

LYONSTAHLL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

1720 CERRITOS AVE

LONG BEACH, CA 90813 7 UNITS \$2,100,000

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PROPERTY INFORMATION

1720 Cerritos Ave - Long Beach, CA 90813

THE OFFERING



Current 6.67% cap rate and **10.50 GRM!** Meticulously remodeled with high-end finishes. Come see this beautiful 7-unit building with the best unit mix you can ask for. **1720 Cerritos** is comprised of **(6)** 2-Bed/1-Bath and **(1)** 3-Bed/1.5-Bath units. There is an opportunity to **Add Significant Value** by Building out **(2)** Studio+1Bath ADUs. Adding the ADUs would generate an **Extra \$3,500/month.**

Each Unit has its own washer and dryer, dishwashers, new floors, kitchen, and fixtures. All demanding higher rents for the area. This property is massive with each unit **averaging over 800 sqft.** The property also has **new copper** plumbing, new **roof** and new **electrical sub panels** in each unit - all of which were updated in the **last 5 years.**

1720 Cerritos Ave is located just outside 6 Billion dollars worth of development flooding into Downtown Long Beach, including the Long Beach Civic Center, Long Beach Aquarium, OceanAire Project, CSULB Downtown Village, Broadway Block and Queen Mary Island.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	1720 Cerritos Ave Long Beach, CA 90813
Total Units	7
Total Building Sqft.	6,074 SF
Total Lot Size	5,194 SF
Year Built	1963
Zoning	LBR3S
APN	7268-027-025



INVESTMENT HIGHLIGHTS

- Operating at **6.67 % Cap Rate & 10.50 GRM!**
- **All Units** have been completely remodeled, featuring new Dishwashers, Wash/Dryer Hookups, and Windows
- **Copper Plumbing** throughout the building, new **Electrical**, and a 3-year-old **Roof** (All done within the last 5 years)
- **(6)** 2-Bed + 1-Bath Units and **(1)** 3-Bed + 1.5-Bath -
- Perfect opportunity for an **Exchange Buyer** looking for very **Low Maintenance** and **High Cash-Flow**

PROPERTY PHOTOS

1720 Cerritos Ave - Long Beach, CA 90813

PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	LEASE END
1	2	1	844 SF	\$2,466	\$2.92	\$2,495	High End Remodel
2	2	1	844 SF	\$2,302	\$2.73	\$2,495	High End Remodel
3	2	1	844 SF	\$2,495	\$2.96	\$2,495	High End Remodel
4	3	1.5	1,012 SF	\$2,700	\$2.67	\$3,000	High End Remodel
5	2	1	844 SF	\$2,092	\$2.48	\$2,495	High End Remodel
6	2	1	844 SF	\$2,295	\$2.72	\$2,495	High End Remodel
7	2	1	844 SF	\$2,195	\$2.60	\$2,495	High End Remodel
2x ADU Potential	-	1	-	-	-	\$3,500	Studio + 1 Bath
TOTALS			6,076 SF	\$16,545	\$19.08	\$21,470	

All dimensions, square footage, layouts, and features are approximate and not guaranteed.

Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

FINANCIAL ANALYSIS SET UP SHEET

Property Address 1720 Cerritos Ave			Annualized Operating Data		Current Rents		Market Rents			
List Price:		\$2,100,000	Scheduled Gross Income:		\$199,980		\$266,280			
Down Payment:	25.0%	\$525,000	Vacancy Rate Reserve:		\$5,999	3% *1	\$7,988	3% *1		
Number of units:		7	Gross Operating Income:		\$193,981		\$258,292			
Cost per Unit:		\$300,000	Expenses:		\$54,002	27% *1	\$57,317	22% *1		
Current GRM:		10.50	Net Operating Income:		\$139,979		\$200,975			
Market GRM:		7.89	Loan Payments:		\$111,499		\$111,499			
Current CAP:		6.67%	Pre Tax Cash Flows:		\$28,480	5.42% *2	\$89,476	17.04% *2		
Market CAP:		9.57%	Principal Reduction:		\$19,889		\$19,889			
Year Built / Age:		1963	Total Return Before Taxes:		\$48,369	9.21% *2	\$109,365	20.83% *2		
Approx. Lot Size:		5,194	*1 As a percent of Scheduled Gross Income							
Approx. Gross RSF:		6,074	*2 As a percent of Down Payment							
Cost per Net RSF:		\$345.74								
Proposed Financing			Scheduled Income							
First Loan Amount:	\$1,575,000	Amort:	30			Current Income		Market Income		
Terms:	5.85%	Fixed:	5	# of	Bdrms/	Notes	Monthly	Total Monthly	Monthly	Total
Payment:	\$9,292	DCR:	1.26	Units	Baths		Rent/Average	Income	Rent/Unit	Income
Annualized Expenses										
<i>*Estimated</i>										
New Taxes (New Estimated):	\$25,410			1	2+1	Remodeled	\$2,466	\$2,466	\$2,495	\$2,495
Maintenance (\$600/unit):	\$4,200			1	2+1	Remodeled	\$2,302	\$2,302	\$2,495	\$2,495
Insurance (\$1.25/SF):	\$7,593			1	2+1	Remodeled	\$2,495	\$2,495	\$2,495	\$2,495
Utilities (\$800/unit/year):	\$5,600			1	2+1	Remodeled	\$2,700	\$2,700	\$3,000	\$3,000
Landscaping (\$100/mo):	\$1,200			1	2+1	Remodeled	\$2,092	\$2,092	\$2,495	\$2,495
Property Management (5%):	\$9,999			1	2+1	Remodeled	\$2,295	\$2,295	\$2,495	\$2,495
					1	2+1	Remodeled	\$2,195	\$2,195	\$2,495
					2	0+1	Potential ADUs		\$1,750	\$3,500
Total Expenses:							Total Scheduled Rent:			
Expenses as %/SGI										
Per Net Sq. Ft:										
Per Unit										
							Laundry			
							Garages			
							Monthly Scheduled Gross Income:			
							Annualized Scheduled Gross Income:			
							Utilities Paid by Tenant:			
							Gas & Electric		33% Rental Upside	

SALE COMPARABLES

SALE COMPARABLES

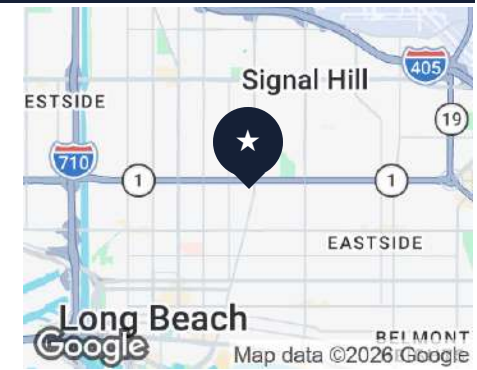
SALE COMPS



★
1720 CERRITOS AVE
Long Beach, CA 90813

Subject Property

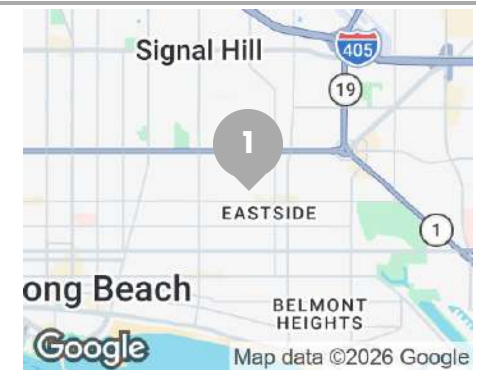
Price:	\$2,100,000	Bldg Size:	6,074 SF
No. Units:	7	Cap Rate:	6.67%
Year Built:	1963	Price/SF:	\$345.74



1
1381 TEMPLE AVE
Long Beach, CA 90803

Sold 12/16/2024

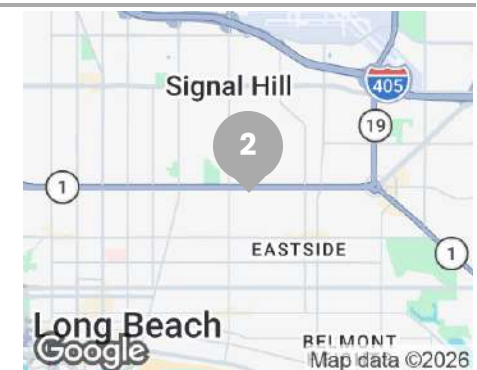
Price:	\$1,800,000	Bldg Size:	6,300 SF
No. Units:	5	Cap Rate:	6.85%
Year Built:	1963	Price/SF:	\$285.71



