

1323 Walnut Ave, Long Beach

\$1,599,000 | 6 Units | 10.41 GRM | 6.1% Cap Rate

Offering memorandum presented by:
Tyson Storr - Investment Real Estate Agent
CA DRE License #02179872
Tyson@BuckinghamInvestments.com
(424) 212-2321



- 3 | Area Overview
- 4 | Investment Summary
- 5 | Rent Roll
- 6 | Property Pictures
- 8 | Disclaimer and Confidentiality Agreement



Investment Highlights

Turnkey Cash Flow (Max Market Rents): All 6 units are completely renovated and performing at maximum market rents, delivering strong, immediate cash-on-cash returns from day 1.

Gated Parking Asset: Features a secure, fully gated parking lot with 8 dedicated spots, a premium, high-demand commodity in Long Beach that minimizes tenant turnover.

Upgraded Electrical Systems: Completely rewired within the past year, eliminating a major vintage-building headache and significantly reducing future CapEx risk.

Area Overview

Convenient Freeway Access: Immediate access to the 710, 405, and 605 freeways provides seamless transit across Greater Los Angeles and Orange County.

Proximity to Economic Hubs: Centered near the Port of Long Beach, aerospace, tech, and healthcare centers, ideal for professionals and logistics-adjacent businesses.

Vibrant Local Commerce: Steps from the Anaheim Corridor and Cambodia Town, driving high foot traffic with a dense mix of local dining, retail, and culture.



Investment Summary

General Information

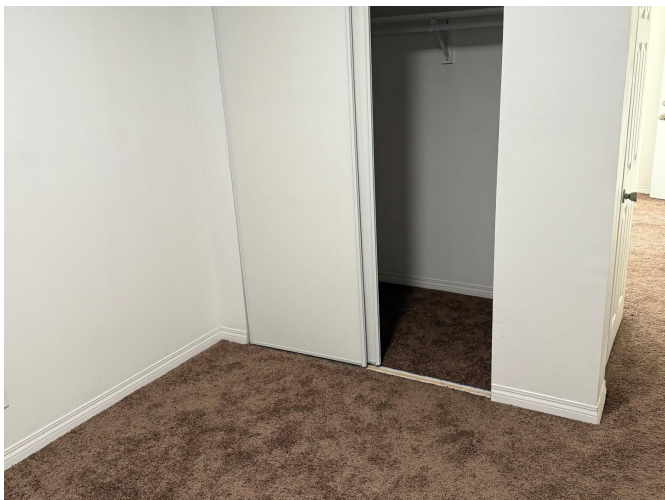
Price	\$1,599,000
Year Built	1922
Units	6
Building Sq. Ft	3888
Lot Sq. Ft	6362
Price / Sq. Ft	\$411
Price / Lot Sq. Ft	\$251
Price / Unit	\$266,500
Current GRM	10.41
@ Market GRM	10.02
Current Cap Rate	6.1%
@ Market Cap Rate	6.2%

Income	Actual	Pro Forma
Gross Scheduled Rents	\$153,600	\$159,600
Parking Income	-	-
Less Vacancy @ 5%	(\$4,608)	(\$4,788)
Effective Gross Income	\$148,992	\$154,812
Expenses	Actual	Market
Taxes	\$19,987	\$19,987
Insurance	\$9,595	\$9,595
Repairs and Maintenance	\$7,450	\$7,741
Property Management	\$7,450	\$7,741
Utilities	\$8,909	\$8,909
Pest Control	\$500	\$500
Cleaning/Gardening	\$720	\$720
City Licensing and Permits	\$500	\$500
Total Expenses	\$55,111	\$55,694
Net Operating Income	\$93,881	\$99,118

Proposed Financing

Loan Amount (69%)	\$1,099,000
Down Pmt (31%)	\$500,000
Rate (%)	6.13%
Amortization (years)	30
Payment (monthly)	(\$6,678)
Debt Cov. Ratio	1.22





# of Units	Type	Actual Rent	Market Rents
1	2BD/1BA	\$2250	\$2250
1	2BD/1BA	\$2250	\$2250
1	1BD/1BA	\$1900	\$2200
1	1BD/1BA	\$2100	\$2200
1	1BD/1BA	\$2200	\$2200
1	1BD/1BA	\$2100	\$2200
Total		\$12,800	\$13,300





Disclaimer and Confidentiality Agreement

The information contained in this document is private, confidential, and intended solely for the addressed recipient. By receiving and reviewing this document, the intended recipient agrees to maintain the confidentiality of this document. This document is not to be shared, duplicated, recorded, viewed, or disseminated in any fashion without the express written consent of Buckingham Investments. If you are not the intended recipient, do not review the document. Instead, please notify Buckingham Investments that you have received this document erroneously and arrange the return the document to Buckingham Investments.

The sole intended purpose of this document is to provide a brief synopsis of the potential investment in a specific property. The information in this document has been compiled by Buckingham Investments and is only a representation of Buckingham Investments' opinions at the time the document was created. This document may not represent the current or future opinions of Buckingham Investments regarding this investment opportunity. While Buckingham Investments believes the sources of this information to be reliable, Buckingham Investments has not verified specific information including but not limited to: profit and loss statements, financial statements, size, condition, tenancy, lease status, operational history, or any other details of the property which may be addressed in this document. Buckingham Investments does not warranty the information in this document for any purpose other than as preliminary information regarding a potential real estate investment. This document is not a substitute for due diligence investigations. Buckingham Investments strongly encourages all potential real estate investors to conduct thorough due diligence investigations prior to entering into any transaction.

