



GLOBAL PLATINUM  
PROPERTIES

# 5529 Dairy Ave.

LONG BEACH, CA 90805

Offering Memorandum

100% Renovated 10-unit building 5 (2beds) 5 (1bed) cash flowing at an impressive 7% Cap Rate from Day 1!  
Majority of the units are master leased providing guaranteed cash flow and minimal vacancies (Similar to NNN)  
New Roof, Electrical, Plumbing, Windows, Water Heaters, HVAC, Interiors, Exterior, etc.

# Fully Remodeled 10 Units

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01

Executive Summary

- Investment Summary
- Unit Mix Summary

## OFFERING SUMMARY

ADDRESS	5529 Dairy Ave. Long Beach CA 90805
COUNTY	Los Angeles
MARKET	Long Beach
SUBMARKET	Los Angeles South Coast
BUILDING SF	5,765 SF
LAND SF	5,431 SF
NUMBER OF UNITS	10
YEAR BUILT	1964
YEAR RENOVATED	2022
APN	7126-025-019
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$3,350,000
PRICE PSF	\$581.09
PRICE PER UNIT	\$335,000
OCCUPANCY	100%
NOI (CURRENT)	\$234,352
NOI (Pro Forma)	\$239,185
CAP RATE (CURRENT)	7.00%
CAP RATE (Pro Forma)	7.1%
GRM (CURRENT)	10.8
GRM (Pro Forma)	10.5

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	39,411	228,972	670,228
2022 Median HH Income	\$57,610	\$73,525	\$73,544
2022 Average HH Income	\$79,088	\$95,945	\$96,842



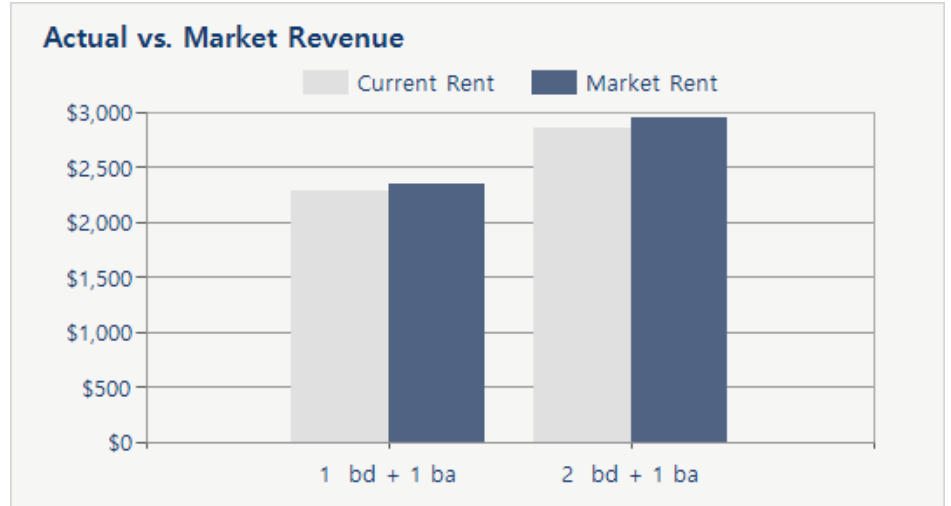
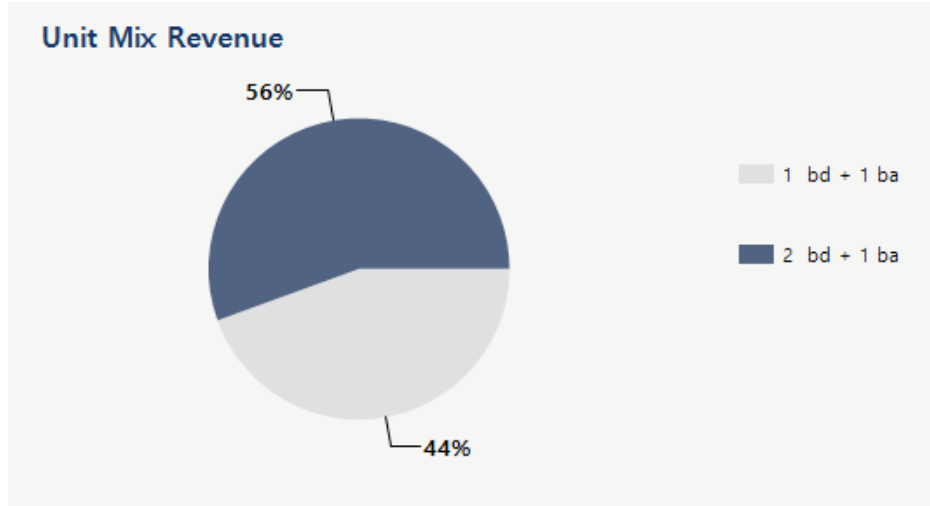
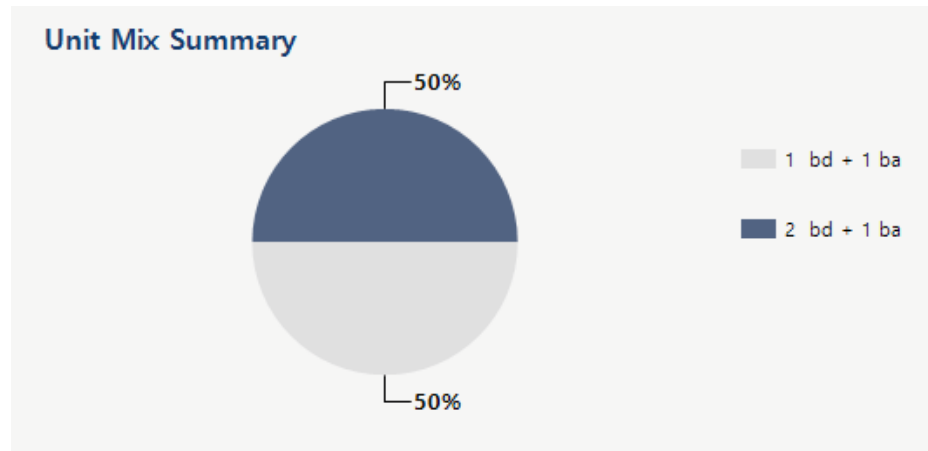
## Renovated turnkey investment, 7% yield.

