

OFFERING MEMORANDUM
1701 E OCEAN BLVD
LONG BEACH, CA 90802





INVESTMENT SALES

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1701
E OCEAN BLVD

GAVIOTA AVE

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05. EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Assumable Loan Available! Located in the heart of Alamitos Beach, just steps away from the iconic shoreline, 1701 E. Ocean Blvd. offers an ideal opportunity to acquire a Corner Lot, 9-unit Trophy property in one of Long Beach's most flourishing neighborhoods. This Legacy property is operating at a strong 5.19% Cap Rate and 12.72 GRM with tons of upside in rental income!

The Ocean Blvd. apartments have been extremely well maintained and upgraded by ownership. In recent years, the building has had major renovations to both the plumbing and roof. Inside, units feature built-in cabinetry, new quartz countertops, vintage crown molding, hardwood flooring, and large dining rooms with arched walkways that highlight the building's timeless charm. Tenants enjoy the luxury of being just minutes from some of Long Beach's most desirable locations, including the Pike Outlets, Retro Row, Second Street, Bixby Park, and the prospering Downtown Long Beach!

Totaling just under 8,400 Sq.Ft., the property includes an exceptional unit mix of (1) Two-Bedroom/Two-Bath (~1,200 Sq.Ft.), (4) Two-Bedroom/One-Bath units (~1,100 Sq.Ft.), and (4) One-Bedroom/One-Bath units (~700 Sq.Ft.).

Each unit offers ample closet and storage space, and select units offer washer/dryer hookups and private patios! There is a community laundry room on-site, offering additional convenience. There are a total of (8) parking spaces, including (5) garages and (3) tandem spots for tenants. These spaces could also be viewed as a potential ADU, being on the back corner of the lot.

With four units being delivered vacant and an assumable loan at only 3.81% through Aug. 2028, this is an incredibly rare opportunity to cash flow on one of Long Beach's most sought-after streets!

1701 E. Ocean Blvd. represents an ideal balance of classical elegance and coastal living in one Long Beach's hottest rental markets. Its proximity to the \$6B worth of development flooding into Downtown Long Beach makes this an excellent opportunity for any investor looking for a prime asset! Whether you are looking for stable cash flow or a property with long-term appreciation potential, this property is a rare find in today's market!



9
Units Total



\$422,222
\$/Unit



\$453.03
\$/SF



1958/1919
Year Built



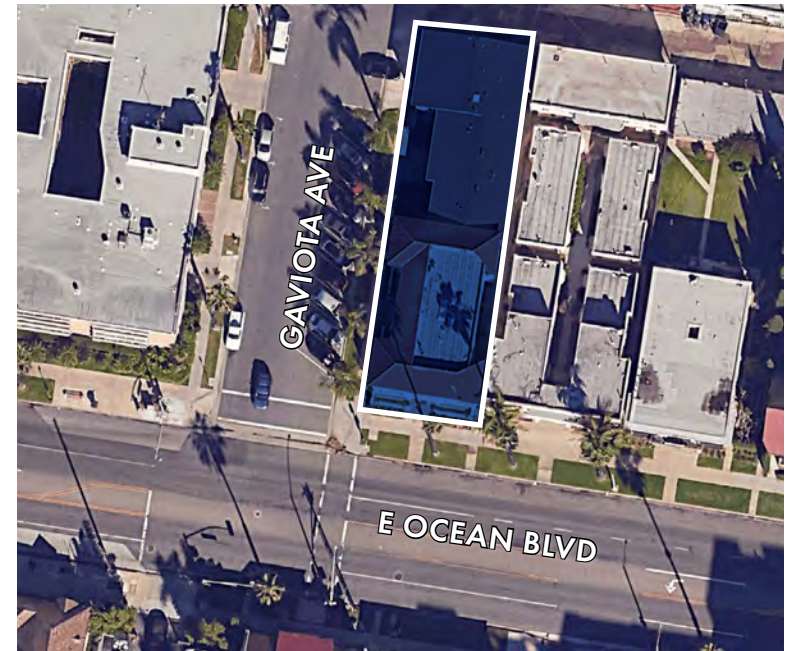
12.72
GRM Current



5.19%
Cap Rate Current

PROPERTY SUMMARY

ADDRESS	1701 E Ocean Blvd, Long Beach, California 90802
UNITS	9
YEAR BUILT	1958/1919
STORIES	2
GROSS SF	8,388
NRSF	8,400
LOCATION	Downtown Long Beach
PARCEL NUMBER	7265-018-040
TYPE OF BUILDING	Low-Rise Apartments