2
1740 N STANTON AVE
Long Beach, CA 90804

Sold 3/13/2024

Price:	\$3,450,000	Bldg Size:	9,211 SF
No. Units:	10	Cap Rate:	4.90%
Year Built:	1987	Price/SF:	\$374.55



SALE COMPARABLES

SALE COMPS



3
1883 PINE AVE
Long Beach, CA 90806

Sold 12/18/2024

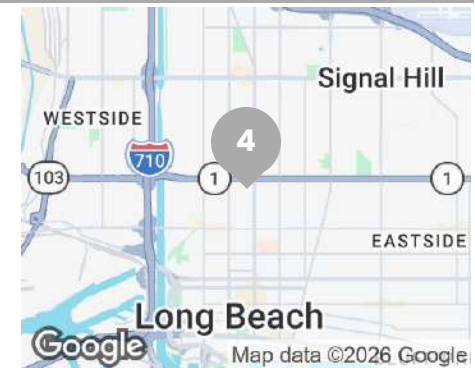
Price:	\$2,070,000	Bldg Size:	3,582 SF
No. Units:	6	Cap Rate:	6.17%
Year Built:	1979	Price/SF:	\$577.89



4
1716 LOCUST AVE
Long Beach, CA 90805

Sold 5/12/2025

Price:	\$1,650,000	Bldg Size:	4,432 SF
No. Units:	5	Cap Rate:	6.80%
Year Built:	1963	Price/SF:	\$372.29



5
924 GAVIOTA AVE
Long Beach, CA 90813

Sold 4/30/2024

Price:	\$2,485,000	Bldg Size:	6,886 SF
No. Units:	8	Year Built:	1987
Price/SF:	\$360.88		



SALE COMPARABLES

SALE COMPS



1075 GLADYS AVE
Long Beach, CA 90804

Sold 5/9/2024

Price:	\$2,750,000	Bldg Size:	9,168 SF
No. Units:	9	Year Built:	1987
Price/SF:	\$299.96		



1086 STANLEY AVE
Long Beach, CA 90803

Sold 6/18/2024

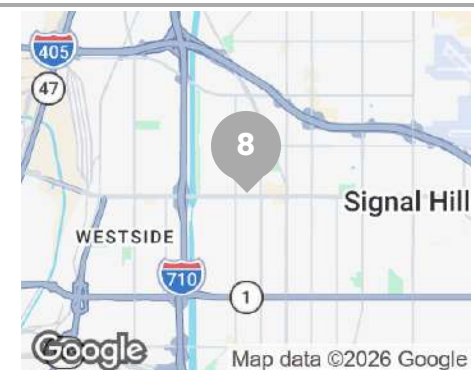
Price:	\$2,725,000	Bldg Size:	7,963 SF
No. Units:	9	Cap Rate:	5.78%
Year Built:	1987	Price/SF:	\$342.21



2619 CHESTNUT AVE
Long Beach, CA 90806

Sold 8/18/2025

Price:	\$2,600,000	Bldg Size:	6,372 SF
No. Units:	9	Cap Rate:	5.39%
Year Built:	1957	Price/SF:	\$408.04



SALE COMPARABLES

SALE COMPS



1091 STANLEY AVE
Long Beach, CA 90804

Sold 6/16/2025

Price:	\$2,240,000	Bldg Size:	5,848 SF
No. Units:	8	Cap Rate:	5.29%
Year Built:	1987	Price/SF:	\$383.04



1956 SAN FRANCISCO AVE
Long Beach, CA 90806

Sold 5/13/2025

Price:	\$1,400,000	Bldg Size:	5,892 SF
No. Units:	5	Cap Rate:	5.68%
Year Built:	1955	Price/SF:	\$237.61



759 FREEMAN AVE
Long Beach, CA 90803

Sold 10/23/2024

Price:	\$2,175,000	Bldg Size:	6,335 SF
No. Units:	8	Cap Rate:	5.08%
Year Built:	1964	Price/SF:	\$343.33



