

**Investment
Opportunity**
Long Beach, California

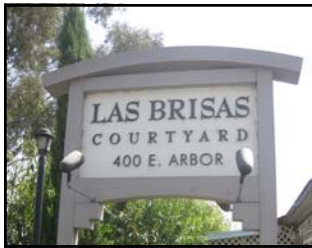
**Las Brisas Courtyard
Mobile Home Community**



A 100%-occupied, established community in coastal southern California. Direct access to a neighboring, twenty-six acre park with tennis, basketball and fitness facilities. Centrally located in Long Beach, with easy freeway access and walking distance to shopping and schools. Adjacent to the Bixby Knolls business district and Virginia Country Club.

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 **VENTURA INVESTMENT CO.**
INVESTMENT REAL ESTATE
Established 1958



Las Brisas Courtyard Mobile Home Community
400 East Arbor Street
Long Beach, CA 90805

INVESTMENT SUMMARY

Price:	\$ 9,250,000.00
Total Leasable Spaces:	96
Total Occupied Spaces:	96
Occupancy Percentage:	100%
Capitalization Rate:	6.47%



UNIT MIX & PROFORMA RENT SCHEDULE

INCOME

Actual scheduled income, effective November 1, 2011. Actual 2010 "Other Income".

Rental Income:	\$	847,380.00
Other Income (util pass-through)	\$	103,500.00
Total Income	\$	950,880.00



EXPENSES

Based on current expenses with some market adjustments.

Administrative/telephone	\$	4,700.00
Postage	\$	1,200.00
Payroll expenses	\$	54,000.00
Repairs & Maintenance	\$	27,000.00
Tree Trimming	\$	5,000.00
Management Fee 3.5%	\$	29,700.00
Utilities	\$	115,480.00
Real Estate Taxes*	\$	97,900.00
Licenses/Fees:	\$	4,700.00
Insurance	\$	12,500.00
Total Operating Expenses	\$	352,180.00 37.0%



Net Operating Income	\$	598,700.00
Capitalization Rate:		6.47%



**estimated, based on sale price*



FEATURES

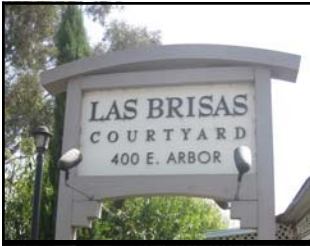
- 100% occupied.
- No rent control.
- Established, consistent income stream.
- Located on a quiet street.
- Well-located, on-site office.
- On-site laundry facility.