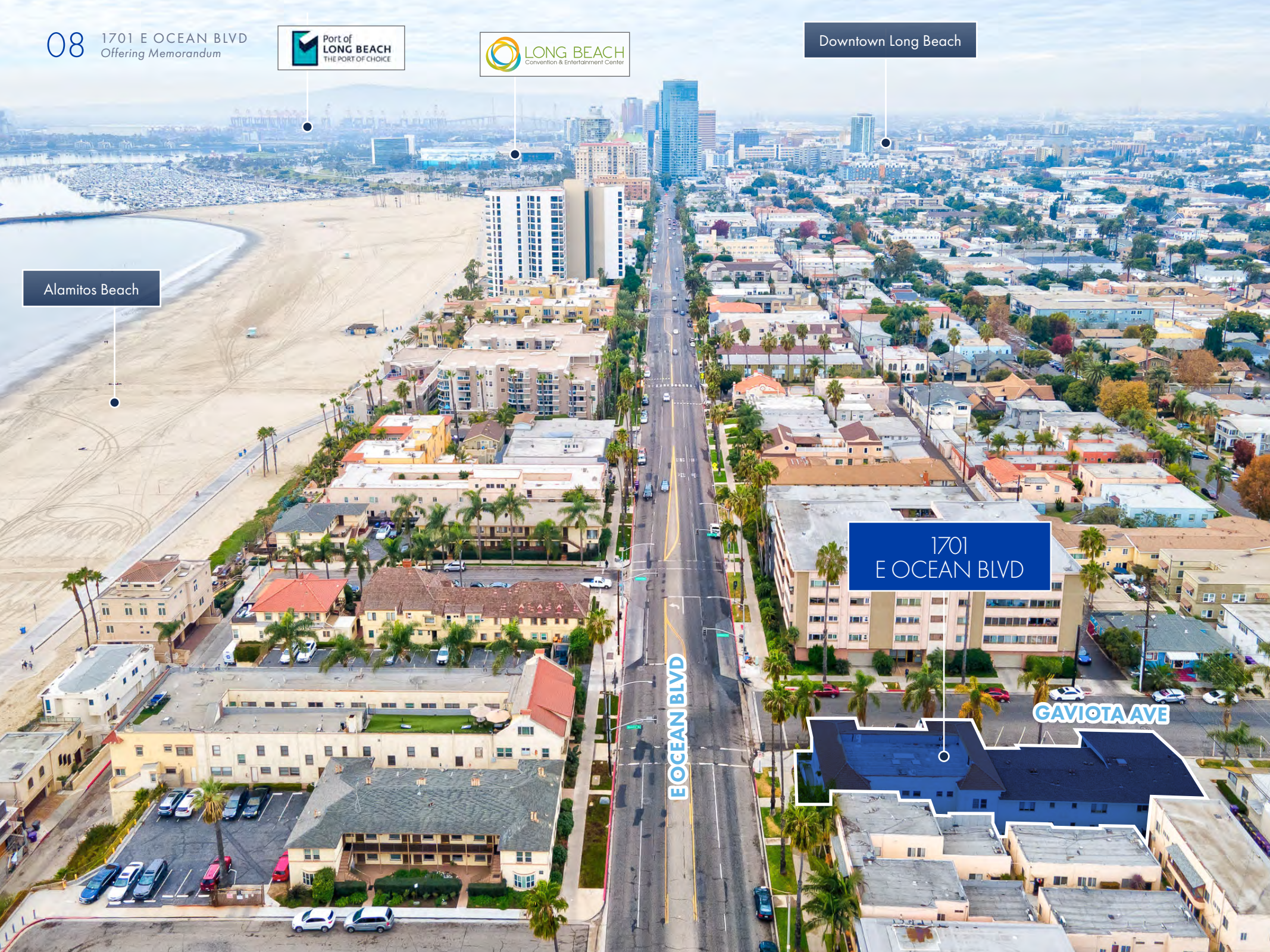


Downtown Long Beach

Alamitos Beach

1701
E OCEAN BLVD

GAVIOTA AVE

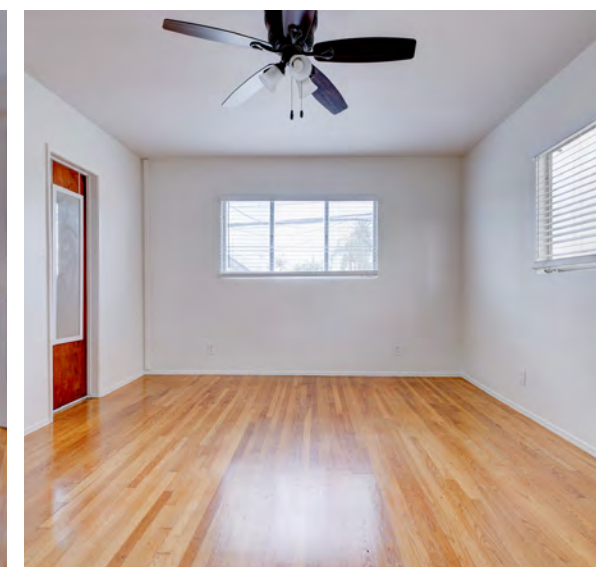