Huge 650k Price Reduction! Once in a lifetime 100% Renovated 10-unit Master-leased opportunity and cash flowing at an impressive 7% Cap Rate from Day 1! The offering provides investors with a turnkey opportunity to purchase a premium asset where every single unit was vacated, completely renovated and leased at market rent. The building was entirely stripped to the studs and thoroughly renovated with permits featuring a new roof, electrical system, plumbing, HVAC, water heaters, and windows. Other upgrades include new cabinets, modern countertops, new flooring, recessed lighting, updated bathrooms with new vanities and sleek bathtubs, and stainless-steel appliances. The offering brings a diverse unit mix consisting of 5 (1bed/1bath) units and 5 (2bed/1bath) units including 3 brand-new ADUs. The property is separately metered for gas and electrical utilities and each unit has its own individual water heater to further reduce operating costs. Located in prime North Long Beach just minutes from the beach, offering investors the opportunity to acquire a low-maintenance asset in a coastal rental market without premium coastal pricing! Majority of the units are master-leased by a single organization providing guaranteed cash flow and minimal vacancies. (Similar to a hassle-free NNN deal with stable income and more limited landlord responsibilities with ease of management and rent collection).

- **Once in a lifetime 100% fully renovated 10-units from the studs with permits**
- **All brand new major systems including roof, electrical, plumbing, and windows**
- **Incredible cash flow at a Current Cap Rate of 7%**
- **New Cabinets, flooring, recessed Lighting, bathrooms, and stainless steel appliances**
- **Diverse Unit Mix consisting of 5 (1bed/1bath) and 5 (2bed/1bath) units**
- **Individually metered for Gas & Electricity**



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	5	\$2,284	\$11,421	\$2,350	\$11,750
2 bd + 1 ba	5	\$2,854	\$14,272	\$2,950	\$14,750
<b>Totals/Averages</b>	<b>10</b>	<b>\$2,569</b>	<b>\$25,693</b>	<b>\$2,650</b>	<b>\$26,500</b>





02

Location

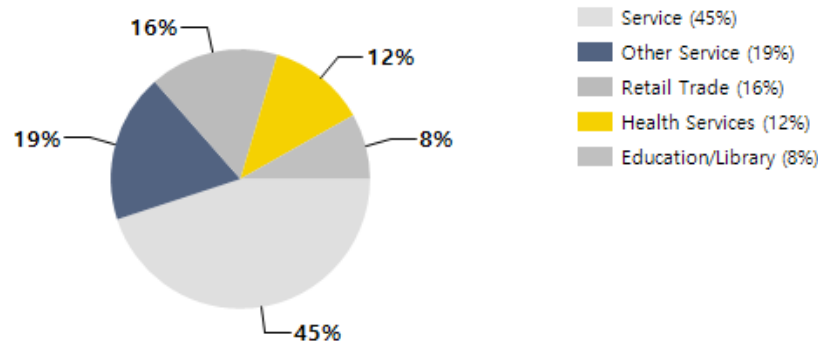
- Location Summary
- Local Map
- Regional Map
- Local Business Map



## Long Beach

■ Living near 5529 Dairy Ave., Long Beach, CA 90805 provides residents with convenient access to public transit, particularly the metro line along Long Beach Boulevard, making commuting to Downtown and surrounding areas easy. The neighborhood features a variety of shopping and dining options, along with local parks for outdoor activities. Residents benefit from community amenities and local schools, contributing to a friendly atmosphere and quality education for families. Additionally, the area is characterized by a safe and welcoming environment, with cultural attractions such as museums and theaters nearby, enhancing overall quality of life.

