RESIDENTIAL INCOME VALUATION & INVESTMENT BRIEF

428 E 20th Street, Long Beach, CA 90806

3-Unit Residential Income Property | Poly High Submarket

Date: **November 11, 2026**
Rehab Budget: **$100,000**
Current Status: **Active ($888,888)**

1. SUBJECT PROPERTY PROFILE

Current List Price:	**$888,888 ($335.68/sq. ft.)**	**Total Living Area:**	**2,648 sq. ft.**
Number of Units:	**3 Units**	**Lot Dimensions:**	**6,233 sq. ft.**
Year Built:	**1919**	**Gross Scheduled Income:**	**$96,000 / year**
Days on Market:	**6 Days (Listed 11/05/2026)**	**Scope of Capital Outlay:**	**Approx. $100,000 Deferred Maintenance**

2. IMMEDIATE MARKET COMPARABLES (3–4 UNITS WITHIN 0.50 MILES)

Property Address	Units	Bldg SF	Lot SF	Price / SF	Sale / List Price	Status	Key Takeaways
428 E 20th St (Subject)	**3**	**2,648**	**6,233**	**$335.68**	**$888,888**	**Active**	**Current list price reflects unrenovated state**
1941 Olive Ave	4	2,554	6,550	$453.01	$1,157,000	Closed (06/26)	Primary ARV benchmark; sold in 4 days; 1920 build
1567 Elm Ave	3	2,070	7,660	$485.51	$1,005,000	Closed (10/26)	Strong 3-unit benchmark; closed in 9 days
1631 Pine Ave	3	2,320	7,447	$409.48	$950,000	Closed (07/26)	Moderate condition sale; 82 days on market
1972 Olive Ave	4	2,132	6,506	$515.95	$1,099,999	Under Contract	Strong submarket demand for renovated assets
1914 Locust Ave	3	1,844	5,631	$371.48	$685,000	Closed (09/26)	Distressed/unimproved baseline; smaller building

3. VALUATION METHODOLOGY & RETURN ANALYSIS

The primary post-rehabilitation benchmark is **1941 Olive Ave** ($1,157,000), which shares a near-identical footprint (2,554 sq. ft. vs. 2,648 sq. ft.) and vintage (1920 vs. 1919). Renovated multi-unit properties in this micro-pocket command between **$450.00 and $485.00 per square foot** and trade at approximately 10.5x to 11.5x Gross Scheduled Income. Applying these metrics yields an After Repair Value (ARV) of **$1,150,000**.

Stabilized Post-Rehab Value (ARV Benchmark):	**$1,150,000**
Less: Estimated Required Rehabilitation Budget:	-$100,000
Less: Investor Risk, Permitting, Carrying & Friction Buffer:	-$50,000 to -$75,000
Indicated "As-Is" Fair Market Investment Value:	**$975,000 – $1,000,000**
Target Investor Acquisition Price Range (Accounting for Margin):	**$850,000 – $890,000**

4. STRATEGIC ASSESSMENT & FINDINGS

- **Favorable Entry Valuation:** At the current list price of $888,888 ($335.68/sq. ft.), the subject property is priced well below the neighborhood median ($431.25/sq. ft.), confirming that the seller has already discounted for physical condition.
- **Substantial Built-In Equity:** Executing a $100,000 capital improvement program brings the total capitalized cost basis to approximately $988,888. Against a stabilized ARV of $1,150,000, this yields approximately **$160,000+ in captured equity**.
- **Recommended Acquisition Stance:** An offer between **$850,000 and $880,000** provides strong downside protection against rehabilitation contingencies while maximizing yield on the existing $96,000 gross scheduled income stream.