1701
E OCEAN BLVD

GAVIOTA AVE

E OCEAN BLVD



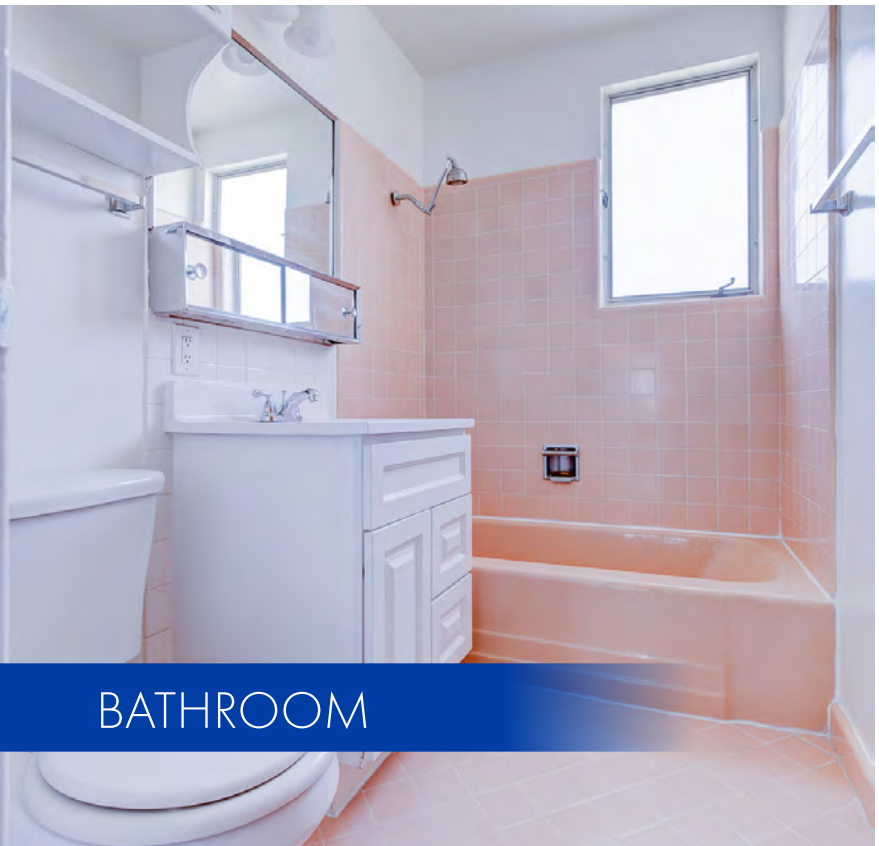
LIVING/DINING ROOM



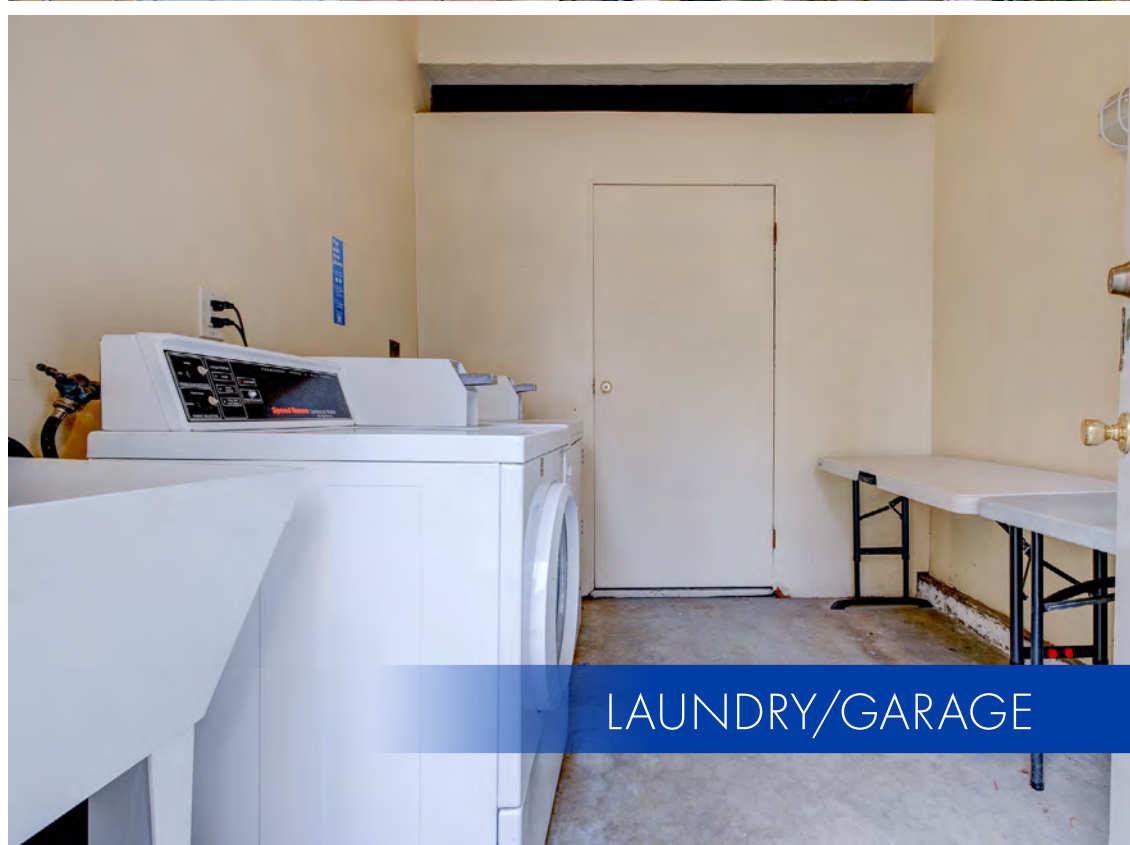


