount (75%)	\$1,121,250
Down Pmt (25%)	\$373,750
Rate (%)	7.25%
Amortization (years)	30
Payment (monthly)	(\$7,649)
Debt Cov. Ratio	0.03



INVESTMENT SUMMARY

INVESTMENT PURCHASE

GENERAL INFORMATION

Price	\$1,495,000
Year Built	1922
Units	2
Building Sq. Ft	1,569 + 658 (ADU)
Lot Sq. Ft	5,941
Price / Sq. Ft	\$953
Price / Lot Sq. Ft	\$252
Price / Unit	\$747,500
Current GRM	17.80
@ Market GRM	11.87
Current Cap Rate	3.5%
@ Market Cap Rate	6.1%

Income	At Close	With ADU
Gross Scheduled Rents	\$84,000	\$126,000
Other Income	-	-
Less Vacancy @ 5%	(\$4,200)	(\$6,300)
Effective Gross Income	\$79,800	\$119,700
Expenses	Actual	Market
Taxes	\$18,688	\$18,688
Insurance	\$2,746	\$2,746
Repairs and Maintenance	\$3,990	\$3,990
Utilities	\$1,440	\$1,440
Gardening & Cleaning	\$1,200	\$1,200
Total Expenses	\$28,063	\$28,063
Net Operating Income	\$51,737	\$91,637

PROPOSED FINANCING

Loan Amount (75%)	\$1,121,250
Down Pmt (25%)	\$373,750
Rate (%)	7.25%
Amortization (years)	30
Payment (monthly)	(\$7,649)
Debt Cov. Ratio	0.56



RENT ROLL

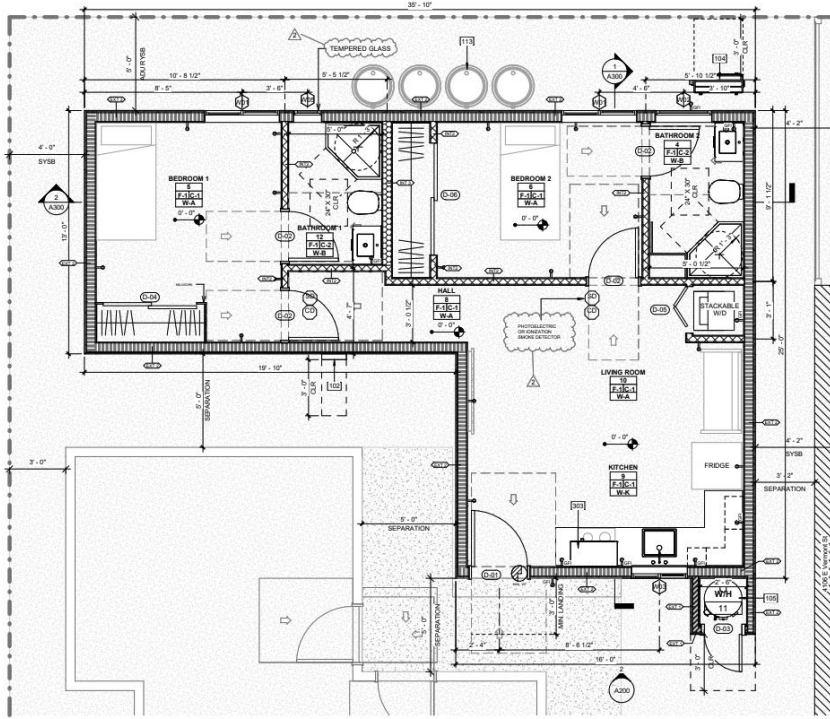


# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	*3BD/2BA	\$4,500	\$4,500
1	*1BD/1BA	\$2,500	\$2,500
1	**2BD/2BA	-	\$3,500
TOTAL		\$7,000	\$10,500

