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1960s-Era Long Beach Apartment Property Gets \$4 Mil Makeover

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Phoenix Realty Group (PRG) completed a \$4 mil restoration of a 237-unit Long Beach apartment complex they had purchased in 2011 for \$34.5 mil. The construction on this 1963-vintage property was done by John Donaldson Construction (JDC), with design work handled by the architectural firm Studio One Eleven.

The 6.5-acre project is located at 1718 Ximeno Ave in the Anaheim Park Estates section of the beach city. It contains a mix of one-, two- and three-bedroom apartment homes in one three-story and 12 two-story buildings.

According to John Donaldson, president of JDC, the property presented a challenging assignment. "We were faced with returning the apartment community back to its mid-twentieth century architectural style, which had been severely compromised over the years by a series of inappropriate makeovers. These included a 1980s effort to bring the complex in line with the California hacienda trend so popular at the time, and which incorporates a faux front addition, faux balconies and a faux mansard roof."

All of these elements were eliminated with EIFS details, Juliet balconies added outside second story windows and a complete new exterior paint scheme. "We incorporated bright colors, such as adding light green doors that contrast nicely with the slate blue stucco of its exterior."

Much of the work centered on revitalizing the common areas of the property. This included renovating the existing clubhouse, which incorporates a business center, a state-of-the-art fitness center, a resident lounge and a recreation room equipped with Wi-Fi. Also part of the renovation was the addition of 40 new parking spaces, most important for tenants in this congested urban area.

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