BEDROOM





BATHROOM



LAUNDRY/GARAGE



Hardwood Floors

Gas Range

Refrigerator

Tile Floors

Quartz
Countertops

APARTMENT FEATURES



Ceiling Fan

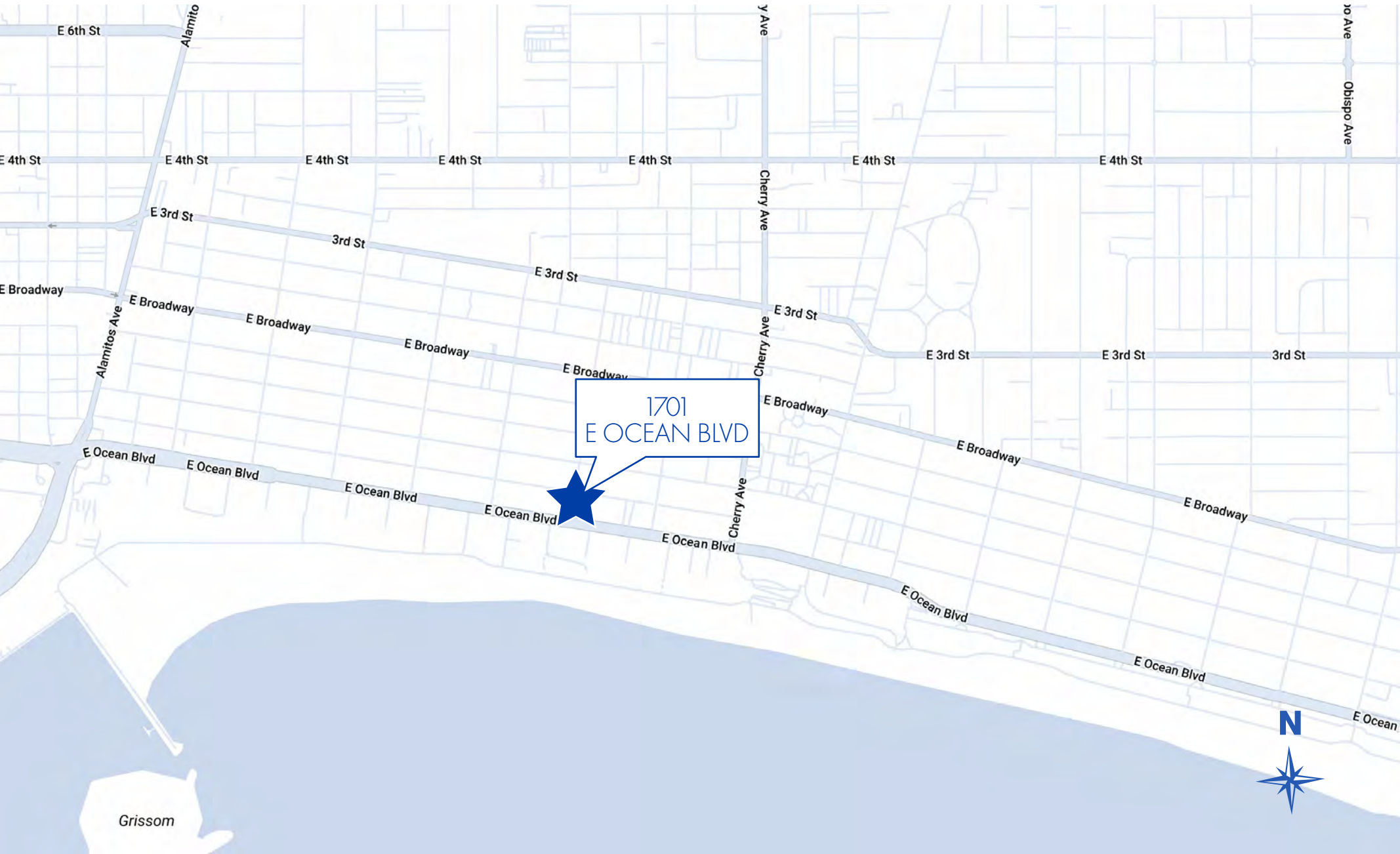
Crown Molding

Heating

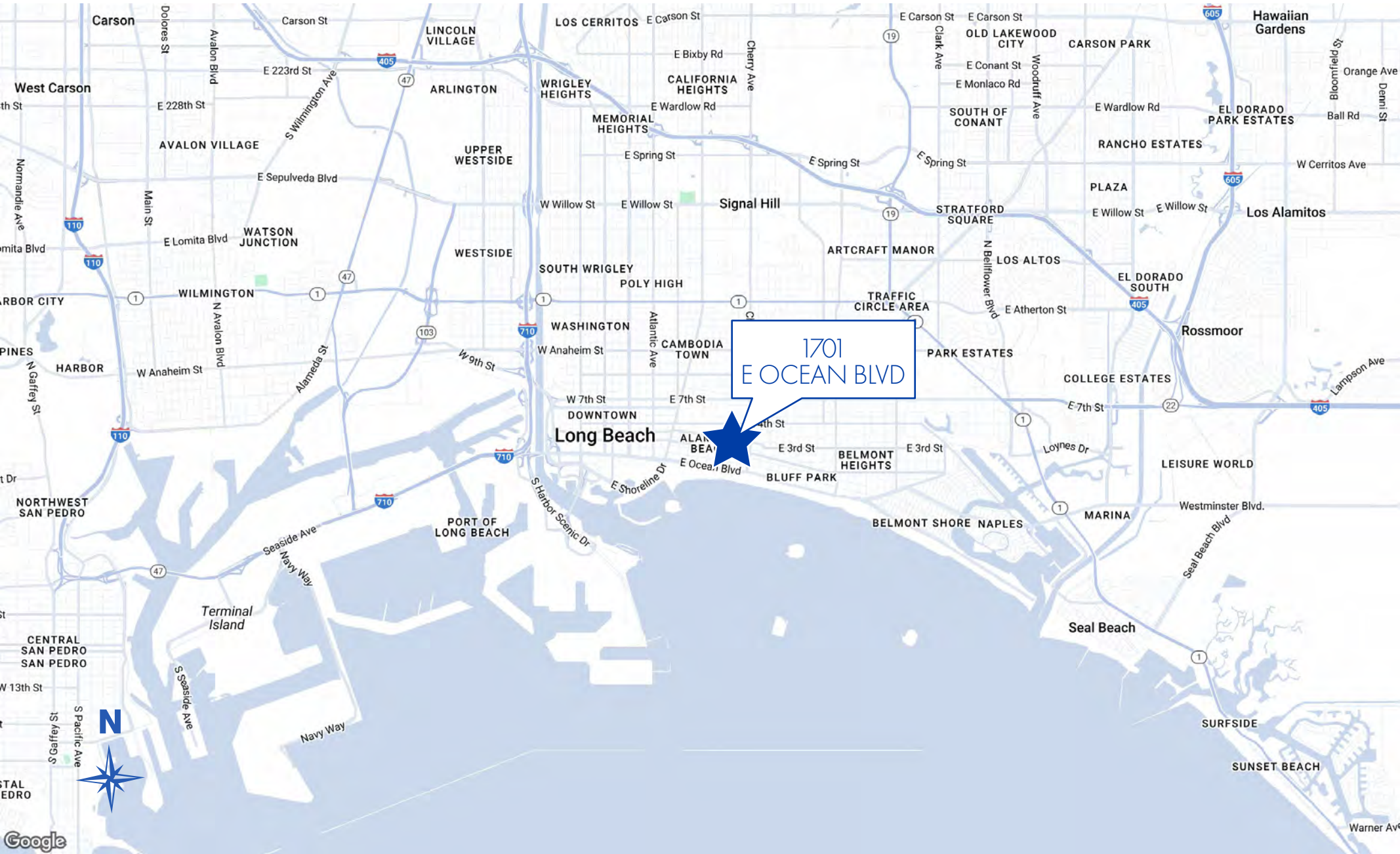
Fireplace

Hardwood Floors

