

OFFERING MEMORANDUM

463 West 6th St

8 Units- Long Beach



8 UNITS / DOWNTOWN - LONG BEACH





Investment Highlights

- Great Downtown Location
- All 8-units have been renovated
- Upgraded main electric panel
- Strong Current income and priced to sell at 10.28 x gross
- Large basement with potential to add coin laundry
- (6) Studios and (2) 1Bed/1Bath

PRICING & FINANCIALS

List Price	\$1,599,000
Building Data / Financial Indicators	
Street	463 W 6th St
City, State, Zip	Long Beach, CA 90802
APN	7272-023-022
Number of Units	8 Units
Year Built*	1923
Building Size	4,001 SF
Lot Size	2,534 SF
Current Cap Rate	6.2%
Market Cap Rate	6.27%
Current GRM	10.28
Market GRM	10.20
Price Per Unit	\$199,875
Price / Sqft	\$400
Loan Summary	
Down Payment	\$399,750
Loan Amount	\$1,199,250
Interest Rate	5.1%
Monthly P&I	\$6,511
Annual P&I	\$78,136
Loan to Value	75%
Debt Service Ratio	1.27
Amortization	30
Loan Term	360

*The property is subject to AB1482

Income	Current Actual	Market- Pro Forma
Scheduled Rental Income	\$157,260	\$156,720
Vacancy (5%)	(\$7,776)	(\$7,836)
Net Rental Income	\$147,744	\$148,884
Expenses*		
Property Tax	\$19,988	\$19,988
Insurance	\$8,000	\$8,000
Repairs & Maintenance	\$6,000	\$6,000
Property Management (6%)	\$8,865	\$8,933
Utilities	\$2,549	\$2,549
Pest Control	\$720	\$720
Cleaning/Janitorial	\$1,800	\$1,800
License & Fees	\$600	\$600
Total Expenses	\$48,521	\$48,590
Net Operating Income	\$99,223	\$100,294

*Utility expense is 2025 Actual. Other expenses are estimates

RENT ROLL

Unit #	Type	Base Rent	Market Rent	Notes
1	Studio	\$1,450	\$1,550	
2	Studio	\$1,600	\$1,600	
3	Studio	\$1,695	\$1,695	
4	Studio	\$1,550	\$1,550	
5	1BD/1BA	\$1,720	\$1,720	
6	1BD/1BA	\$1,795	\$1,795	
7	Studio	\$1,550	\$1,550	
8	Studio	\$1,600	\$1,600	
Total		\$12,960	\$13,060	

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



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