

RE/MAX®

COMMERCIAL

5 Units in Long Beach

Sales Price: \$625,000



**2396 Olive Ave
Long Beach, CA**

INVESTMENT HIGHLIGHTS

- **Unit Mix: 4-1+1 | 1-2+1**
- **11.70 GRM and 5.07% Cap Rate**
- **Close to the 405 and PCH Freeway**
- **Great Long Beach Location**
- **Recently Remodeled**
- **Extra Income from Laundry**

James A Antonucci & Michael Pesci
Re/max Commercial & Investment Realty
550 South Hope St. Suite 500
Los Angeles, CA 90071
BRE Lic# 01822661 & #01274379

Direct Line: (213) 233-4374 & (213) 233-4364
Cell Phone: (818) 381-6601 & (213) 820-1335
Email: Jamesa@remaxcir.com
Mpesci@remaxcir.com
Fax: (213) 769-5002


Michael Pesci & James Antonucci

BRE #01274379 BRE #01822661

RE/MAX Commercial & Investment Realty

(213) 233-4374 - Phone

(213) 769-5002 - Fax

Property Address
**2396 Olive Ave
Long Beach, CA**
Investment Summary

Price:	\$	625,000
Down Payment:	30%	\$ 187,500
Number of Units:		5
Cost per Unit:	\$	125,000
Current GRM:		11.70
Current CAP:		4.52%
Market GRM:		10.52
Market CAP:		5.40%
Approx. Age:		1921 / 1961
Approx. Lot Sq. Ft.:		6,208
Approx. Building Sq. Ft.:		3,025
Cost per Net RSF:	\$	206.61


Proposed Financing

First Loan Amount: \$437,500

Terms: 4.00% \$2,088.69 Monthly (5 yr. fix / due in 30)

- Great Location
- Owner User Opportunity
- Huge upside in rent
- Unit Mix 4-1+1, 1-2+1
- High Demand Rental Location
- Electrical and Water Heater Upgraded

Annualized Operating Data

	<u>Current Rents</u>		<u>Market Rents</u>	
Scheduled Gross Income:	\$	53,400	\$	59,400
Less Vacancy Rate Reserve:		1,602 3.0%		1,782 3.0%
Gross Operating Income:		51,798		57,618
Less Expenses:		23,542 44.1%		23,891 40.2%
Net Operating Income:	\$	28,256	\$	33,727
Less Loan Payments:		25,064 1.13		25,064
Pre-Tax Cash Flow:	\$	3,192 1.7%	\$	8,663 4.6%
Plus Principal Reduction:		7,704		7,704
Total Return Before Taxes:	\$	10,896 5.8%	\$	16,367 8.7%

Property Rental Information

# of Units	<u>Unit Mix</u>		<u>Current Rents</u>		<u>Market Rents</u>	
	Unit Type	Ave. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income	
4	1+1	\$ 794	\$ 3,175	\$ 875	\$ 3,500	
1	2+1	\$ 1,275	\$ 1,275	\$ 1,350	\$ 1,350	
Total Scheduled Rent:		\$	4,450	\$	4,850	
Laundry:		\$	-	\$	100	
Parking, Storage, Misc:		\$	-	\$	-	
Monthly Scheduled Gross Income:		\$	4,450	\$	4,950	
Annual Scheduled Gross Income:		\$	53,400	\$	59,400	

Estimated Annualized Expenses

Taxes: (New)	\$	7,813
Insurance	\$	1,361
Utilities	\$	5,700
Maintenance	\$	3,204
Rubbish	\$	660
Reserves & Misc	\$	1,000
Management	\$	3,204
Pest Control	\$	600
Total Expenses:	\$	23,542
Per Net Sq. Ft.:		\$7.78
Per Unit:		\$4,708.35