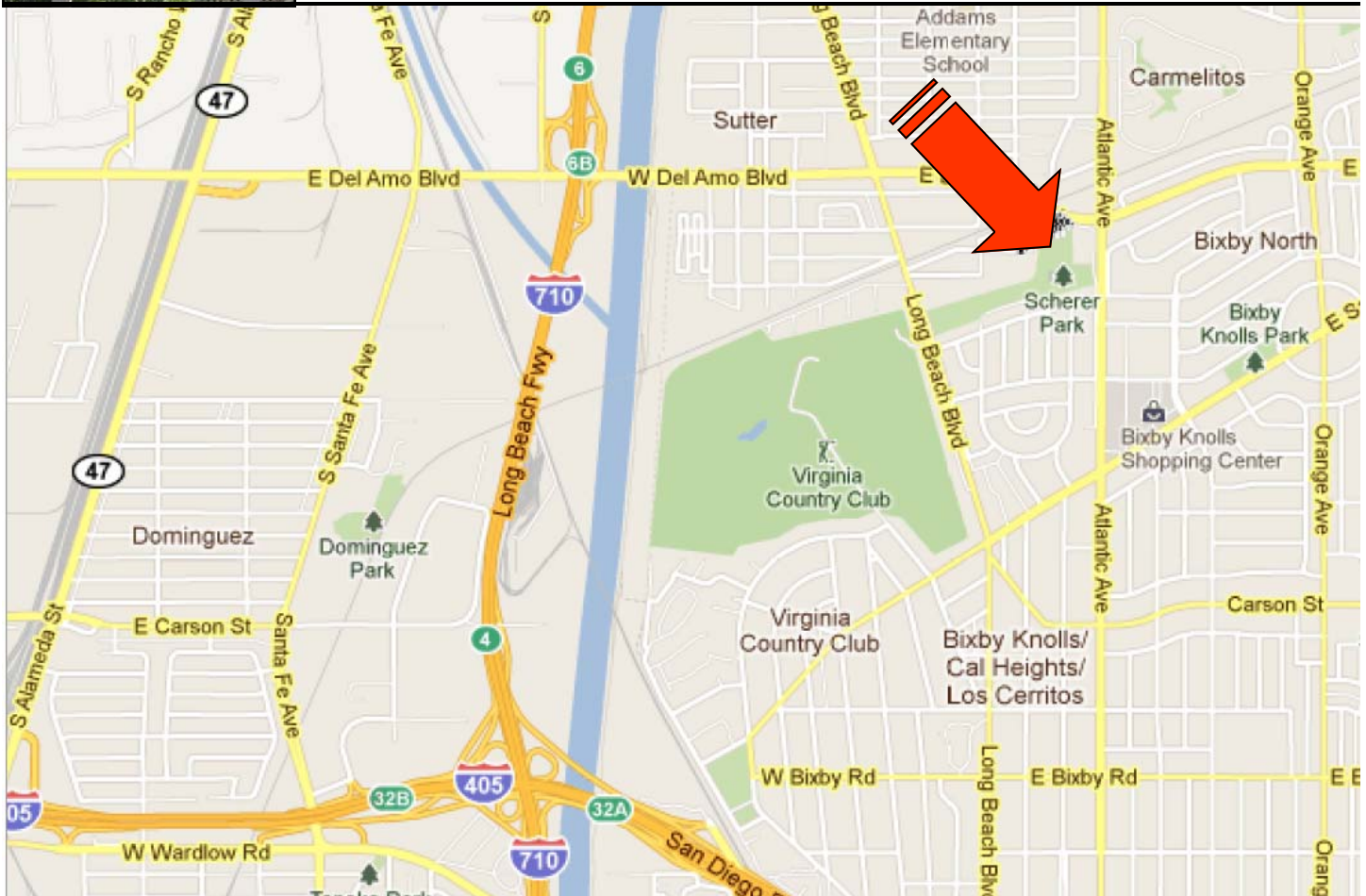
- Convenient location for employment, shopping and schools.
- Direct access to 26+ acre City park with lakes, rec. facilities and fitness center.
- Adjacent to Bixby Knolls business district/employment base.
- Minutes to Long Beach Harbor and Long Beach Airport.
- Close to I-710 and I-405.







Area Map



Long Beach, California

Long Beach is the seventh-largest city in California, with a 2010 population of over 562,000. The city is a dominant maritime center of the United States and was recently named “Aquatic Capital of the Nation.” The Port of Long Beach is the United States’ second busiest container port and one of the world’s largest shipping ports. The city also maintains a large oil industry with the substance being found both underground and offshore. Long Beach is located in Los Angeles County, about 20 miles south of downtown Los Angeles and 105 miles north of San Diego.





Important Information

This brochure has been prepared to provide preliminary information to prospective purchasers and to establish an initial level of interest in the aforementioned properties. This brochure does not purport to present all relevant and/or material information regarding the subject property and should not be considered as a replacement for a thorough investigation.

In particular, neither Ventura Investment Co., the owner nor the seller makes warranty or representation with respect as to the subject property, its condition or its financial records. The information contained in this brochure has been obtained from sources we believe to be reliable; however, the seller has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

The subject property is being offered for sale in an "as-is, where-is" basis. There are no reserves for replacement/ capital improvements that are to be conveyed to the prospective purchaser.

The prospective purchaser is strongly encouraged to conduct a thorough due diligence.

Please contact Barton Stern for additional information and to schedule a time to view the property, which is by appointment only.

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