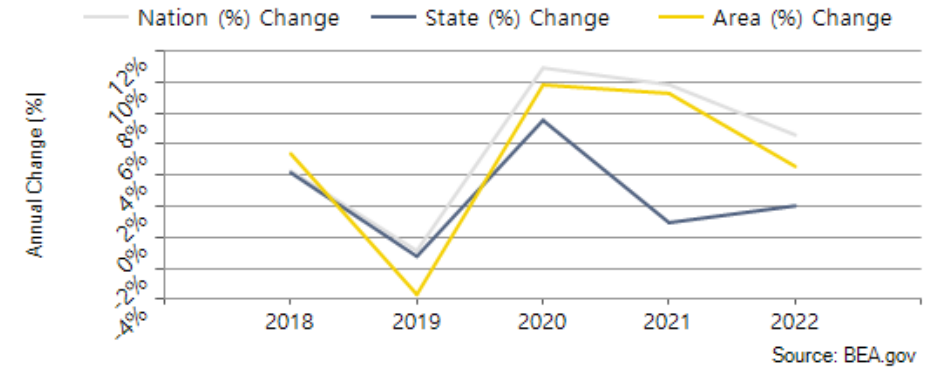
### Major Industries by Employee Count

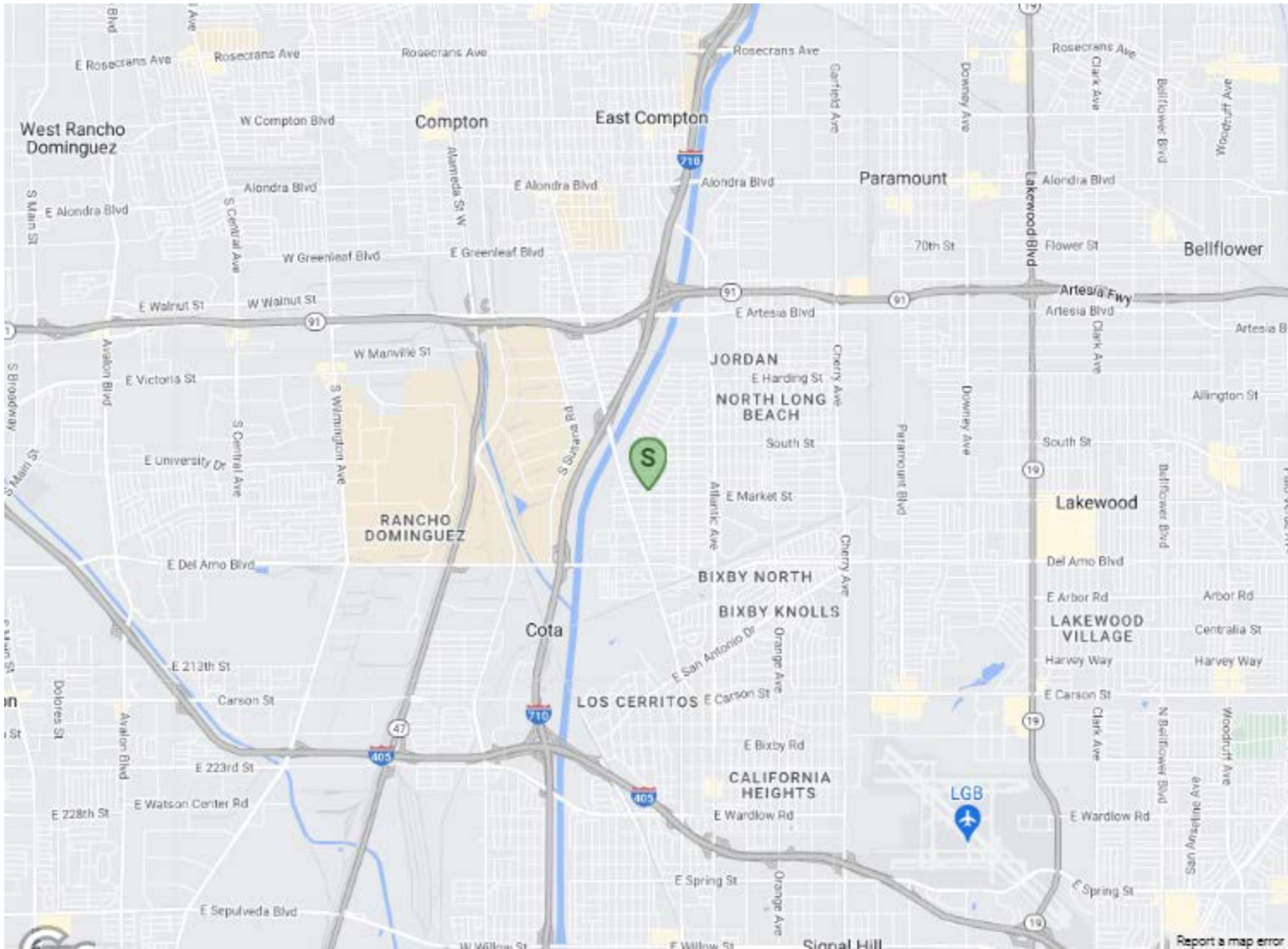


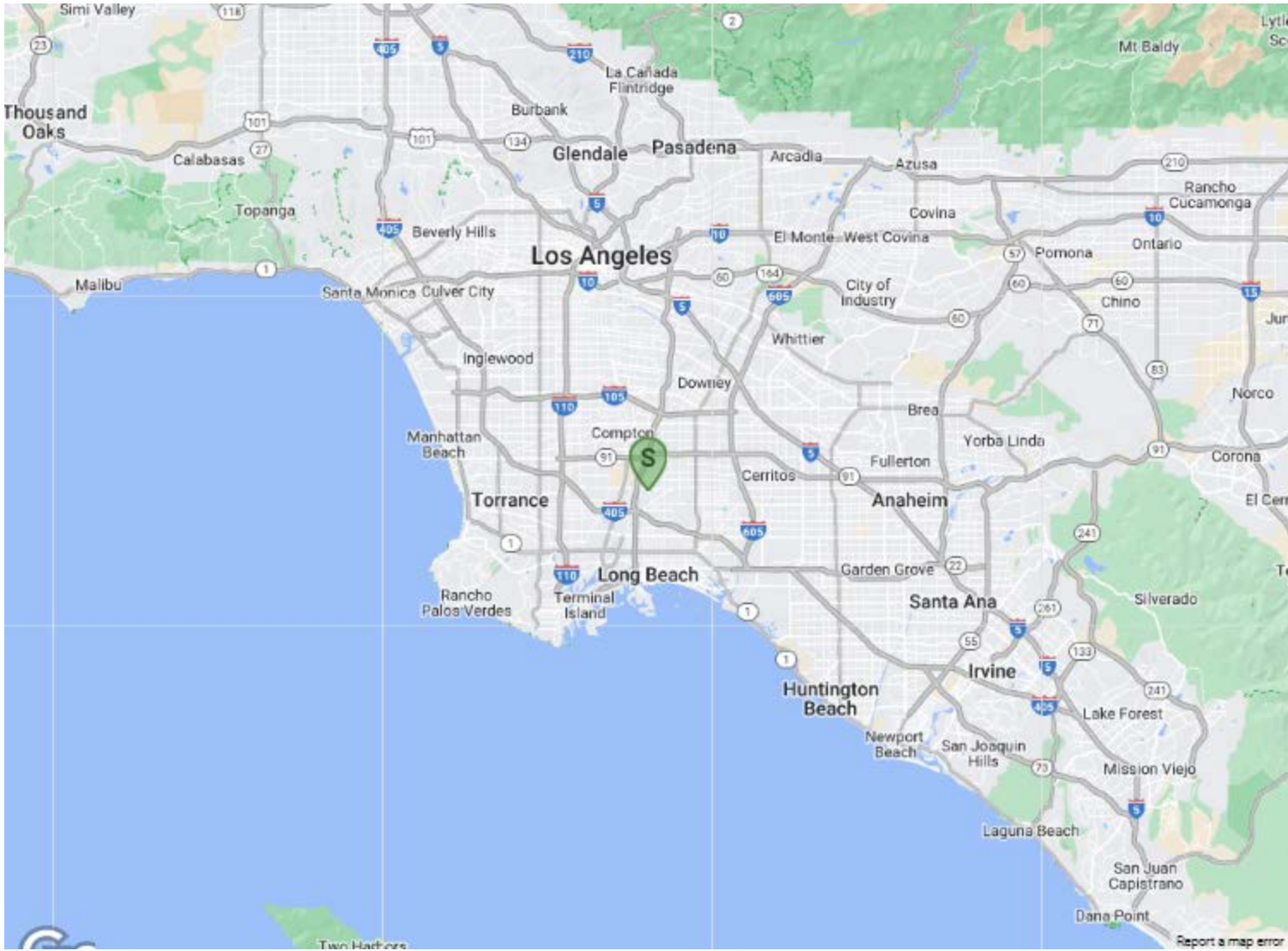
### Largest Employers

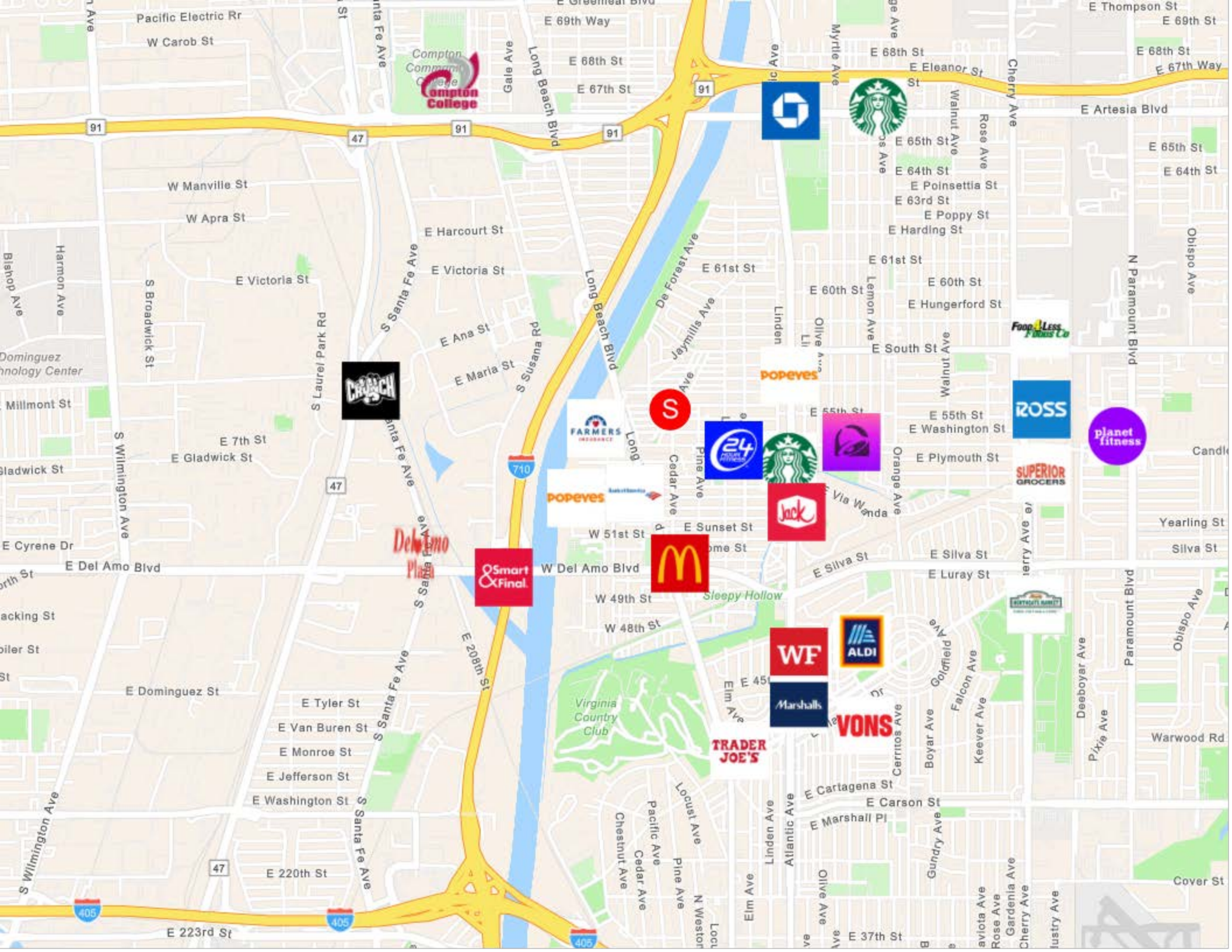
Long Beach Unified School District	12,049
City of Long Beach	5,395
Long Beach Memorial Medical Center	4,950
VA Long Beach Healthcare System	3,524
California State University, Long Beach	3,336
Long Beach City College	3,321
Boeing	2,019
St. Mary Medical Center	1,547

