

# OFFER MEMORANDUM

## 1052 BELMONT AVENUE, LONG BEACH



### OPERATING DATA

Scheduled Gross Income \*  
 Less Vacancy Rate Reserve - 3%  
 Gross Operating Income  
 Less Expenses  
 Net Operating Income  
 GRM  
 Cap Rate

### CURRENT PRO FORMA

\$ 121,656	\$ 141,984
\$ 3,650	\$ 4,260
\$ 118,006	\$ 137,724
\$ 38,326	\$ 38,326
\$ 79,680	\$ 99,680
14.7	12.64
4.45%	5.55%

### EXPENSES

New Tax (1.2%)	\$ 21,480
Insurance	\$ 4,756
Maintenance/repairs	\$ 3,881
Prof. Management	\$ 8,284
Licenses	\$ 97
Total Expense	\$ 38,498
Per Net SF	\$ 6.42
Per Unit	\$ 12,833

\* Including the monthly rent of \$3,597 for the vacant unit prior to vacating and rehabbing.

### SUMMARY

	BED	BATH	APPROX	GARAGE	ADDITIONAL SPACE	LAUNDRY	UTILITIES	CURRENT RENT	PRO FORMA RENT	MOVE IN DATE
Unit A	3	2 1/2	1750	2 Attached	1 car space	Inside	Pd by Tenants	\$ 3,487	\$ 3,766	Dec.2020
Unit B	3	3	2400	2 Attached	1 car space	Inside	Pd by Tenants	VCT & Rehabbed \$	4,300	VCT
Unit C	3	2 1/2	1850	2 Attached	2 car spaces	Inside	Pd by Tenants	\$ 3,054	\$ 3,766	Oct. 1999



**MOE SHAHBANI**  
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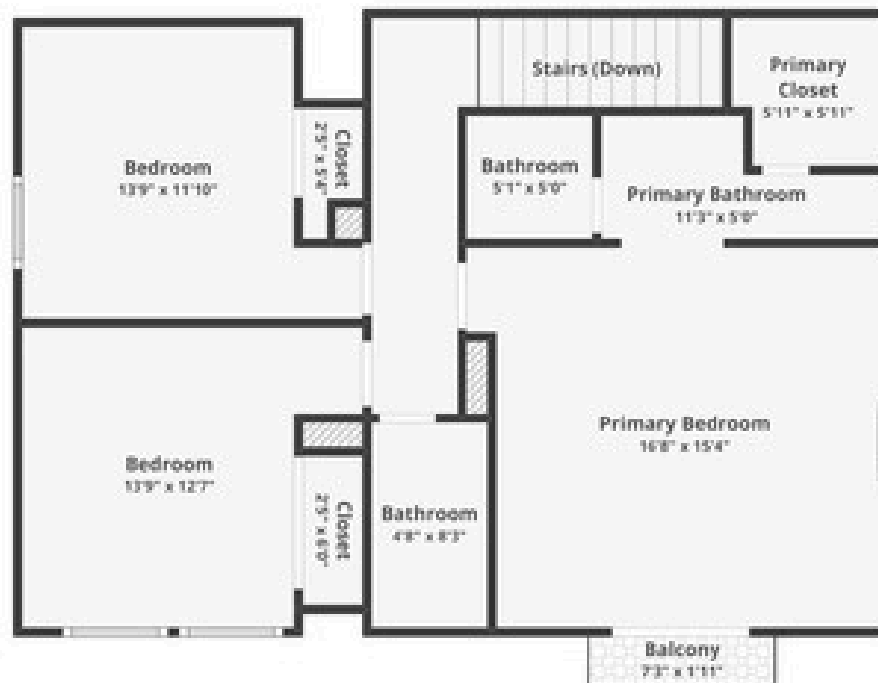
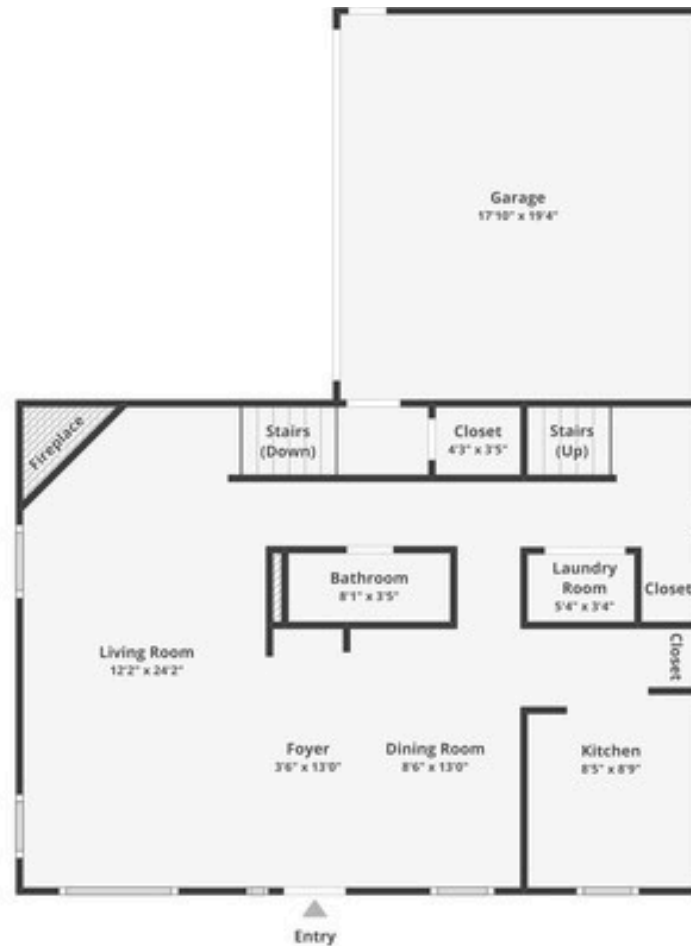
FULL PROPERTY DETAILS AND PHOTOS:



