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815 E 9th Street **8 UNITS - FOR SALE** ***MULTI-RESIDENTIAL INVESTMENT***

Type	Address		Cross Street	City	State	Zip		APN
Multi-Residential	815 E 9th Street		Towne Ave	Long Beach	CA	90813		7274-022-025
Price	**# of Units**	**Price Per Unit**	**Current CAP**	**Proforma CAP**	**Current G.R.M.**	**Proforma G.R.M.**	**Parking Spaces**	**Year Built**
$1,400,000	8	$175,000	5.5%	8.6%	10.8	7.9		1953
Down Payment	**D/P %**	**Cash Return**		**Zoning**	**Gross Bldg. Sq. Ft.**	**Lot Size**	**Price Per Bldg. Sq. Ft.**	**Price Per Land Sq. Ft.**
$560,000	40%	2.9%		LBR4R	3,533	4,414	$396	$317.17
Proposed Financing				**Terms of Sale**				
New 1st TD	**Interest Rate**	**2nd TD**	**Interest Rate**					
$840,000	6.00%			Buyer to obtain new	60%	LTV, 1st TD at prevailing market rates.		

ANNUALIZED OPERATING DATA	CURRENT (Based on Current Income)				PROFORMA (Based on Est'd. Market Rents)			
	%		$/Sq.Ft.	$/Unit/Year	%		$/Sq.Ft.	$/Unit/Year
Scheduled Lease Income:	97.4%	$126,688	$35.86	$15,836	98.1%	$172,800	$48.91	$21,600
Laundry/Misc. Income:	2.6%	$3,392	$0.96	$424	1.9%	$3,392	$0.96	$424
Total Income:	100.0%	$130,080	$36.82	$16,260	100.0%	$176,192	$49.87	$22,024
* Less Vacancy:	5.0%	($6,504)	($1.84)	($813)	5.0%	($8,810)	($2.49)	($1,101)
Gross Operating Income:	95.0%	$123,576	$34.98	$15,447	95.0%	$167,383	$47.38	$20,923
Less Expenses:	36.2%	($47,055)	($13.32)	($5,882)	26.7%	($47,055)	($13.32)	($5,882)
Net Operating Income:	58.8%	$76,521	$21.66	$9,565	68.3%	$120,328	$34.06	$15,041
Less Loan Payments:	46.5%	($60,435)	($17.11)	($7,554)	34.3%	($60,435)	($17.11)	($7,554)
Pre-Tax Cash Flow:	12.4%	$16,086	$4.55	$2,011	34.0%	$59,893	$16.95	$7,487
Cash on Cash Return:		**2.9%**				**10.7%**		
Capitalization Rate:		**5.5%**				**8.6%**		
Gross Rent Multiplier:		**10.76**				**7.95**		
Debt Coverage Ratio:		**1.27**				**1.99**		

UNIT MIX:

Type	# of Units	Average Rent/Month	Market Rent	Appx. Unit Size
1 Bed + 1 Bath	8	$1,320	$1,800	450
Monthly S.G.I.	8	$10,557	$14,400	
Annual S.G.I.		$126,688	$172,800	

DESCRIPTION

815 E 9th Street is a well-located multifamily property in the Downtown Long Beach / East Village Arts District submarket,
a high-demand urban area known for its strong rental market and proximity to coastal amenities.
The property consists of 8 units, offering a smaller-scale investment opportunity with a functional layout that appeals to a broad tenant base.
Its central location provides convenient access to Downtown Long Beach, the waterfront, dining, retail, and major transportation corridors,
supporting consistent occupancy and long-term rental demand.

FOR INFORMATION CONTACT: ROY YOO 213.220.1464 DRE LIC # 01462413

This information has been obtained from sources we believe to be reliable, however, make no representations or warranties, expressed or implied as to the accuracy of the information. Buyer to rely on its own investigation.

RJ Real Estate Investments, Inc.
3255 Wilshire Blvd #610
Los Angeles, CA 90010

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CURRENT RENT SCHEDULE
MULTI-RESIDENTIAL INVESTMENT

Property Address:

815 E 9th Street
Long Beach, CA 90813

Unit #	Unit Type			Rent	Unit #	Unit Type			Rent
1	1 Bedroom	+	1.0 Bath	$1,395	6	1 Bedroom	+	1.0 Bath	$1,194
2	1 Bedroom	+	1.0 Bath	$1,395	7	1 Bedroom	+	1.0 Bath	$1,395
3	1 Bedroom	+	1.0 Bath	$1,395	8	1 Bedroom	+	1.0 Bath	$1,194
4	1 Bedroom	+	1.0 Bath	$1,194					
5	1 Bedroom	+	1.0 Bath	$1,395					

CURRENT SCHEDULED MONTHLY RENTAL INCOME (PAGE 1):	$10,557
MONTHLY LAUNDRY/MISCELLANEOUS INCOME:	$283
TOTAL SCHEDULED MONTHLY INCOME:	$10,840
CURRENT ANNUAL GROSS SCHEDULED INCOME:	$130,080

V = Vacant E = Eviction in Progress M = Manager

MARKET RENT:										
8	1 Bed + 1 Bath	@	**$1,800**	/mo	=	$14,400	/mo	=	$172,800	/yr
	Laundry + Misc Incom	@	**$283**	/mo	=	$283	/mo	=	$3,392	/yr
8	**ANNUAL MARKET RENT**					**$14,683**	**/mo**	=	**$176,192**	**/yr**

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OPERATING EXPENSE SCHEDULE
MULTI-RESIDENTIAL INVESTMENT

Property Address: 815 E 9th Street
Long Beach, CA 90813

SCHEDULED GROSS INCOME			$126,688 /yr
Less Vacancy	5%		($6,334) /yr
ADJUSTED GROSS INCOME			$120,353 /yr
SCHEDULED OPERATING EXPENSES	37%		
Insurance		$2,826	
Water & Sewer		$4,900	
Gas & Electricity		$4,450	
Pest Control		$660	
Pool/Gardener/Landscaping		$655	
Maintenance & Reserves		$2,400	
Cleaning Expense		$325	
Licenses		$848	
Legal Service		$1,000	
On-Site Management/Trash		$2,604	
Off-site Management		$8,887	
Prop. Taxes (1.25% of $1,400,000)		$17,500	
TOTAL SCHEDULED OPERATING EXPENSES			($47,055) /yr
NET OPERATING INCOME (N.O.I.)			$73,298 /yr

Capitalization Rate:	5.2%
Operating Expense/Unit/Year:	$5,882
Operating Expense/Square Foot/Year:	$13.32

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