

625 E Broadway, Long Beach

PREPARED FOR
Offering Memorandum

SEPTEMBER 17, 2025



PROPERTY DETAILS



625 E Broadway, Long Beach

\$2,300,000

Listing information

Courtesy of Keller Williams Realty

MLS#: IG25133090	Beds:	Sq Ft: 6,888	List Date: 6/6/25
Status: Active	Baths: 0/0	Year Built: 1914	DOM: 96

FEATURES

Acres: 0.1157 Lot Size: 5039.0 Building Area Total: 6888 Building Area Units: Square Feet Electric Expense: 1392 Construction Materials: Concrete, Stucco Gross Scheduled Income: 249720 Contract Status Change Date: 2025-06-06T00:00:00 Insurance Expense: 4560 Laundry Income: 1800.0 Heating: Ductless Number Of Units Total: 12 Maintenance Expense: 4800 Net Operating Income: 185934 Operating Expense: 51300.00 Other Expense: 2724 Listing Terms: 1031 Exchange, Cash, Cash To New Loan, Submit Professional Management Expense: 10464.00

REMARKS

Located in Long Beach's most walkable and artistic neighborhood, 625 E Broadway is a 12-unit apartment building consisting entirely of spacious 1-bedroom, 1-bath units. The property is individually metered for electricity, features updated Cutler-Hammer breaker systems with a main service disconnect, and spans 6,888 square feet with units ranging from 469 to 680 sq ft.

Three units are currently vacant and rent-ready, giving investors the ability to achieve a 7.06% cap rate and 9.21 GRM immediately upon lease-up no renovations or repositioning required. Even at in-place rents, the property produces a 5.28% cap rate and 12.31 GRM, offering both stability and immediate upside.

Just blocks from the beach, Metro light rail, and major downtown employers, the location continues to drive strong demand and historically low turnover. Efficient layouts and steady rental fundamentals support...

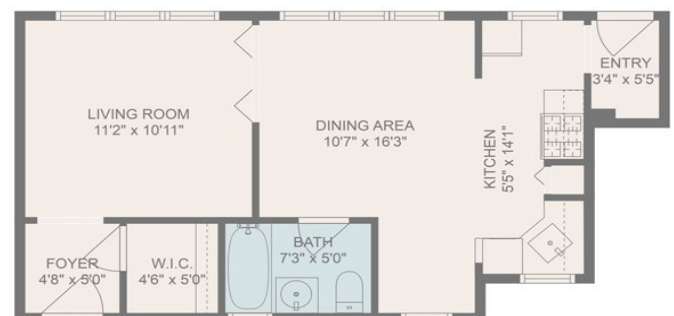


Information is deemed reliable but not guaranteed.

CRMLS

625 E Broadway

Long Beach, CA 90802



Main Floorplan

DISCLAIMER: Floorplan rendering created by The Luxury Level. Measurements are approximate and fairly exact but not State authorized. It is the responsibility of the buyer to verify the property's measurements and square footage independently. Multiple independent floor or space may not be representative of actual location on property.



Ty Youngblood | Keller Williams | Broker Associate | DRE #: 01381038 | ty.youngblood@gmail.com | Mobile: (949) 229-5515

625 E Broadway, Long Beach, CA 90802 | 12 Units - All 1 Bed / 1 Bath

Rent Roll

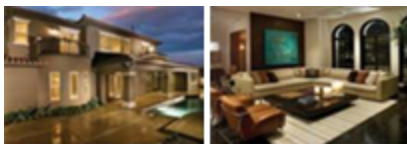
Unit	Monthly Rent	Status	Notes
A	\$1,695	Occupied	
B	\$1,850	Vacant - Ready	Largest Unit
C	\$1,750	Occupied	
D	\$1,800	Occupied	
E	\$1,250	Occupied	
F	\$1,775	Occupied	Section 8
G	\$1,750	Occupied	
H	\$1,775	Occupied	
I	\$1,695	Vacant - Ready	
J	\$1,750	Occupied	Section 8
K	\$1,630	Occupied	
L	\$1,695	Vacant - Ready	

Income & Valuation Summary

Metric	Amount
Monthly Gross Income (Actual)	\$15,570
Monthly Gross Income (Pro Forma)	\$20,810
Annual Gross Income (Actual)	\$186,840
Annual Gross Income (Pro Forma)	\$249,720
Operating Expense Ratio	35%
Annual Operating Expenses (Actual)	\$65,394
Annual Operating Expenses (Pro Forma)	\$87,402
Net Operating Income (Actual)	\$121,446
Net Operating Income (Pro Forma)	\$162,318
Cap Rate (Actual)	5.28%
Cap Rate (Pro Forma)	7.06%
GRM (Actual)	12.31
GRM (Pro Forma)	9.21

