

Marcus & Millichap

2800 Pacific Avenue
Long Beach, CA 90806



INVESTMENT HIGHLIGHTS

- ◆ 6.41 Percent Cap Rate
- ◆ Newly Renovated Single Story Medical Building
- ◆ Great Signage and Visibility
- ◆ Across the Street from Pacific Hospital and Minutes from Long Beach Memorial Medical Center
- ◆ Ample Parking
- ◆ Near Bus Stops and Restaurants

OFFERING SUMMARY

Price	\$1,595,000
Down Payment	(100%) \$1,595,000
Rentable SF	4,335
Price Per Rentable SF	\$367.94
Year Built	1956
Parcel Size	6,416 SF
Cap Rate - Current	6.41%
Cap Rate - Pro Forma	6.65%
Total Return - Current	6.41%
Total Return - Pro Forma	6.65%

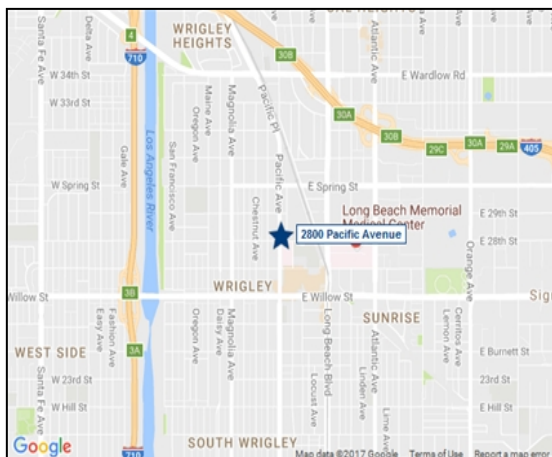
Listed by:

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INVESTMENT OVERVIEW

Marcus & Millichap is proud to present this multi-tenant office building in Long Beach, California. The building is located at 2800 Pacific Avenue. Built in 1956, the building is situated on a 6,416-square foot lot and has a total building area of 4,335 square feet.

The building is located in Long Beach at the corner of Pacific Avenue and East 28th Street. The subject is located north of East Willow Street, south of East Spring Street, west of Long Beach Boulevard, and east of Magnolia Avenue. The property is located near Long Beach Memorial Medical Center, Long Beach Airport, Veterans Park Community Center, Jackie Robinson Academy, Willow Blue Line Station, and offers quick and easy access to the 405 and 710 freeways.

OPERATING DATA

Income	Current	Pro Forma
Base Rent		
Occupied Space	\$113,096	\$117,045
Gross Potential Rent	\$113,096	\$117,045
Expense Reimbursements	\$29,968	\$29,968
Gross Potential Income	\$143,064	\$147,013
Vacancy/Collection Allowance	5% / \$7,153	5% / \$7,351
Effective Gross Income	\$135,911	\$139,662
Total Expenses	\$33,618	\$33,618
Net Operating Income	\$102,293	\$106,044
Total Return	6.41% / \$102,293	6.65% / \$106,044

MAJOR TENANTS

- ◆ Melissa Roxas

EXPENSES

Real Estate Taxes	\$18,443	\$18,443
1) Landscaping	840	840
2) Insurance	1,951	1,951
3) Utilities	4,360	4,360
4) Repairs & Maintenance	6,104	6,104
5) Waste Removal	1,200	1,200
6) Pest Control	720	720
Total Expenses	\$33,618	\$33,618
Expenses per SF	\$7.76	\$7.76



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