SCAN HERE

# FLOOR PLAN: UNIT A

1052 BELMONT AVENUE, LONG BEACH



# FLOOR PLAN: UNIT B

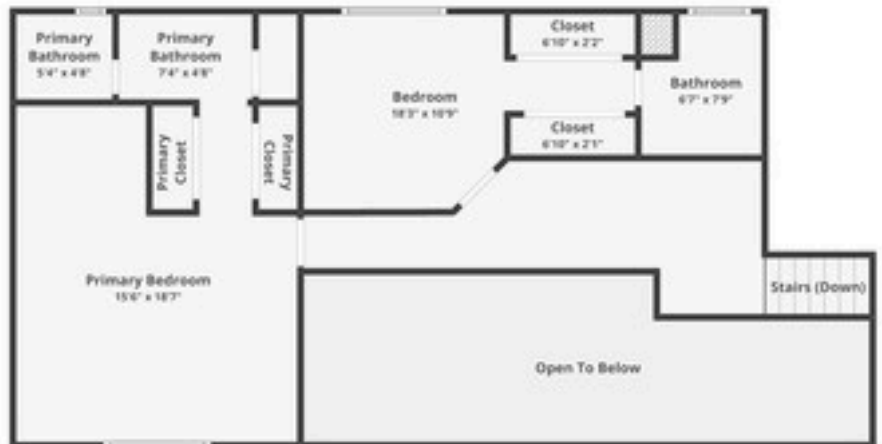
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FLOOR 1



