OFFERING MEMORANDUM

1071 Olive Ave

6 Units- Long Beach

1960's CONSTRUCTION / ALL 2BED UNITS + ONSITE PARKING

SAGE REAL ESTATE

Investment Highlights

- Bread and butter 6 unit near Downtown Long Beach
- Desirable unit mix with all 2bed/1bath units
- All units updated within the last 5 years
- Some units include in-unit laundry and AC
- 4 Driveway spaces + freestanding 1 car garage
- Unutilized onsite laundry room with income potential
- Low maintenance landscaping

PRICING & FINANCIALS

List Price	$1,450,000
Building Data / Financial Indicators	
Street	**1071 Olive Ave.**
City, State, Zip	Long Beach, CA 90813
APN	7274-012-018
Number of Units	6 Units
Year Built*	1961
Building Size	4,364 SF
Lot Size	6,517 SF
Current Cap Rate	6.1%
Market Cap Rate	6.55%
Current GRM	10.15
Market GRM	9.71
Price Per Unit	$241,667
Price / Sqft	$332

Proposed Financing	
Down Payment	$485,750
Loan Amount	$964,250
Interest Rate	6.6%
Monthly P&I	$6,158
Annual P&I	$73,899
Loan to Value	67%
Debt Service Ratio	1.20
Amortization	30
Loan Term	360

*The property is subject to AB1482

Income	Current Actual	Market- Pro Forma
Scheduled Rental Income	$142,800	$147,600
Vacancy (5%)	($7,140)	($7,380)
Net Rental Income	$135,660	$140,220
Garage Rent	$0	$1,200
Laundry Income	$0	$600
Effective Gross Income	$137,073	$142,020

Expenses*	Current Actual	Market- Pro Forma
Property Tax	$18,125	$18,125
Insurance	$6,000	$6,000
Repairs & Maintenance	$4,500	$4,500
Property Management (6%)	$8,568	$8,856
Utilities	$6,960	$6,960
Pest Control	$840	$840
Gardening/Cleaning	$960	$960
License & Fees	$770	$770
Total Expenses	$46,723	$47,011
Net Operating Income	$88,937	$95,009

*Utilities are based on 2026 actuals. Other expenses are estimates

RENT ROLL

Unit #	Type	Current Rent	Market Rent	Move in Date	Eligible for Increase	Notes
1	2BD/1BA	$1,995	$2,050	3/2/24	3/2/25	
2	2BD/1BA	$2,015	$2,050	2/16/19	10/1/27	Section 8
3	2BD/1BA	$2,050*	$2,050			Vacant*
4	2BD/1BA	$2,050	$2,050	5/10/24	5/10/25	
5	2BD/1BA	$1,895	$2,050	7/24/26	7/24/27	
6	2BD/1BA	$1,895	$2,050	10/1/24	10/1/25	
	Garage Rent		$100			
	Laundry Income		$50			
Total		$11,900	$12,450			

ADDITIONAL PHOTOS

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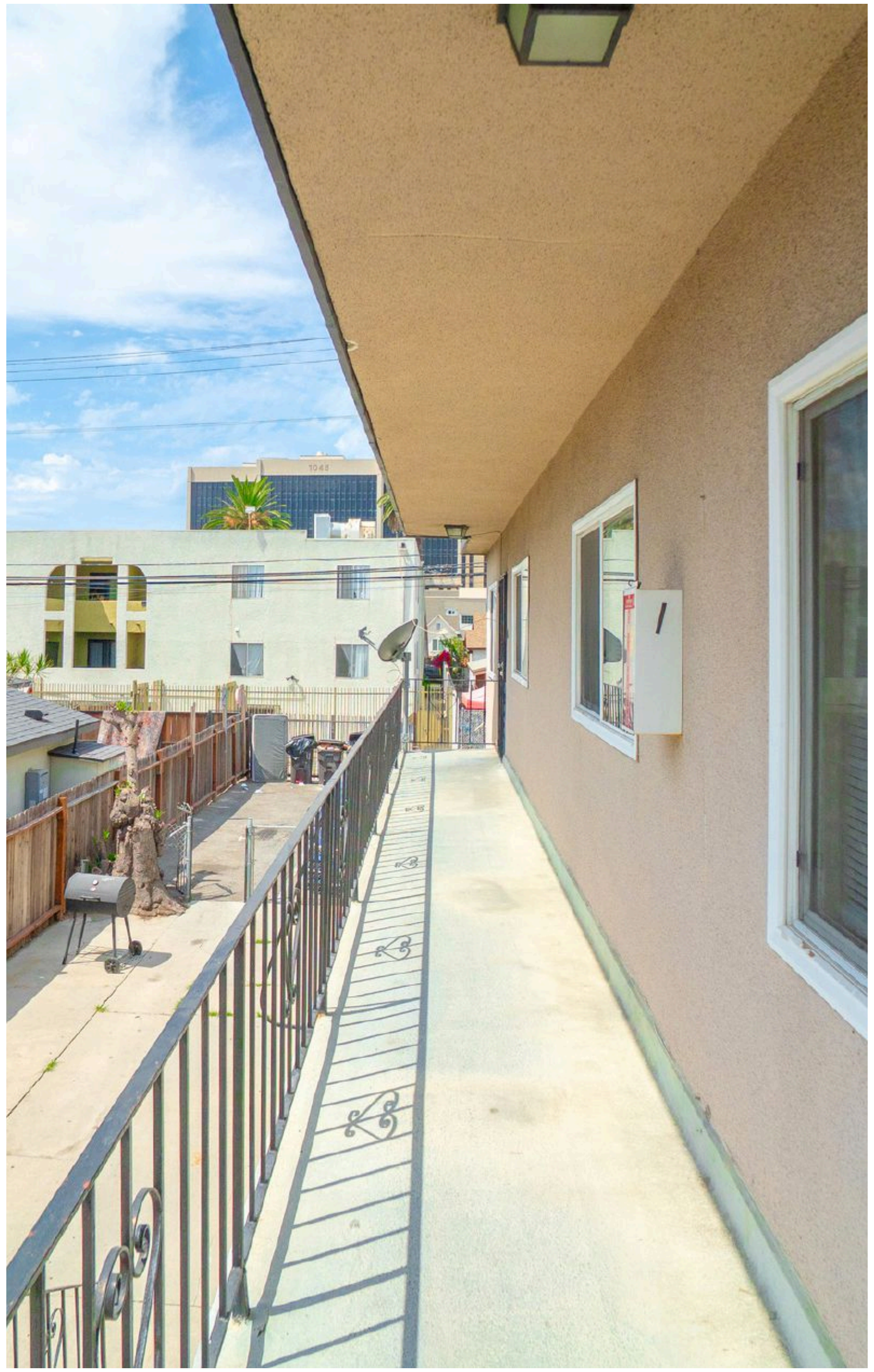

