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FOR SALE

Mi Antigua

1022 Long Beach Blvd , Long Beach, CA 90813

Sale Price: \$800,000

Property Type: Retail /Restaurant

Property Size: 1,864 SF

Land Size: 7,461 SF

Parking Spaces: 14 spaces

Building Size: 1,864 SF

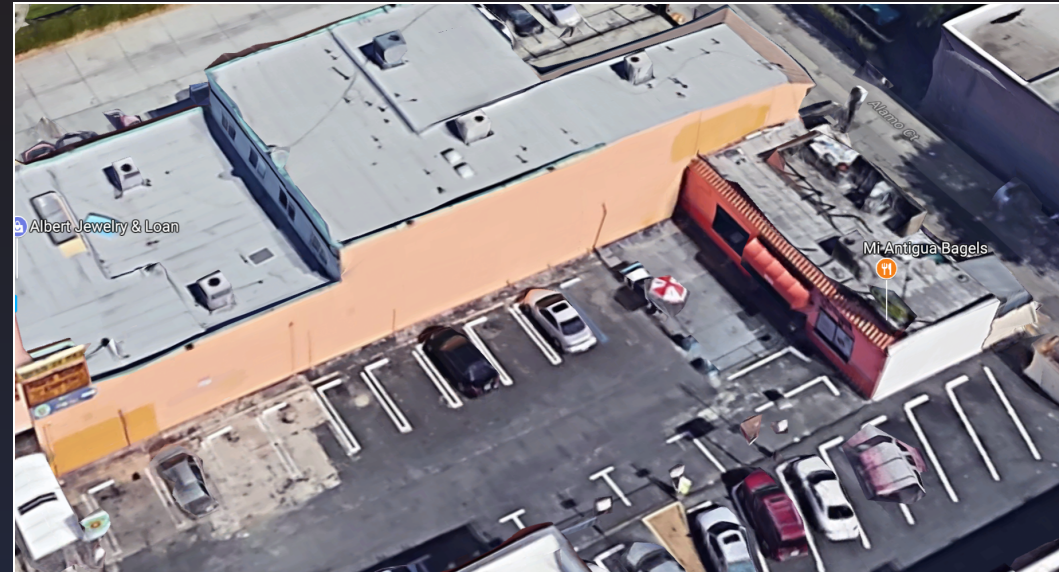
Ceiling Height: 10.0 FT

Year Built: 1923

Cross Streets: 10th & Long Beach Blvd

Property Highlights

- - Perfect for an Owner/User
- - Advantageous to the Downtown Specific Plan
- - Proximity to Metro Blue Line & Bus line



FINANCIAL SUMMARY



INVESTMENT OVERVIEW

Price	\$800,000
Price per SF	\$482.83
CAP Rate	5.25%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	1.22

OPERATING DATA

Gross Annual Scheduled Income	\$42,000
NNN fees (Taxes & Insurance)	\$0.00
Total Scheduled Income	\$42,000
Vacancy Cost	\$0.00
Gross Annual Income	\$42,000
Operating Expenses	\$0.00
Net Operating Income	\$42,000

FINANCING DATA

Down Payment	\$240,000
Loan Amount	\$560,000
Interest Rate	4.25%
Amortization (yrs)	30
Debt Service	\$33,060
Debt Service Monthly	\$2,755
Principal Reduction (yr 1)	\$9,862

*This information has been obtained from sources we believe to be reliable. While Sperry Commercial Global Affiliates – BRC Advisors does not doubt its accuracy, we make no representations or warranties, expressed or implied about it. It is your responsibility to independently confirm its accuracy and completeness.