BASEMENT



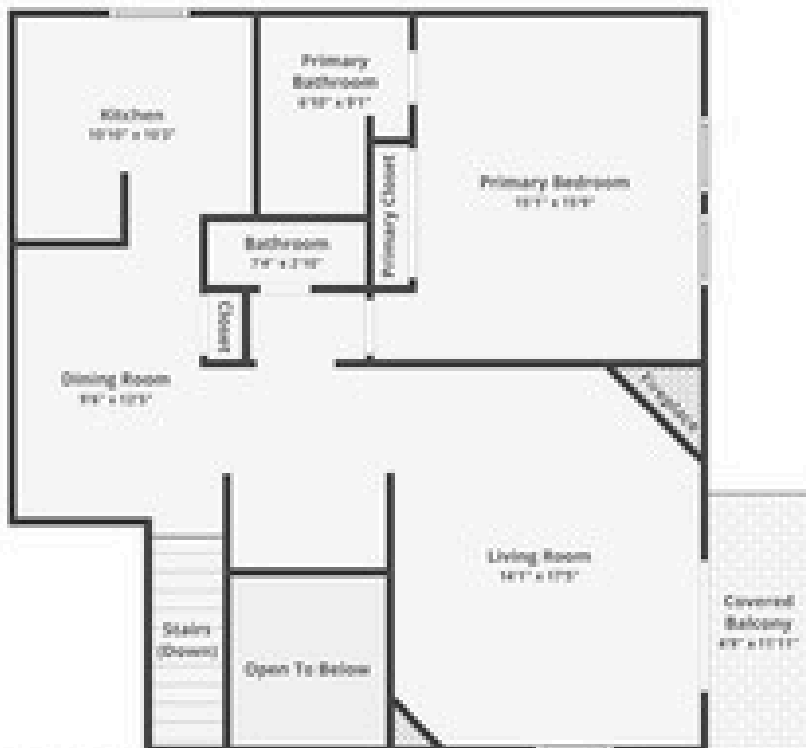
FLOOR 2

# FLOOR PLAN: UNIT C

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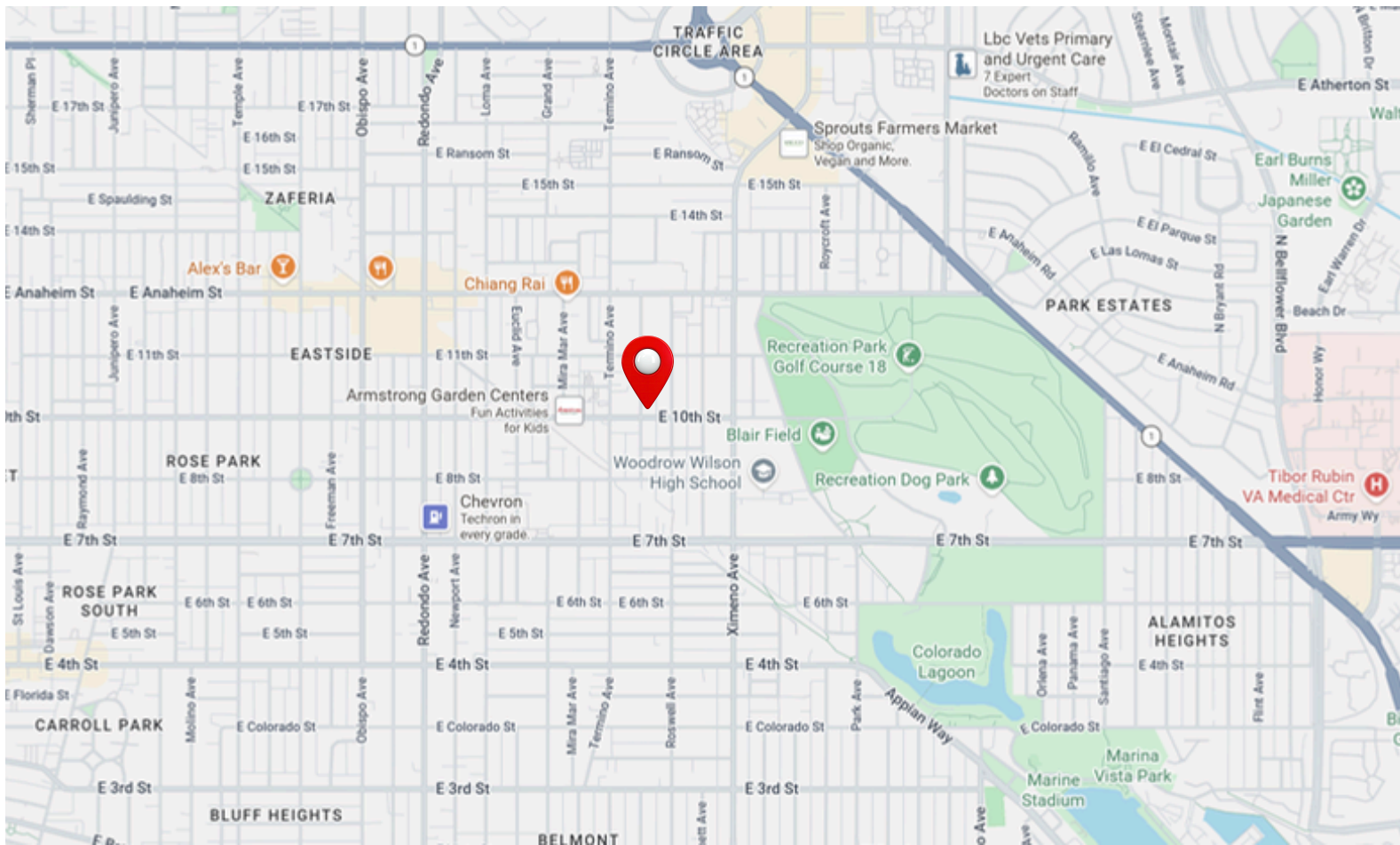
FLOOR 1



FLOOR 2

# LOCATION AMENITIES

## 1052 BELMONT AVENUE, LONG BEACH



The property is ideally located near the Traffic Circle, California State University of Long Beach, Wilson High School, Recreation Park Golf Course, and the shops and restaurants of 2nd Street, offering convenient access to some of the city's most desirable amenities.