SALE COMPARABLES

SALE COMPS



12
1013 LOCUST AVE
Long Beach, CA 90813

Sold 4/28/2025

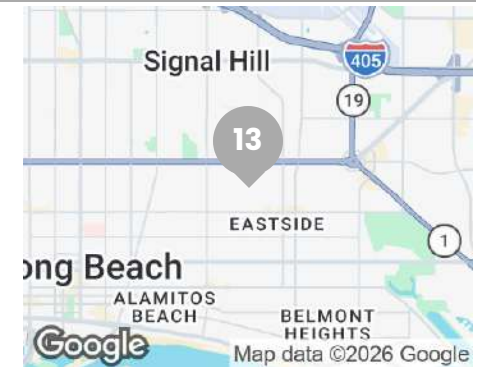
Price:	\$1,630,000	Bldg Size:	4,693 SF
No. Units:	6	Cap Rate:	6.23%
Year Built:	1905	Price/SF:	\$347.33



13
2632 E 15TH ST
Long Beach, CA 90804

Sold 9/9/2024

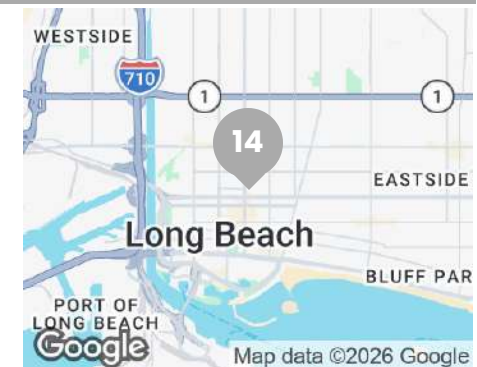
Price:	\$1,620,000	Bldg Size:	4,620 SF
No. Units:	6	Cap Rate:	5.04%
Year Built:	1958	Price/SF:	\$350.65



14
336 E 8TH ST
Long Beach, CA 90813

Sold 8/19/2024

Price:	\$3,500,000	Bldg Size:	11,992 SF
No. Units:	13	Cap Rate:	3.71%
Year Built:	1983	Price/SF:	\$291.86



SALE COMPARABLES

SALE COMPS

15



1724 CHERRY AVE
Long Beach, CA 90813

Sold 12/20/2024

Price:	\$2,125,000	Bldg Size:	5,540 SF
No. Units:	8	Cap Rate:	5.89%
Year Built:	1928	Price/SF:	\$383.57



SALE COMPARABLES ANALYSIS

Address	Price	Units	Yr. Built	RSF	GRM	CAP	Price/Sq.Ft	Price/Unit	COE
1381 Temple Ave	\$1,800,000	5	1963	6,300	9.5	6.85%	\$285.71	\$360,000	12/16/2024
1740 N Stanton Ave	\$3,450,000	10	1987	9,211	13.64	4.90%	\$374.55	\$345,000	3/13/2024
1883 Pine Ave	\$2,070,000	6	1979	4,666	10.46	6.17%	\$443.63	\$345,000	12/18/2025
1716 Locust Ave	\$1,650,000	5	1963	4,432	9.28	6.80%	\$372.29	\$330,000	5/12/2025
924 Gaviota Ave	\$2,485,000	8	1987	6,886	12.18	N/A	\$360.88	\$310,625	4/30/2024
1075 Gladys Ave	\$2,750,000	9	1987	9,168	12.23	N/A	\$299.96	\$305,556	5/9/2024
1086 Stanley Ave	\$2,725,000	9	1987	7,963	12.49	5.78%	\$342.21	\$302,778	6/18/2024
2619 Chestnut Ave	\$2,600,000	9	1957	6,372	12.07	5.39%	\$408.04	\$288,889	8/18/2025
1091 Stanley Ave	\$2,240,000	8	1987	5,848	13.85	5.29%	\$383.04	\$280,000	6/16/2025
1956 San Francisco Ave	\$1,400,000	5	1955	5,892	11.44	5.68%	\$237.61	\$280,000	5/13/2025
759 Freeman Ave	\$2,175,000	8	1964	6,355	12.28	5.08%	\$342.25	\$271,875	10/23/2024
1013 Locust Ave	\$1,630,000	6	1905	4,693	10.43	6.23%	\$347.33	\$271,667	4/28/2025
2632 E 15th St	\$1,620,000	6	1958	6,002	12.91	5.04%	\$269.91	\$270,000	9/9/2024
336 E 8th St	\$3,500,000	13	1983	11,992	12.91	3.71%	\$291.86	\$269,231	8/19/2024
1724 Cherry Ave	\$2,125,000	8	1928	5,540	10.96	5.89%	\$383.57	\$265,625	12/20/2024
Average	\$2,281,333			6,755	11.89	5.60%	\$348.24	\$299,750	
1720 Cerritos Ave	\$2,100,000	7	1963	6,074	10.50	6.67%	\$345.74	\$300,000	