Operating Expenses

Expense Category	Monthly	Annual
Property Management (3%)	\$872	\$10,464
Landscaping	\$150	\$1,800
Pest Control	\$77	\$924
Gas, Water, Sewer	\$596	\$7,152
Owner's Electric	\$116	\$1,392
Insurance	\$380	\$4,560
Property Taxes	\$1,684	\$20,208
Repairs & Maintenance (Est.)	\$400	\$4,800
Total	\$4,275	\$51,300

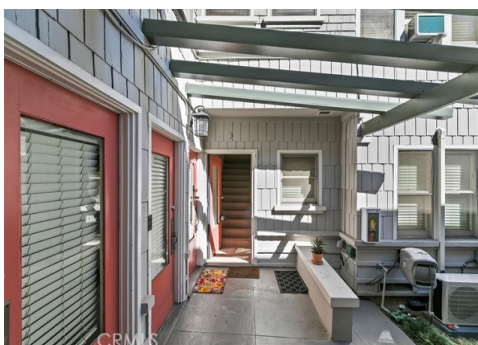
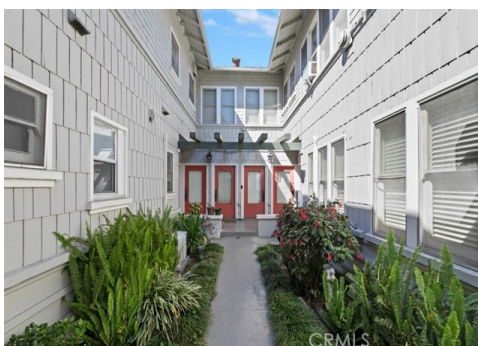
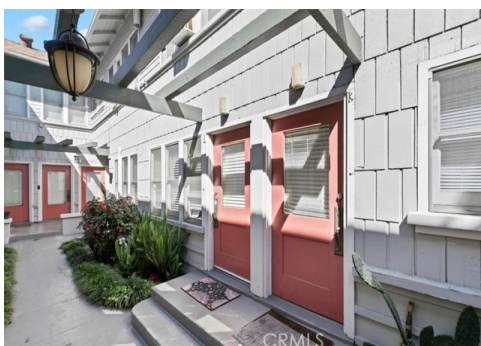
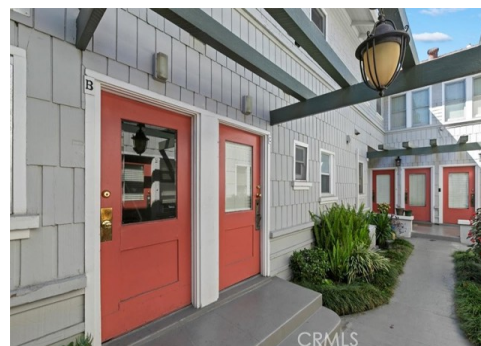
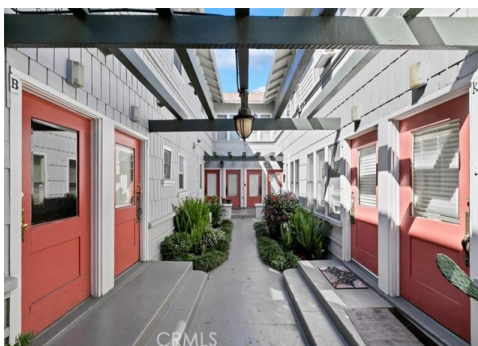


MORE LISTING PHOTOS

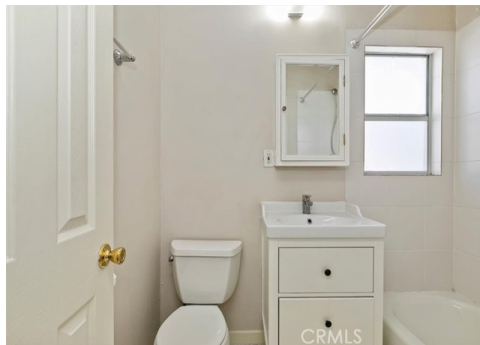
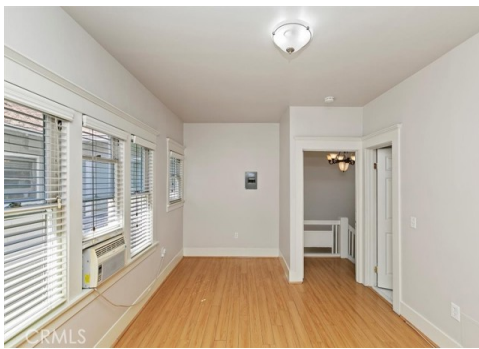


625 E Broadway, Long Beach

\$2,300,000



Ty Youngblood | Keller Williams | Broker Associate | DRE #: 01381038 | ty.youngblood@gmail.com |
Mobile: (949) 229-5515



Ty Youngblood | Keller Williams | Broker Associate | DRE #: 01381038 | ty.youngblood@gmail.com | Mobile: (949) 229-5515



Ty Youngblood | Keller Williams | Broker Associate | DRE #: 01381038 | ty.youngblood@gmail.com |
Mobile: (949) 229-5515