



6 UNITS
1424 Coronado Ave
LONG BEACH, CA 90804

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TABLE OF CONTENTS

- 1 INVESTMENT OVERVIEW**
- 2 FINANCIAL ANALYSIS**
- 3 LOCATION OVERVIEW**
- 4 MEET THE TEAM**

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INVESTMENT OVERVIEW

SUMMARY

1424 Coronado Ave Long Beach, CA 90804

ASKING PRICE	\$1,250,000
UNITS	6
UNIT MIX	6 (1-BED / 1-BATH)
TOTAL BUILDING SQ. FT.	2,592
TOTAL LOT SQ. FT.	6,880
YEAR BUILT	1923
ZONING	LBR2N
APN	7259-007-023

HIGHLIGHTS

- Great Single-storied bungalow units - all 1-bedroom/1-bath
- 4 Garage spaces built in the last 5 years
- All units in very good condition
- 5.91% CAP | Market 7.69% CAP
- 11.43 GRM | Market 9.26 GRM

THE OFFERING



The Stiegler Takahashi Group is proud to present 1424 Coronado Avenue, a charming bungalow-style investment opportunity located in the heart of Long Beach. This property features single-story living across all units, each offering a desirable 1-bedroom, 1-bath layout. All units are in very good condition, providing investors with low maintenance and strong tenant appeal. The property includes four garage spaces that were built within the last five years, adding value and functionality. With a current 5.91% CAP rate and the potential to reach a 7.69% market CAP, along with an 11.43 GRM and market potential of 9.26, this asset offers both immediate stability and future upside.

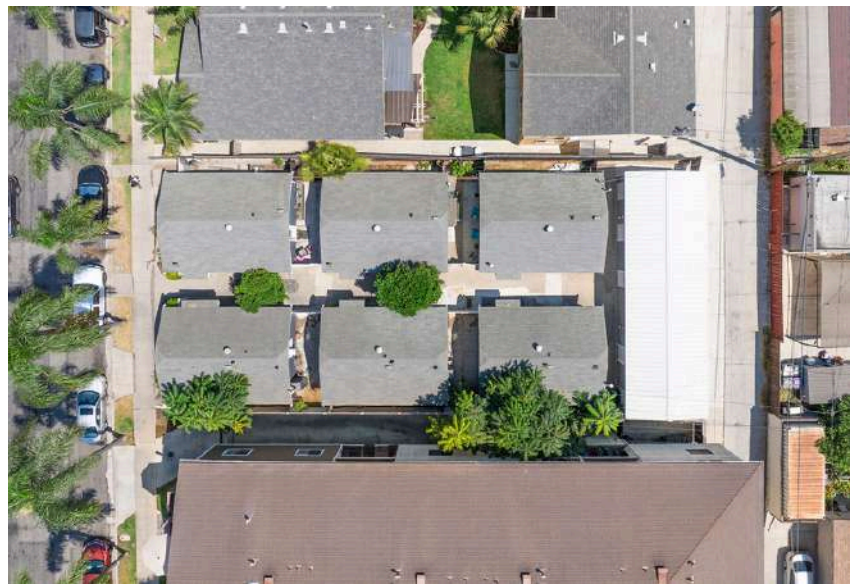




**PROPERTY
PHOTOGRAPHS**



PROPERTY PHOTOGRAPHS



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$1,250,000
UNITS	6
BUILDING SQ. FT.	2,592
LOT SQ FT	6,880
YEAR BUILT	1923
PRICE / UNIT	\$208,333
PRICE / SQ FT	\$482.25

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$73,910	\$96,120
CAP	5.91%	7.69%
GRM	11.43	9.26

PROPOSED FINANCING

DOWN PAYMENT	\$412,500
LOAN AMOUNT	\$837,500
INTEREST RATE	6.000%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.23

INCOME AND EXPENSES

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	1-BED / 1-BATH		\$ 1,350	\$ 1,825
1	1-BED / 1-BATH		\$ 1,350	\$ 1,825
1	1-BED / 1-BATH	Vacant	\$ 1,795	\$ 1,825
1	1-BED / 1-BATH		\$ 1,350	\$ 1,825
1	1-BED / 1-BATH		\$ 1,395	\$ 1,825
1	1-BED / 1-BATH	Vacant	\$ 1,795	\$ 1,825
MONTHLY SCHEDULED RENTAL INCOME			\$ 9,110	\$ 11,250
ANNUAL SCHEDULED RENTAL INCOME			\$ 109,320	\$ 135,000