## Los Angeles County GDP Trend







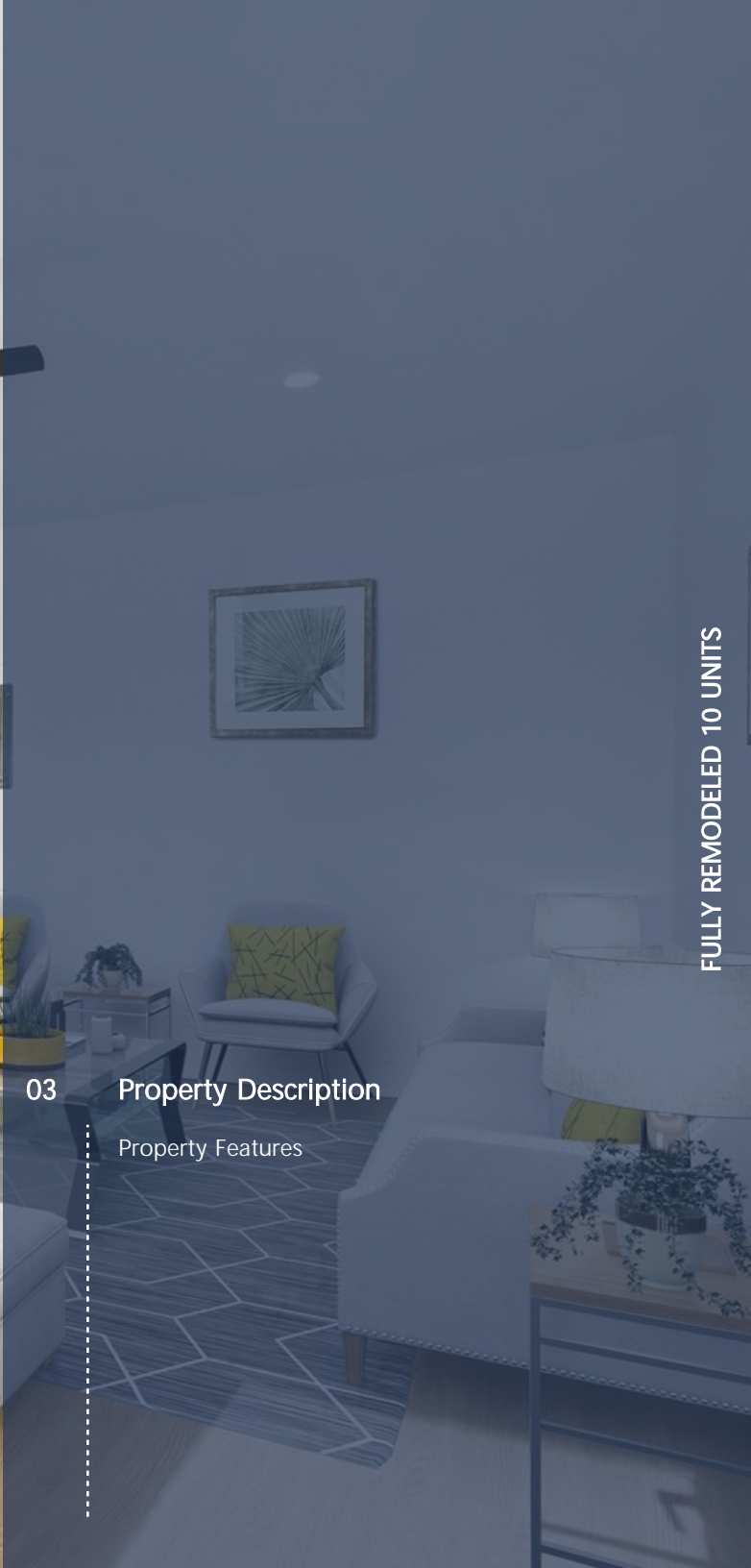




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Property Description

Property Features



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## PROPERTY FEATURES

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NUMBER OF UNITS	10
BUILDING SF	5,765
LAND SF	5,431
YEAR BUILT	1964
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	LBR1N
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	3
WASHER/DRYER	Common Area

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## UTILITIES

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WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant
RUBS	Landlord

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## CONSTRUCTION

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FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat
STYLE	Traditional
LANDSCAPING	Drought Resistant