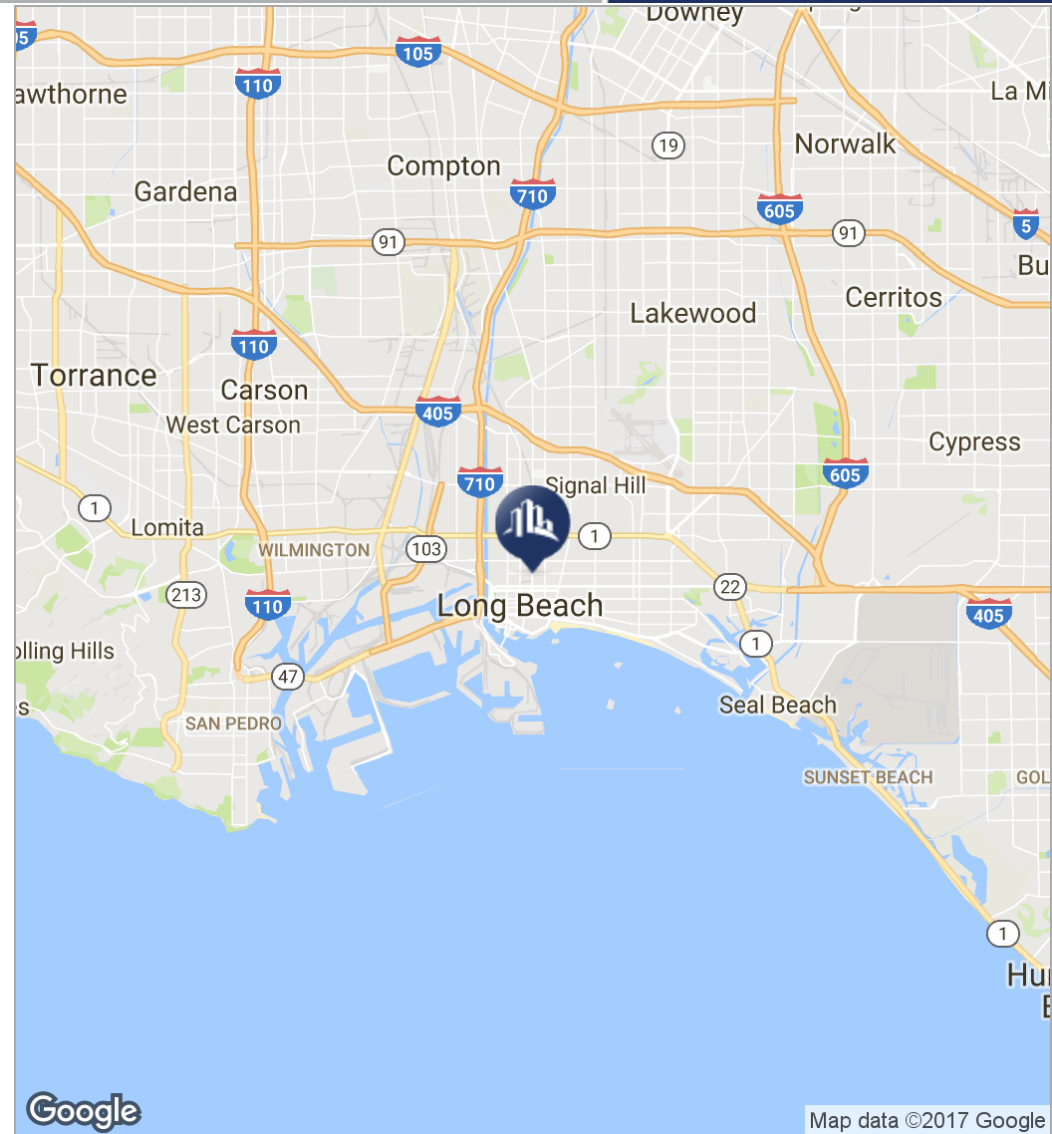
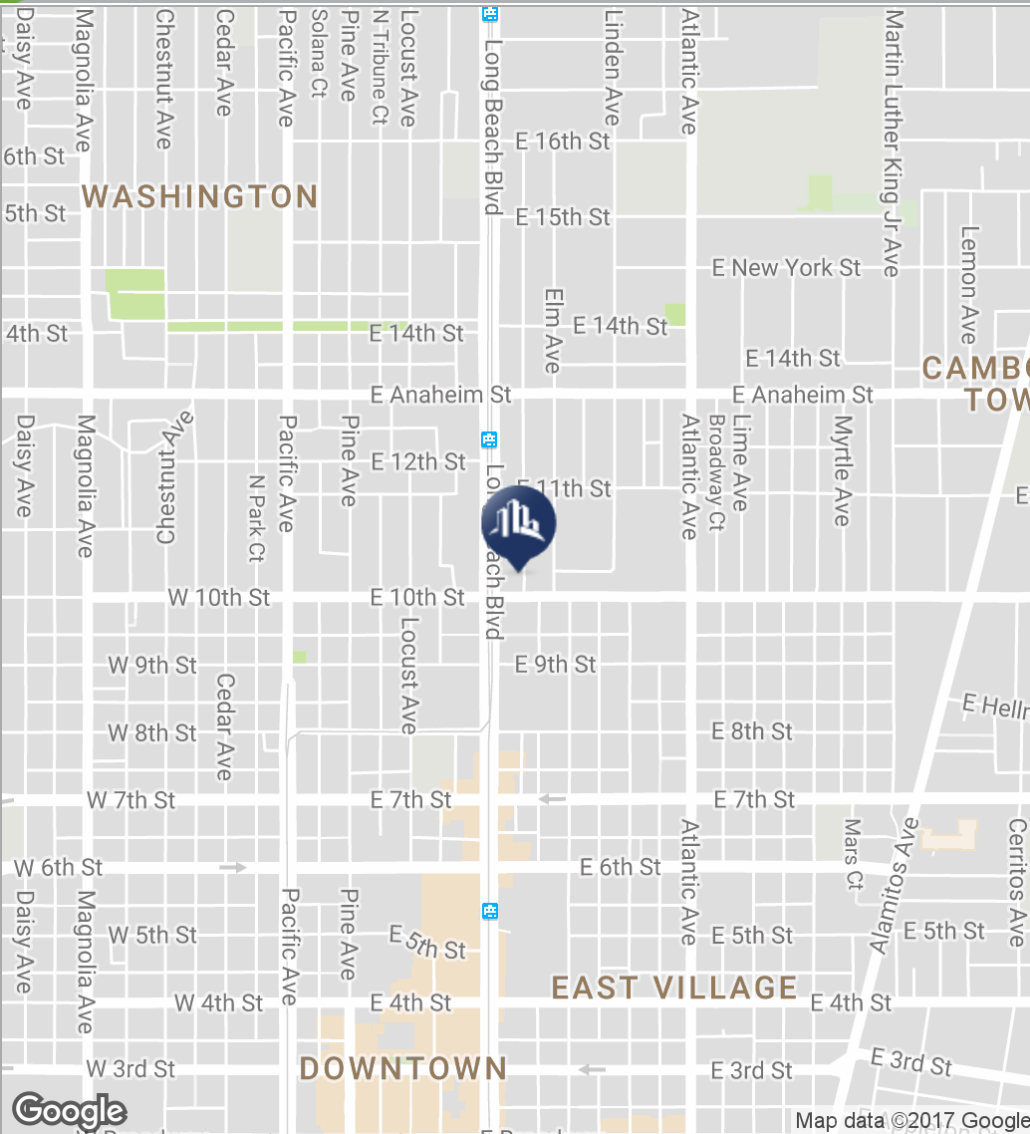
The City of Long Beach has enabled 225 new businesses to from January 2016 to December 2016. This number will continue to grow to numbers that are far greater than ever before due to the ease of new development since 2012. " The downtown plan encourages a proactive planning process aimed at promoting a distinctive downtown skyline, truly smart infrastructure, and bold planning and construction."