LOCATION MAP



REGIONAL MAP







21. ✦ FINANCIAL ANALYSIS

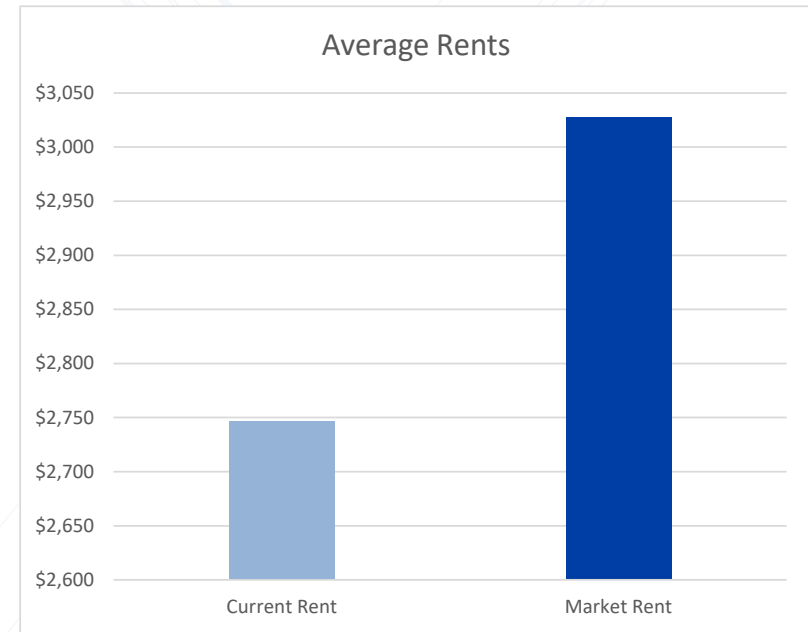
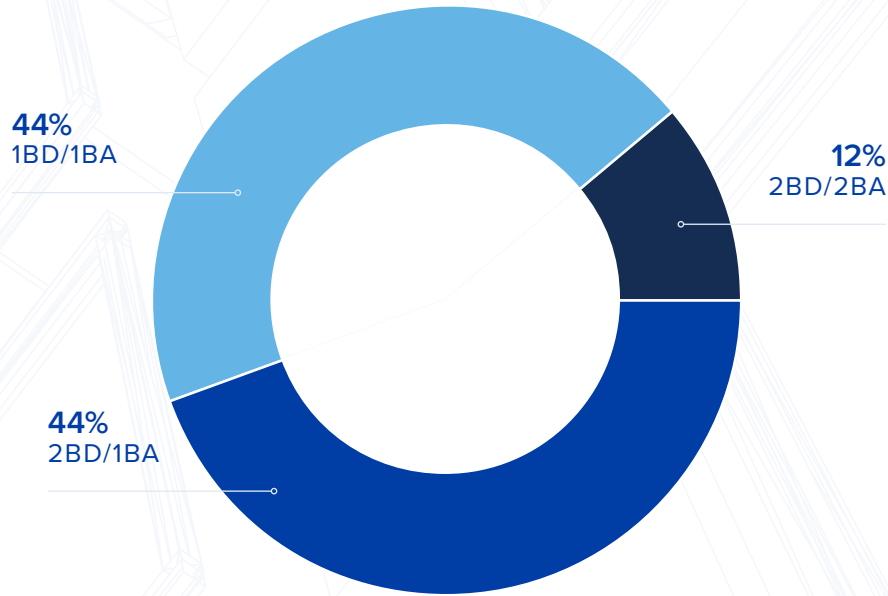
RENT ROLL