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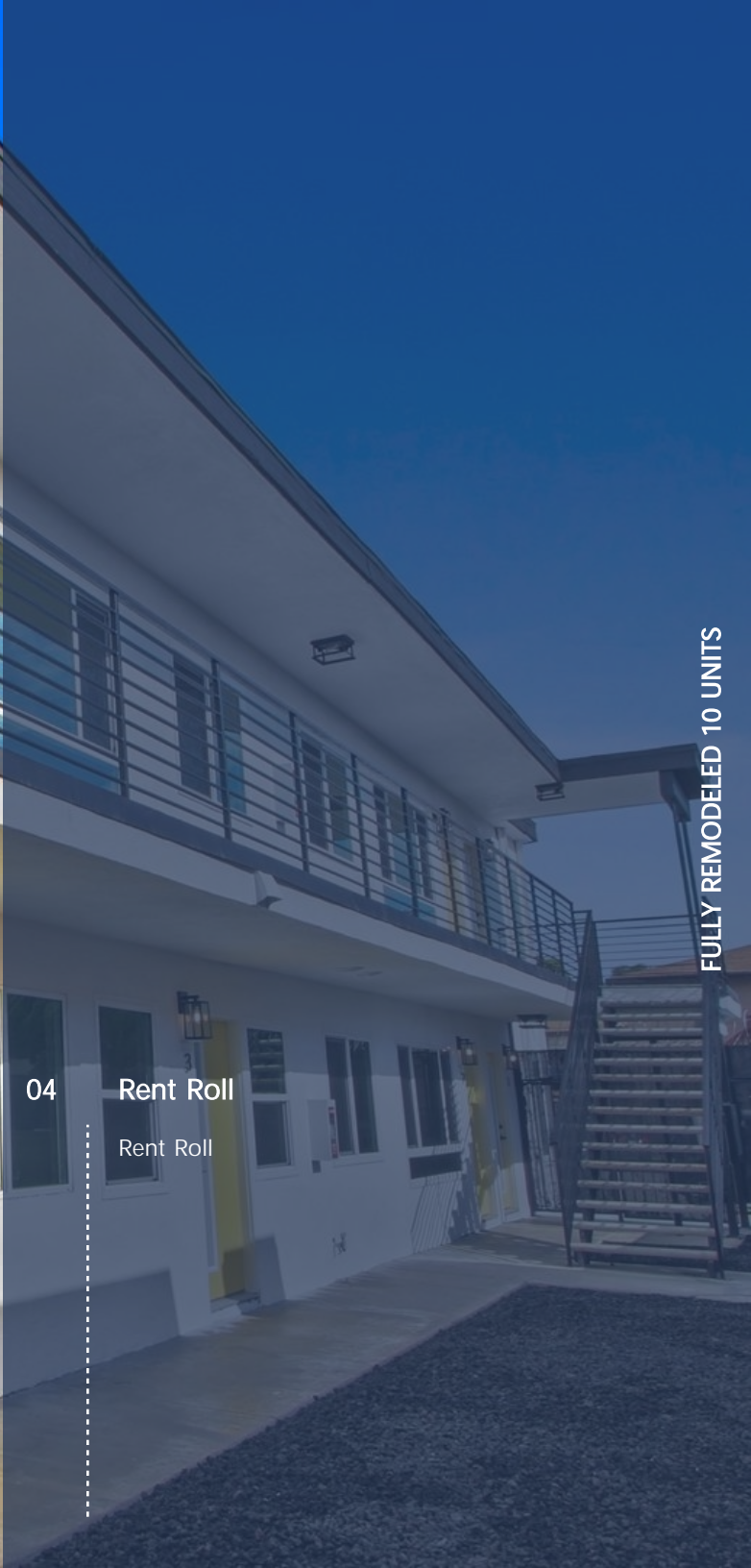




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Rent Roll

Rent Roll



Unit	Unit Mix	Current Rent	Market Rent	Notes
1	1 bd + 1 ba	\$2,316.00	\$2,350.00	Master Leased
2	2 bd + 1 ba	\$2,940.00	\$2,950.00	Master Leased
3	1 bd + 1 ba	\$2,311.00	\$2,350.00	Master Leased
4	1 bd + 1 ba	\$2,311.00	\$2,350.00	Master Leased
5	2 bd + 1 ba	\$2,939.00	\$2,950.00	Master Leased
6	2 bd + 1 ba	\$2,939.00	\$2,950.00	Master Leased
7	2 bd + 1 ba	\$2,939.00	\$2,950.00	Master Leased
8	1 bd + 1 ba	\$1,999.00	\$2,350.00	ADU 1 - Leased
9	2 bd + 1 ba	\$2,515.00	\$2,950.00	ADU 2 - Leased
10	1 bd + 1 ba	\$2,484.00	\$2,350.00	ADU 3 - Leased
<b>Totals / Averages</b>		<b>\$25,693.00</b>	<b>\$26,500.00</b>	