The amount of projects that have been completed is 7 from 2012, making up 23% of projects that have been completed. The Development projects that are under construction is 3 and growing. The already approved development projects is 10 and growing. The projects that are still pending make up another 4. All together the amount of projects that will greatly affect Long Beach will be the most in the history of the past 50 years! Here is the link: <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=6412>

The Downtown Plan is expected to grow 5000 residential units, 1,500,000 square feet of office space, 480,000 square feet of Retail, and 800 Hotel rooms between 2012-2035. 411-415 W Ocean Blvd will be the new civic center for Long Beach. This project will bring in 1,000 new residents and 8,000 direct and indirect jobs to downtown.

The great appeal to these projects for business owners, bicyclists, city employees, residents, and commuters is that everyone will benefit from its diversity through the integration of streets and common areas. Chestnut and Cedar Ave will run north and south through the corridor while 1st street will run east to west linking people into the blue line.

LOCATION MAPS



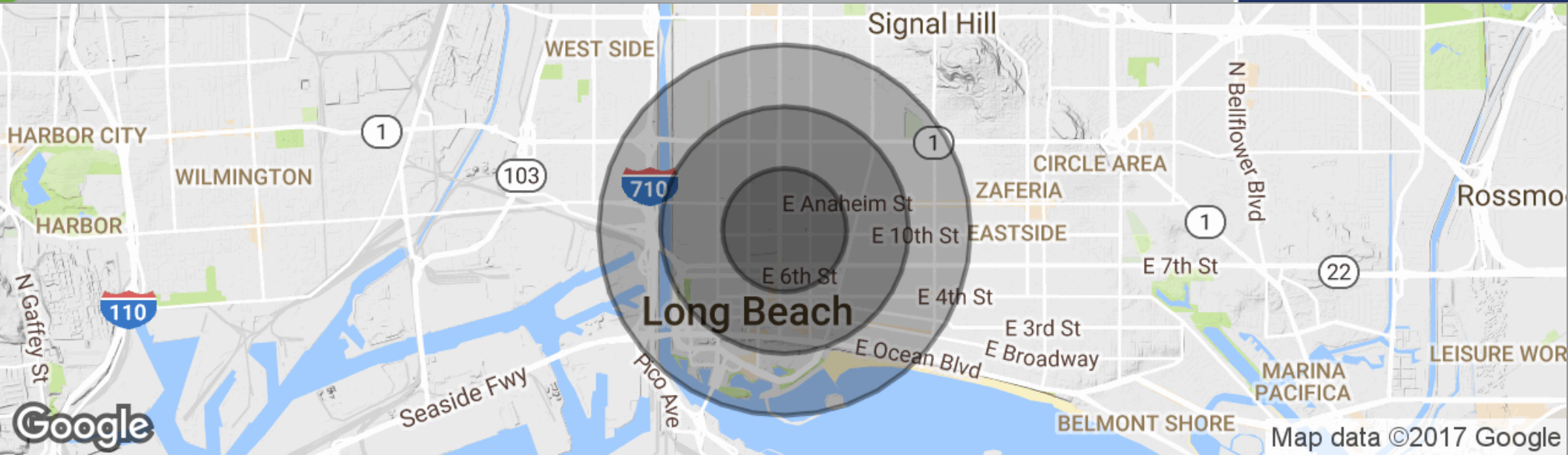
OWNER USER RESTAURANT OPPORTUNITY

1022 LONG BEACH BLVD, LONG BEACH, CA 90813

SperryCGA - BRC Advisors // 700 SOUTH FLOWER STREET, SUITE 2650, LOS ANGELES, CA 90017 // SPERRYCRE.COM

LOCATION MAPS // 4

DEMOGRAPHICS MAP



	0.5 Miles	1 Mile	1.5 Miles
Total Population	18,683	71,430	133,542
Population Density	23,788	22,737	18,892
Median Age	29.4	28.6	28.5
Median Age (Male)	28.0	27.9	28.2
Median Age (Female)	30.4	29.1	28.7
Total Households	6,720	24,178	45,113
# of Persons Per HH	2.8	3.0	3.0
Average HH Income	\$39,246	\$42,174	\$45,554
Average House Value	\$362,733	\$384,378	\$397,007

* Demographic data derived from 2010 US Census