LOCATION HIGHLIGHTS

1720 Cerritos Ave - Long Beach, CA 90813

LOCATION HIGHLIGHTS LOCATION MAP



Long Beach Locust Apartments

The Beacon

The Pacific

CSULB Downtown Village

Broadway Block

OceanAire Project

Queen Mary Island

Long Beach Civic Center Development

Long Beach Aquarium

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



2028 OLYMPICS | LOS ANGELES - LONG BEACH



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



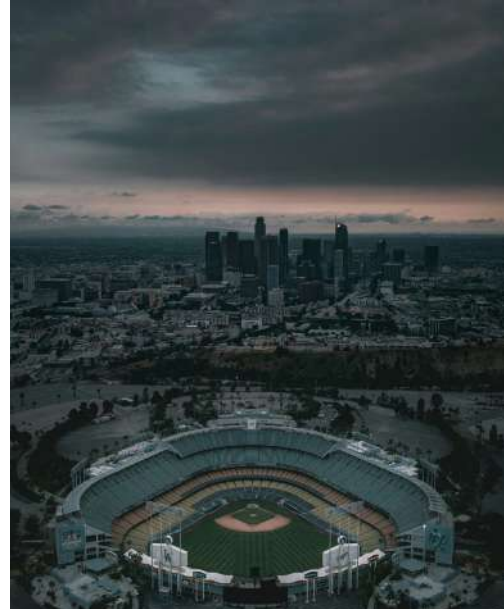
ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.



LONG BEACH

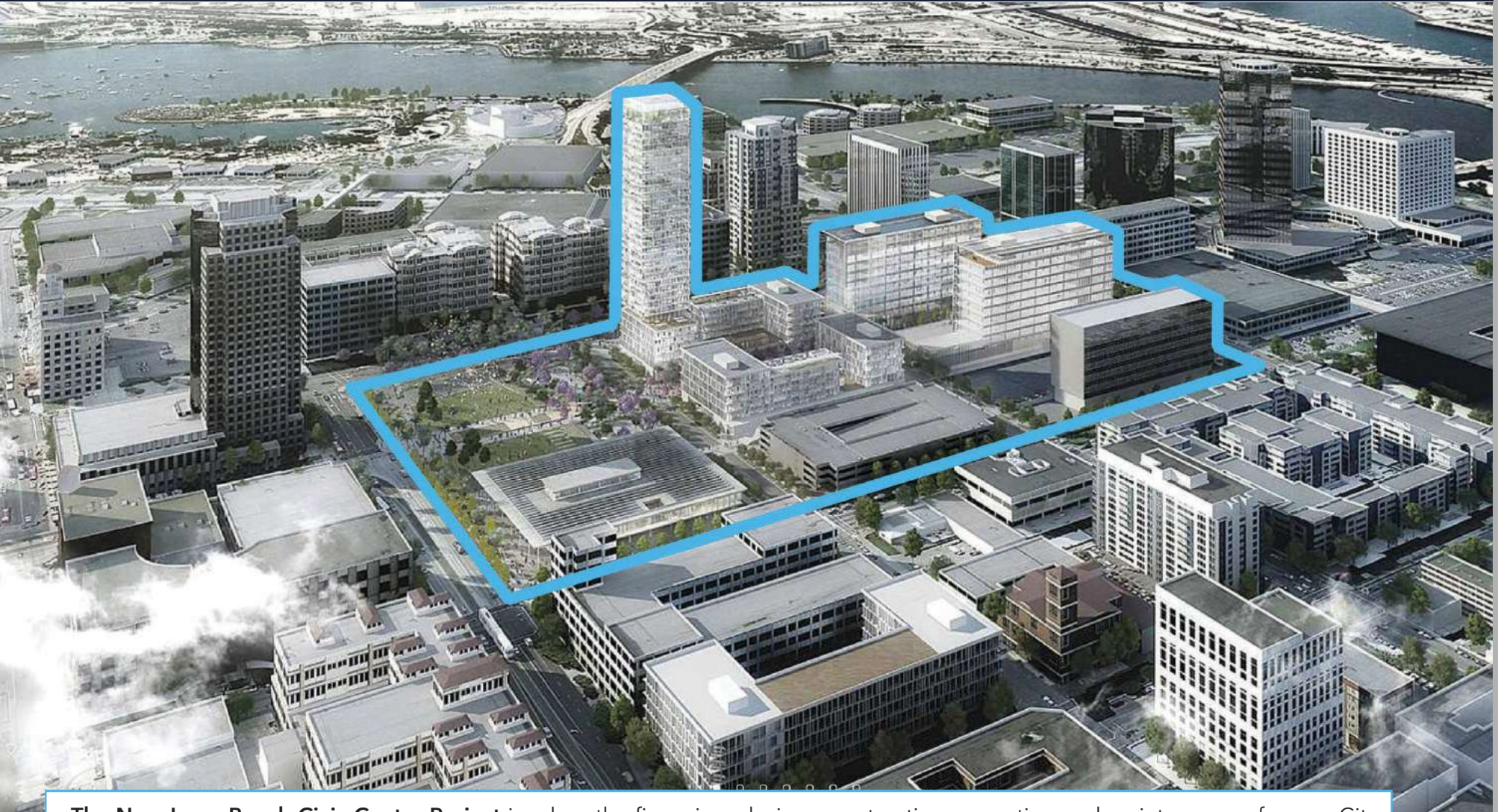
Long Beach has emerged as a popular coastal community in Southern California. Located south of the city of Los Angeles, it has a population of about 471,000. Located near the 405 and 710 freeways, and with access to the Metro Blue Line train, Long Beach provides easy commutes to major employment hubs in Los Angeles and Orange County. Long Beach is also home to major businesses such as Verizon, Molina Healthcare and the Port of Los Angeles.