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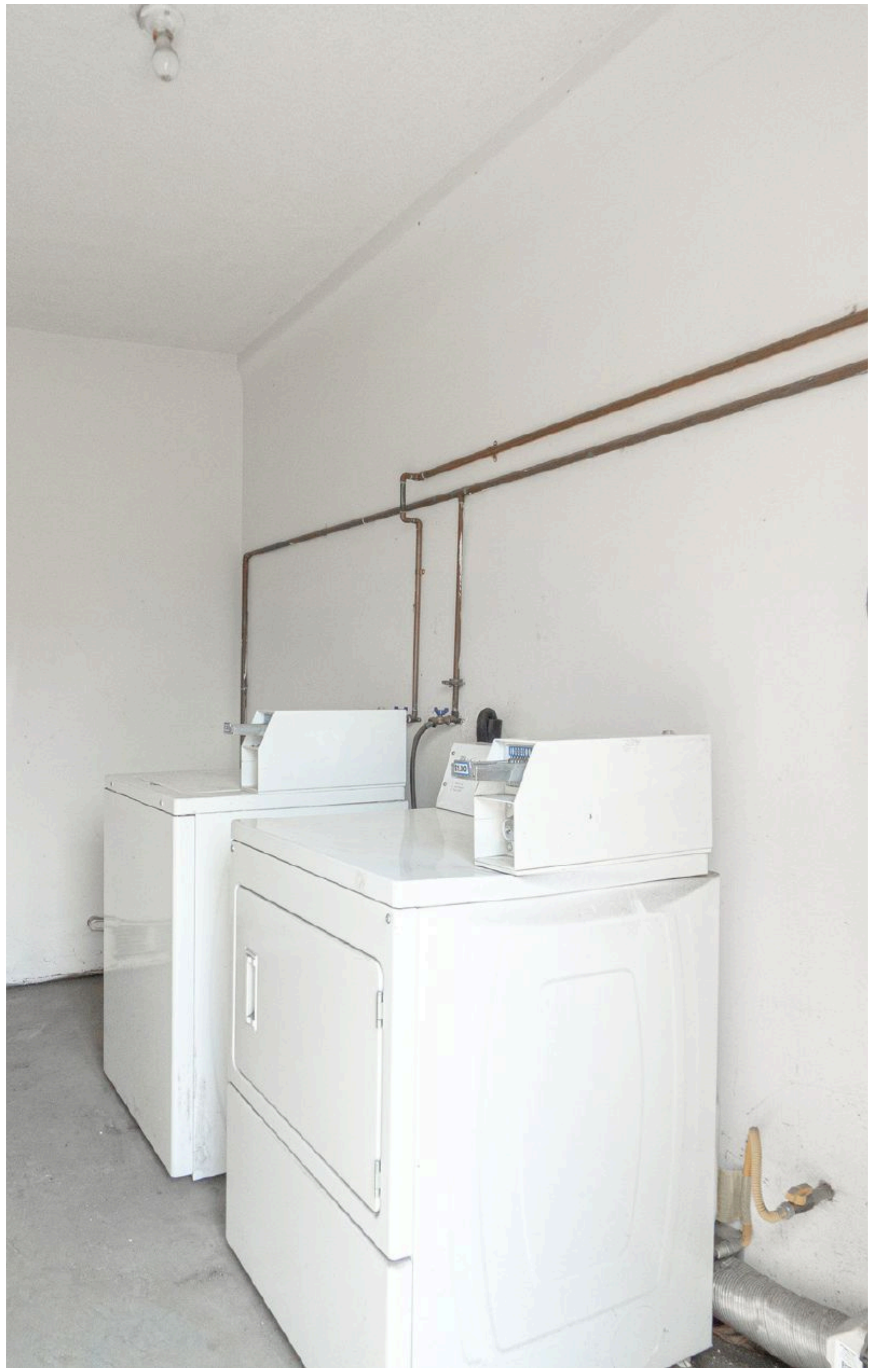

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