BUCKINGHAM INVESTMENTS
LEARN, PLAN, & INVEST IN REAL ESTATE

5220 Pacific Ave, Long Beach

$1,195,000 | 4 Units | 11.89 GRM | 4.5% Cap Rate

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INVESTMENT HIGHLIGHTS

- Great 4-plex in North Long Beach tucked on a tree lined street with 3,609 rentable square feet on a 7,534 square foot lot
- Excellent unit mix with a front stand-alone 2 bed/1 bath house featuring new flooring, new electrical, a new roof, and laundry hookups in the kitchen plus two back town house style units (2 bed/1.5 bath and 2 bed/2 bath) and a 4th apartment (2 bed/1 bath)
- Strong in-place income with an 11.9GRM and a 4.5% cap rate with a 19.4% upside to rents and a market cap rate of 5.9%
- 4 separate garages for off-site parking or ADU potential

AREA OVERVIEW

- Easy access to the 710 freeway being just blocks away
- Less than a mile from Bixby Knolls dining and shopping
- Walkable immediate neighborhood, just blocks from The Pan, CVS, and McDonald's, and other retail

INVESTMENT SUMMARY

INVESTMENT PURCHASE, CONVENTIONAL FINANCING

GENERAL INFORMATION

Price	$1,195,000
Year Built	1963
Units	4
Building Sq. Ft	3,609
Lot Sq. Ft	7,534
Price / Sq. Ft	$331
Price / Lot Sq. Ft	$159
Price / Unit	$298,750
Current GRM	11.89
@ Market GRM	9.96
Current Cap Rate	4.5%
@ Market Cap Rate	5.9%

Income	**Current**	**Pro Forma**
Gross Scheduled Rents	$100,500	$115,200
Annual Parking Income	-	$4,800
Less Vacancy @ 5%	($5,025)	($5,760)
Effective Gross Income	**$95,475**	**$114,240**
Expenses	Actual	Market
Taxes	$14,938	$14,938
Insurance	$10,642	$10,642
Repairs and Maintenance	$4,774	$5,712
Property Management	$5,729	$6,854
Utilities	$2,811	$2,811
Pest Control	$829	$829
Gardening and Cleaning	$1,200	$1,200
City licensing and permits	$577	$577
Total Expenses	**$41,499**	**$43,563**
Net Operating Income	**$53,976**	**$70,677**

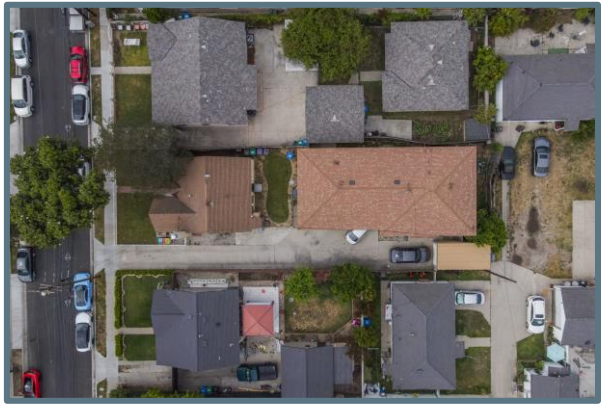
PROPOSED FINANCING

Loan Amount (75%)	$895,000
Down Pmt (25%)	$300,000
Rate (%)	6.50%
Amortization (years)	30
Payment (monthly)	($5,657)
Debt Cov. Ratio	0.80

RENT ROLL

# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	2BD/1BA	$2,350	$2,500
1	2BD/1BA	$1,815	$2,300
1	2BD/1.5BA	$2,390	$2,400
1	2BD/1BA	$1,820	$2,400
TOTAL		**$8,375**	**$9,600**

PROPERTY PHOTOS



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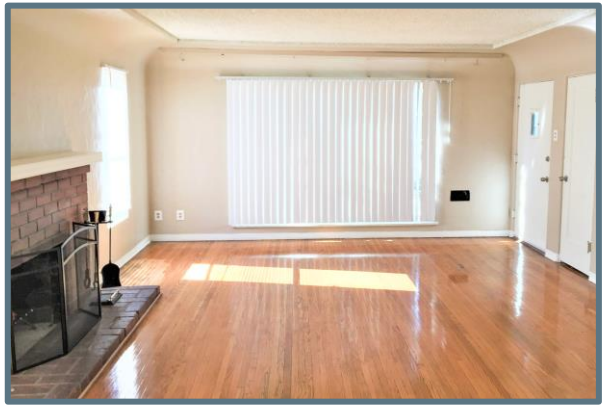

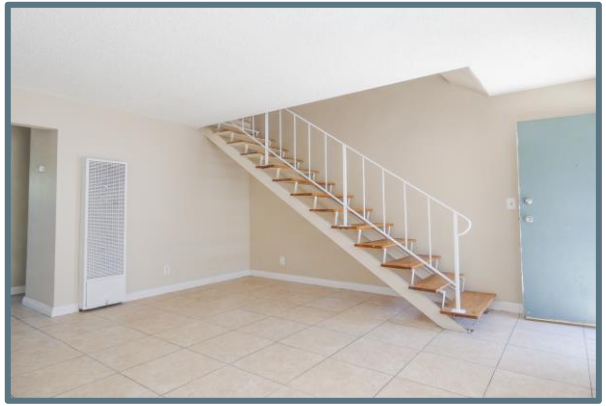

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