Dozens of projects are transforming the city's landscape, with more than \$2.5M billion in capital pouring into Long Beach. These include the Douglas Park Redevelopment, a 261 acre mixed-use project on the site of the former Boeing campus. It will bring over 5000 jobs to Long Beach and will be home to nearly 30 businesses such as Mercedes-Bez US West headquarters and Virgin Galactic.

Downtown Long Beach is a burgeoning urban environment, featuring a waterfront harbor, a historic architectural district and a cultural arts scene. The Pine Avenue district provides many restaurants, shopping and nigh life options. Downtown Long Beach boasts many tourist attractions such as the Aquarium of the Pacific, the Toyota Grand Prix, and the Long Beach Convention Center. The Queen Mary is a major waterfront attraction, and the \$250 million Queen Mary Island retail and entertainment complex is planned for the surrounding area. The Long Beach Civic Center is undergoing a complete overhaul including development of a new Civic Center with a new City Hall, library headquarters for the port of Long Beach and multi-family housing.

LOCATION HIGHLIGHTS CIVIC CENTER



The New Long Beach Civic Center Project involves the financing, design, construction, operation and maintenance of a new City Hall and Main Library and revitalization of Lincoln Park into a destination park. The Project will provide opportunities for private development and will further include a permanent headquarters building for the Port of Long Beach. The \$520 million civic center will replace the old city hall and include efficient new offices for the Port of Long Beach, a new city library, retail marketplace and public park.

LOCATION HIGHLIGHTS

QUEEN MARY ISLAND



Renderings of the proposed \$250 million redevelopment give us a glimpse of what to expect for the 65 acres of waterfront that will be transformed into a destination called **Queen Mary Island**. Queen Mary Island aims to have something for everyone. It will include restaurants, live music, 700,000 square feet of retail space, and a new 200-room hotel. A 150,000-square-foot structure will house an attraction called Urban Adventure, featuring 20 activities for the thrill-seeker, such as surfing, zip lining, a trampoline park, and an indoor ice-climbing wall.

LOCATION HIGHLIGHTS
THE AQUARIUM



The Aquarium of the Pacific in Long Beach announced a big, undulating expansion, revealing plans for a new wing they're calling Pacific Visions. The 29,000-square-foot addition will include a number of flashy components, including: A two-story, 300-seat immersive theater with a 32-foot-tall, curving screen and "floor projection disc," a new Changing Exhibit Gallery with live animals, multimedia displays, and "dynamic projected wall murals," an art gallery for cultural events and exhibitions, along with an orientation gallery with a 26-foot-wide "media wall."

LOCATION HIGHLIGHTS LOS ANGELES



Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world



EXCLUSIVELY MARKETED BY

SAMIMI
INVESTMENTS

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