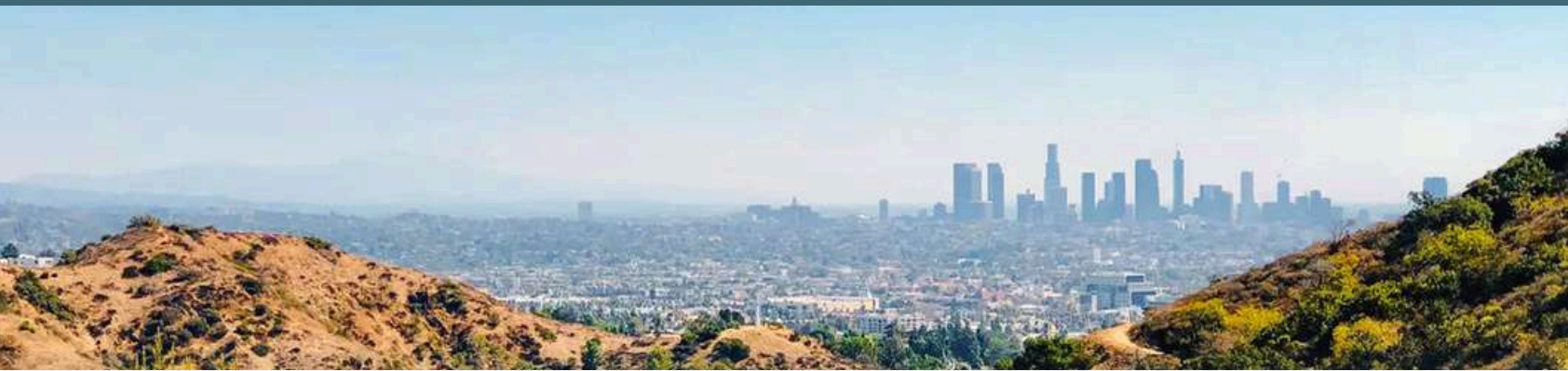
OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$109,320		\$135,000	
LESS: VACANCY RESERVE	\$ 3,280	3.0%	\$ 6,750	5.0%
GROSS OPERATING INCOME	\$ 106,040		\$ 128,250	
LESS: EXPENSES	\$ 32,130	29%	\$ 32,130	24%
NET OPERATING INCOME	\$ 73,910		\$ 96,120	
LESS: LOAN PAYMENTS PRE-TAX	\$ 60,255		\$ 60,255	
CASH FLOW	\$ 13,656	3.31%	\$ 35,865	8.69%
PRINCIPAL REDUCTION	\$ 10,285		\$ 10,285	
TOTAL RETURN BEFORE TAXES	\$ 23,940	5.80%	\$ 46,150	11.19%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 15,625
MAINTENANCE (4%)	\$ 4,293
INSURANCE (1.20/SF)	\$ 6,500
UTILITIES (1100/UNIT/YEAR)	\$ 1,546
LANDSCAPING (\$100/MO)	\$ 700
PROPERTY MANAGEMENT (5%)	\$ 5,466
TOTAL EXPENSES:	\$ 32,130.00
EXPENSES AS % SGI	29.39%
PER NET SQ.FT.	\$ 12.40
PER UNIT:	\$ 5,355.00

LOCATION OVERVIEW



Los Angeles County is the most heavily populated county with Approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis—formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange— is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers A labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately \$446 billion— placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

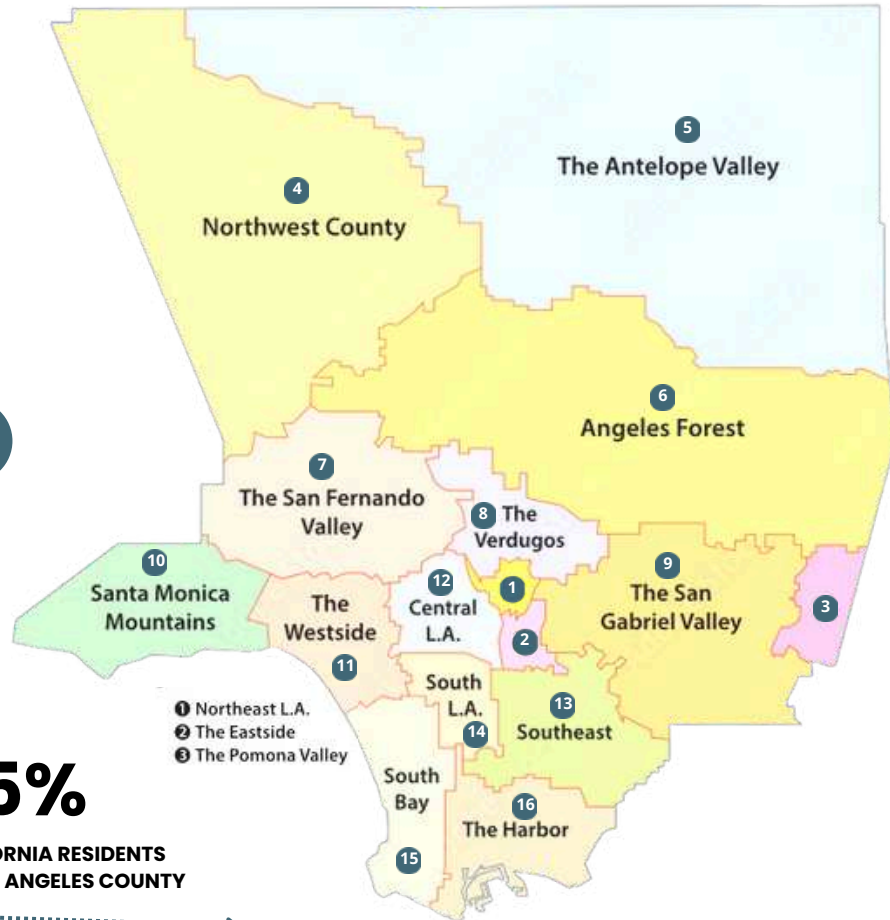
- | | |
|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE VALLEY | 13. SOUTHEAST |
| 6. ANGELES FOREST | 14. SOUTH LA |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY |
| 8. THE VERDUGOS | 16. THE HARBOR |



LOS ANGELES CALIFORNIA
9.83 MILLION
39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



- ① Northeast L.A.
- ② The Eastside
- ③ The Pomona Valley

LISTING TEAM



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