BUCKINGHAM INVESTMENTS
LEARN, PLAN, & INVEST IN REAL ESTATE

1620 Chestnut Ave, Long Beach

$1,350,000 | 4 Units | 12.68 GRM | 4.7% Cap Rate



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INVESTMENT HIGHLIGHTS



- Great unit mix: (3) 2BD/1BA, (1) 3BD/1BA
- Updated electrical in 2022
- Most windows were replaced in 2022
- Large 7500 sqft lot with a courtyard in the middle
- 4 single car garages for ADU potential
- Current rents are at or near market rate
- All units separately metered for gas and electricity
- 12.68 GRM and 4.7% cap rate on current rents
- Simple investment property

AREA OVERVIEW

- Excellent transit access only a few blocks to the metro blue line rail station, PCH, and the 710 freeway
- Just 8 blocks North of Downtown Long Beach, with ongoing new developments of over $8 Billion
- Over 60% of households within 5 miles are renters with an average household income of over $94,000 (CoStar)



INVESTMENT SUMMARY

INVESTMENT PURCHASE, CONVENTIONAL FINANCING

GENERAL INFORMATION

Price	$1,350,000
Year Built	1917
Units	4
Building Sq. Ft	4,028
Lot Sq. Ft	7,503
Price / Sq. Ft	$335
Price / Lot Sq. Ft	$180
Price / Unit	$337,500
Current GRM	12.68
@ Market GRM	11.89
Current Cap Rate	4.7%
@ Market Cap Rate	4.9%

Income	**Current**	**Pro Forma**
Gross Scheduled Rents	$106,464	$113,520
Annual Laundry Income	-	-
Less Vacancy @ 5%	($5,323)	($5,676)
Effective Gross Income	**$101,141**	**$107,844**
Expenses	Actual	Market
Taxes (est.)	$16,875	$16,875
Insurance (est.)	$4,321	$6,042
Repairs and Maintenance (est.)	$3,559	$5,392
Property Management (est.)	$7,916	$6,471
Utilities (actual)	$1,770	$2,880
Pest Control (actual)	$600	$1,200
Gardening and Cleaning (actual)	$1,920	$1,800
City licensing and permits (actual)	$674	$674
Total Expenses	**$37,636**	**$41,334**
Net Operating Income	**$63,505**	**$66,510**

PROPOSED FINANCING

Loan Amount (70%)	$945,000
Down Pmt (30%)	$405,000
Rate (%)	7.25%
Amortization (years)	30
Payment (monthly)	($6,447)
Debt Cov. Ratio	0.82



RENT ROLL



# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	2BBD/1BA	$1,950	$2,200
1	3BD/1BA	$2,860	$2,860
1	2BD/2BA	$1,999	$2,200
1	2BD/1BA	$2,063	$2,200
TOTAL		**$8,872**	**$9,460**

PROPERTY PHOTOS













PROPERTY PHOTOS








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