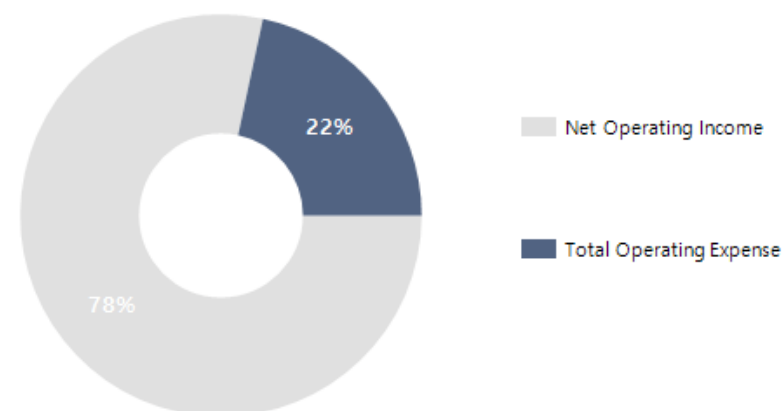


05 Financial Analysis

Income & Expense Analysis

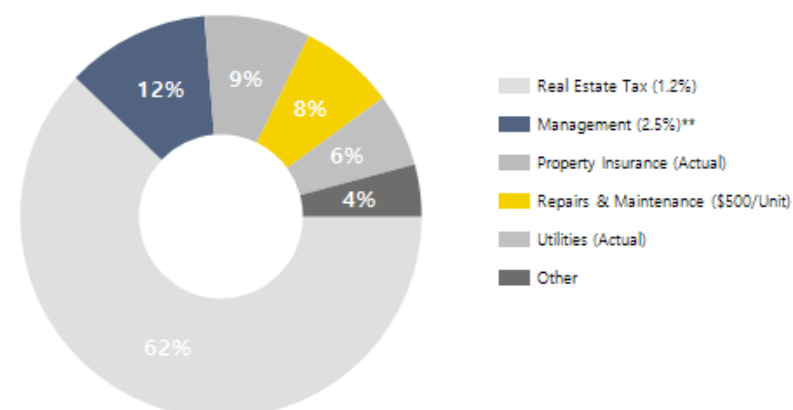
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$308,316		\$318,000	
<b>Gross Potential Income</b>	<b>\$308,316</b>		<b>\$318,000</b>	
General Vacancy	-\$9,250	3.00%	-\$9,540	3.00%
<b>Effective Gross Income</b>	<b>\$299,066</b>		<b>\$308,460</b>	
Less Expenses	\$64,714	21.63%	\$69,275	22.45%
<b>Net Operating Income</b>	<b>\$234,352</b>		<b>\$239,185</b>	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$40,200	\$4,020	\$40,200	\$4,020
Property Insurance (Actual)	\$5,537	\$554	\$5,537	\$554
Utilities (Actual)	\$3,800	\$380	\$3,800	\$380
Pest Control (\$75/Month)	\$900	\$90	\$600	\$60
Cleaning & Gardening (\$150/Month)	\$1,800	\$180	\$1,800	\$180
Repairs & Maintenance (\$500/Unit)	\$5,000	\$500	\$5,000	\$500
Management (2.5%)**	\$7,477	\$748	\$12,338	\$1,234
<b>Total Operating Expense</b>	<b>\$64,714</b>	<b>\$6,471</b>	<b>\$69,275</b>	<b>\$6,928</b>
Expense / SF	\$11.23		\$12.02	
% of EGI	21.63%		22.45%	

## DISTRIBUTION OF EXPENSES CURRENT



\*\* Current Management charges 2.5% since majority of the units are master-leased

\* Expenses are estimated

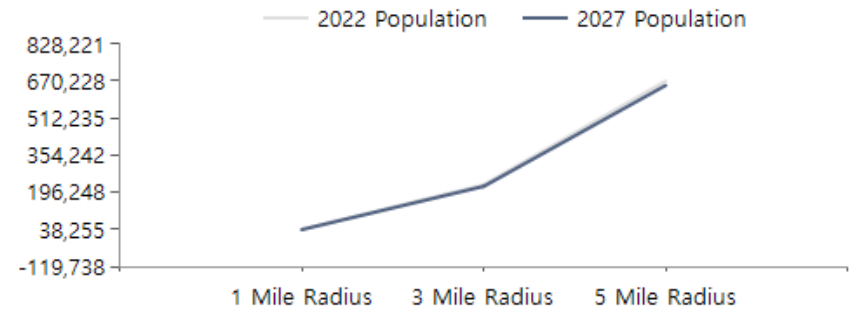
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## Demographics

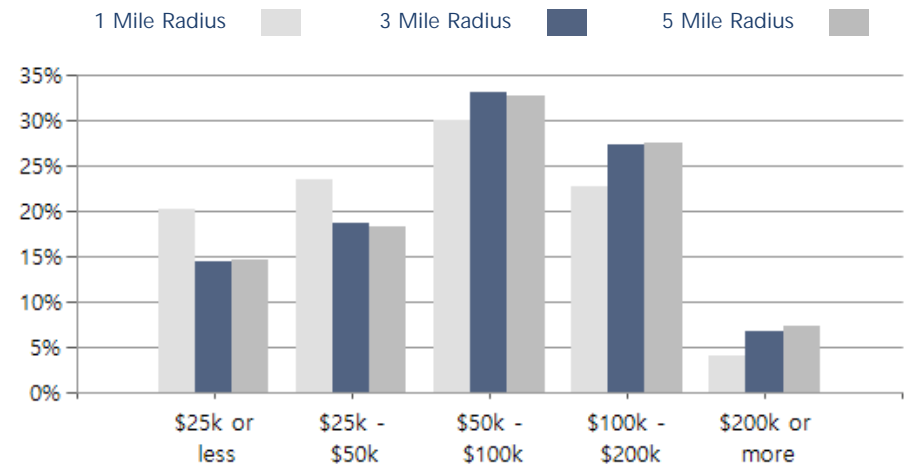
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,282	221,077	649,079
2010 Population	40,305	226,515	665,045
2022 Population	39,411	228,972	670,228
2027 Population	38,255	222,132	651,879
2022 African American	6,970	40,818	109,886
2022 American Indian	1,021	4,257	13,038
2022 Asian	4,241	26,540	75,175
2022 Hispanic	23,857	126,475	390,762
2022 Other Race	16,075	79,180	245,789
2022 White	5,052	39,796	116,320
2022 Multiracial	5,380	35,401	103,452
2022-2027: Population: Growth Rate	-2.95%	-3.00%	-2.75%