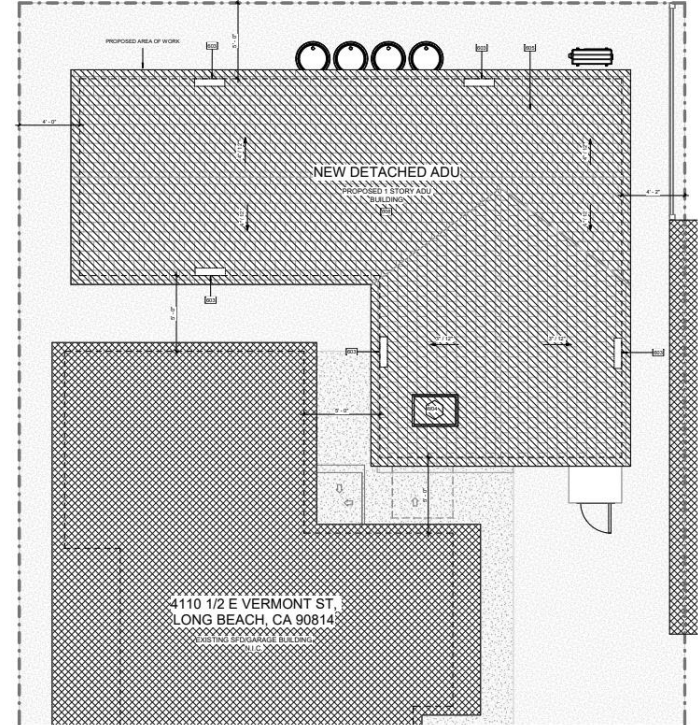
* Vacant, market rents applied

** Approved plans for a ground up 2BED/2BA ADU

ADU PLANS



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1 PROPOSED ADU ROOF PLAN

SALES COMPARABLES



1. 720 Coronado Ave



2. 4024 E 5th St

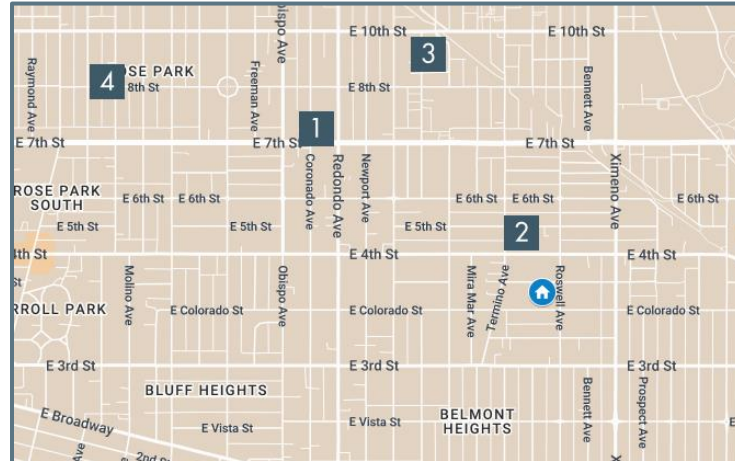


3. 904 Euclid Ave



4. 801 Molino Ave

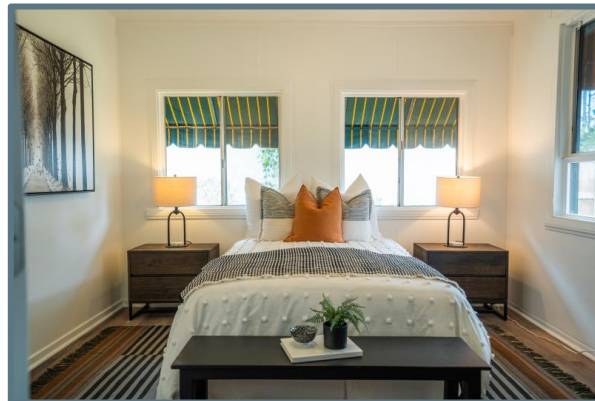
	PRICE	UNITS	BLDG. SIZE	LOT SQFT	PRICE / SQ FT	PRICE / UNIT	YEAR BUILT	CAP RATE	GRM	CLOSE DATE
Subject Property	\$1,495,000	2	1,569	5,941	\$953	\$747,500	1922	3.1%	20.8	TBD
720 Coronado Ave	\$1,550,000	2	1,737	7,999	\$892	\$775,000	1924	4.0%	16.1	11/22/24
4024 E 5 th St	\$1,345,000	2	2,040	6,770	\$659	\$672,500	1924	2.9%	22.5	1/28/25
904 Euclid Ave	\$1,075,000	2	1,342	5,876	\$801	\$537,500	1923	3.2%	20.1	2/27/25
801 Molino Ave	\$1,560,000	2	2,322	6,503	\$672	\$780,000	1923	3.2%	20.6	2/21/25
AVERAGES (EXCLUDING SUBJECT)					\$756	\$691,250		3.3%	19.9	



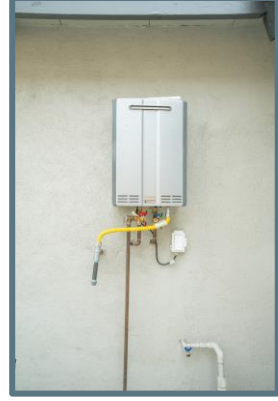
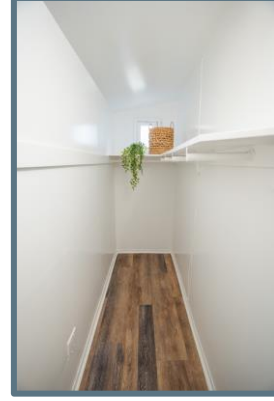
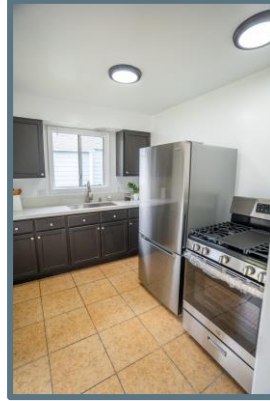
PROPERTY PHOTOS



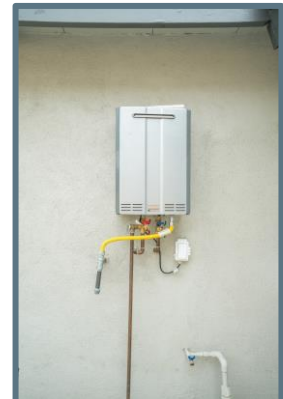
PROPERTY PHOTOS



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