Unit #	Unit Description	Estimated Unit SF	Current Rate	Current Rent/SF	Projected Market Rate	Projected Rent/SF	Status
1	Two Bedroom, One Bath	1,100	\$2,850.00	\$2.59	\$3,195.00	\$2.90	
2	Two Bedroom, One Bath	1,100	\$3,000.00	\$2.73	\$3,195.00	\$2.90	
3	Two Bedroom, One Bath	1,100	\$3,195.00	\$2.90	\$3,195.00	\$2.90	Vacant
4	Two Bedroom, One Bath	1,100	\$3,000.00	\$2.73	\$3,195.00	\$2.90	
5	One Bedroom, One Bath	700	\$2,795.00	\$3.99	\$2,795.00	\$3.99	Vacant
6	One Bedroom, One Bath	700	\$1,800.00	\$2.57	\$2,795.00	\$3.99	
7	One Bedroom, One Bath	700	\$2,795.00	\$3.99	\$2,795.00	\$3.99	Vacant
8	One Bedroom, One Bath	700	\$1,995.00	\$2.85	\$2,795.00	\$3.99	
9	Two Bedroom, Two Bath	1,200	\$3,295.00	\$2.75	\$3,295.00	\$2.75	Vacant

Unit Description	Estimated SF	Current Rate	Current Rate Rent Range/SF	Projected Market Rate	Percent Vacant	Number Vacant	Number of Units	Percentage of Total
Totals: One Bedroom, One Bath	2,800.00	\$9,385.00	\$2.57 - \$3.99	\$11,180.00	50.00%	2	4	44.44%
Two Bedroom, One Bath	4,400.00	\$12,045.00	\$2.59 - \$2.90	\$12,780.00	25.00%	1	4	44.44%
Two Bedroom, Two Bath	1,200.00	\$3,295.00	\$2.75 - \$2.75	\$3,295.00	100.00%	1	1	11.11%
	8,400	\$24,725.00		\$27,255.00	44.44%	4	9	

Unit Description	Estimated SF	Current Rate	Current Rent/SF	Projected Market Rate	Projected Rent/SF	% Estimated Upside	Rental Range
Averages: One Bedroom, One Bath	700.00	\$2,346.25	\$3.35	\$2,795.00	\$3.99	19.13%	\$1,800 - \$2,795
Two Bedroom, One Bath	1,100.00	\$3,011.25	\$2.74	\$3,195.00	\$2.90	6.10%	\$2,850 - \$3,195
Two Bedroom, Two Bath	1,200.00	\$3,295.00	\$2.75	\$3,295.00	\$2.75	0.00%	\$3,295 - \$3,295