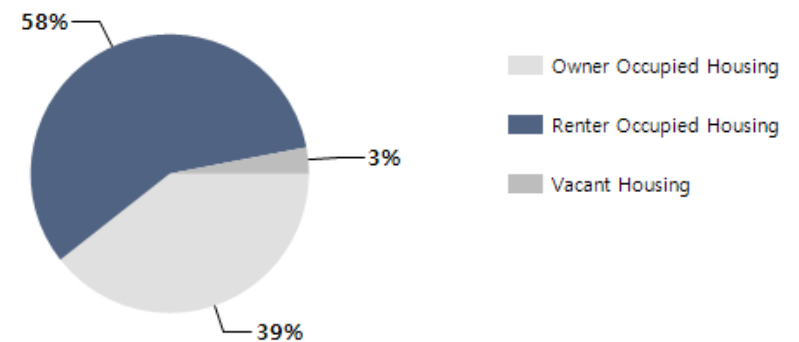
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,349	5,309	15,287
\$15,000-\$24,999	1,075	4,618	13,246
\$25,000-\$34,999	1,083	4,948	14,047
\$35,000-\$49,999	1,726	7,878	21,415
\$50,000-\$74,999	2,018	12,258	35,231
\$75,000-\$99,999	1,579	10,479	28,493
\$100,000-\$149,999	1,996	12,768	36,850
\$150,000-\$199,999	730	6,090	16,933
\$200,000 or greater	484	4,641	14,025
Median HH Income	\$57,610	\$73,525	\$73,544
Average HH Income	\$79,088	\$95,945	\$96,842



### 2022 Household Income



### 2022 Own vs. Rent - 1 Mile Radius

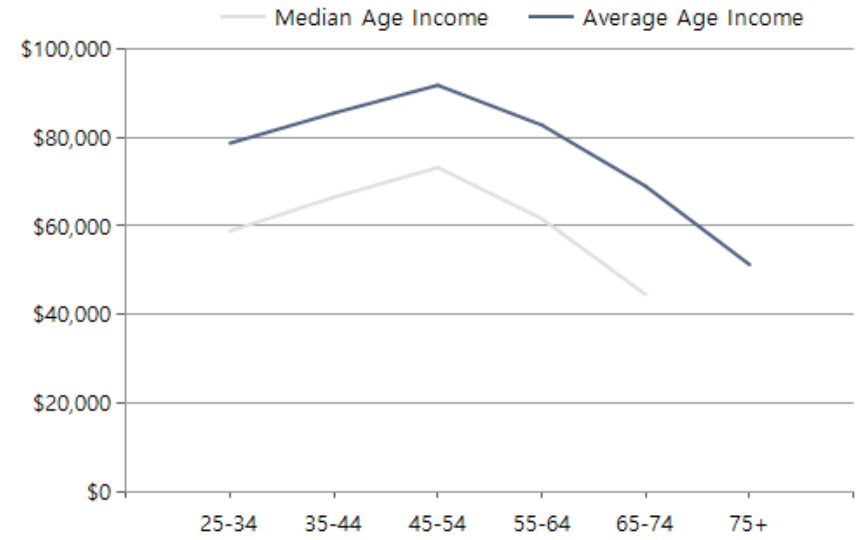
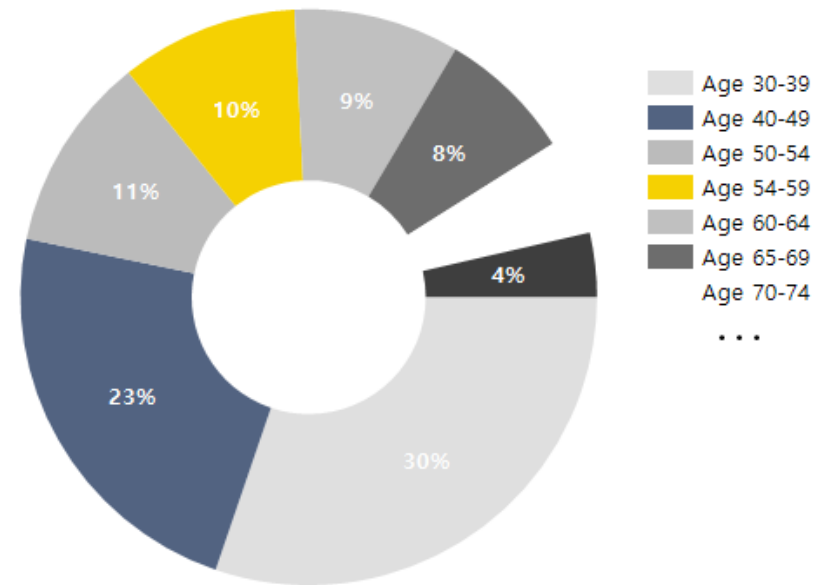


Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	3,170	17,907	52,457
2022 Population Age 35-39	2,611	15,210	44,745
2022 Population Age 40-44	2,313	13,871	40,724
2022 Population Age 45-49	2,088	13,261	38,889
2022 Population Age 50-54	2,100	13,361	38,457
2022 Population Age 55-59	1,905	12,540	36,181
2022 Population Age 60-64	1,777	11,430	33,364
2022 Population Age 65-69	1,443	9,691	27,697
2022 Population Age 70-74	1,021	7,497	21,237
2022 Population Age 75-79	689	5,226	14,717
2022 Population Age 80-84	348	3,091	9,022
2022 Population Age 85+	332	3,320	9,189
2022 Population Age 18+	28,133	169,758	495,349
2022 Median Age	30	33	33
2027 Median Age	32	35	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,901	\$70,335	\$71,334
Average Household Income 25-34	\$78,773	\$88,257	\$90,097
Median Household Income 35-44	\$66,562	\$81,737	\$82,064
Average Household Income 35-44	\$85,586	\$104,101	\$105,968
Median Household Income 45-54	\$73,263	\$85,842	\$85,585
Average Household Income 45-54	\$91,880	\$111,752	\$111,717
Median Household Income 55-64	\$61,702	\$79,736	\$79,958
Average Household Income 55-64	\$82,884	\$104,682	\$104,817
Median Household Income 65-74	\$44,518	\$63,565	\$63,015
Average Household Income 65-74	\$69,028	\$88,748	\$88,916
Average Household Income 75+	\$51,305	\$65,272	\$65,237

Population By Age



# Fully Remodeled 10 Units

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