UNIT MIX



Units	Unit Type	Estimated Unit SF	Current Rental Range	Current Avg. Rent	Market Rent	Current Avg. Rent/SF	Market Rent/SF	Est. Total Net SF
4	1 Bed / 1 Bath	700	\$1,800 - \$2,795	\$2,346	\$2,795	\$3.35	\$3.99	2,800
4	2 Bed / 1 Bath	1,100	\$2,850 - \$3,195	\$3,011	\$3,195	\$2.74	\$2.90	4,400
1	2 Bed / 2 Bath	1,200	\$3,295 - \$3,295	\$3,295	\$3,295	\$2.75	\$2.75	1,200
9		933		\$2,747	\$3,028	\$2.94	\$3.24	8,400
							Gross SF	8,388

FINANCIALS

Income		Current Pro Forma	Market Pro Forma
Scheduled Market Rent		\$296,700	\$327,060
Less: Vacancy	3.00%	(\$8,901)	(\$9,812)
Net Rental Income		\$287,799	\$317,248
Plus: Parking Income		\$0	\$9,000
Plus: Laundry Income		\$2,120	\$2,200
Total Operating Income (EGI)		\$289,919	\$328,448
Estimated Expenses	Percentage	Per Unit	
Administrative		\$200	\$1,800
Repairs & Maintenance		\$700	\$6,300
Management Fee	5.00%	\$1,648	\$14,835
Utilities (Water, Sewer, Electric & Gas)		\$1,000	\$9,000
Contracted Services		\$300	\$2,700
Base Property Taxes	1.240%	\$5,236	\$47,128
Property Tax Direct Assessments		\$211	\$1,899
Insurance		\$800	\$7,200
Replacement Reserve		\$200	\$1,800
Estimated Expenses		\$92,662	\$94,180
	% of Scheduled:	31.23%	28.80%
	Per SF:	\$11.05	\$11.23
	Per Unit:	\$10,296	\$10,464
Net Operating Income (NOI)		\$197,257	\$234,268
Less: Debt Service		(\$70,819)	(\$70,819)
Projected Net Cash Flow		\$126,438	\$163,450
Total Economic Loss		3.0%	3.0%
Cash-on-Cash Return (Based on Listing Price)		4.96%	6.42%
Debt Service Coverage		2.79	3.31

INVESTMENT SUMMARY

LISTING PRICE	\$3,799,999
PRICE/UNIT	\$422,222
PRICE/SF	\$453.03
CAP RATE CURRENT	5.19%
CAP RATE MARKET	6.16%
GRM CURRENT	12.72
GRM PRO FORMA	11.23

ALL FINANCING

TOTAL LOAN AMOUNT	\$1,265,000
DOWN PAYMENT	\$2,547,649
LTV	33%
MONTHLY PAYMENT	(\$5,902)
DEBT CONSTANT	5.6%

NEW FIRST MORTGAGE

(to be originated at purchase)

LTV	33%
AMOUNT	\$1,265,000
INTEREST RATE	3.81%
AMORTIZATION PAYMENT	30 (\$5,902)
FEES	1.00%
I/O TERMS (YRS)	0

PRICING SUMMARY



Cap Rate Analysis	Price	Price/Unit	Price/Foot	Cap Rate Current	Cap Rate Market	GRM Current	GRM Pro Forma
Listing Price	\$3,799,999	\$422,222	\$453.03	5.19%	6.16%	12.72	11.23





27. ♦
MARKET
COMPARABLES

MARKET COMPARABLES

SALE COMPARABLES

#	Property	Units	Year Built	SF	Price	Price/Unit	Price/SF	Cap Rate	GRM	Sale Date
★	1701 E Ocean Blvd	9	1958/1919	8,388	\$3,799,999	\$422,222	\$453.03	5.19%	12.72	ON MARKET
01	16 38th Pl.	5	1920	4,717	\$3,192,000	\$456,000	\$583.23	3.79%	17.15	3/29/2024
02	2524 E. 1st St.	14	1928	10,586	\$2,300,000	\$460,000	\$472.96	N/A	N/A	7/8/2024
03	1534 E. 1st St.	9	1921	7,315	\$2,165,000	\$433,000	\$458.98	4.20%	15.47	9/20/2024
04	1026-1040 E. Broadway	9	1921	7,315	\$3,125,000	\$347,222	\$427.20	5.27%	12.81	5/21/2024
Property Averages (excl. subject property)			1922	7,483	\$2,695,500	\$424,056	\$485.59	4.42%	15.14	

ACTIVE COMPARABLES

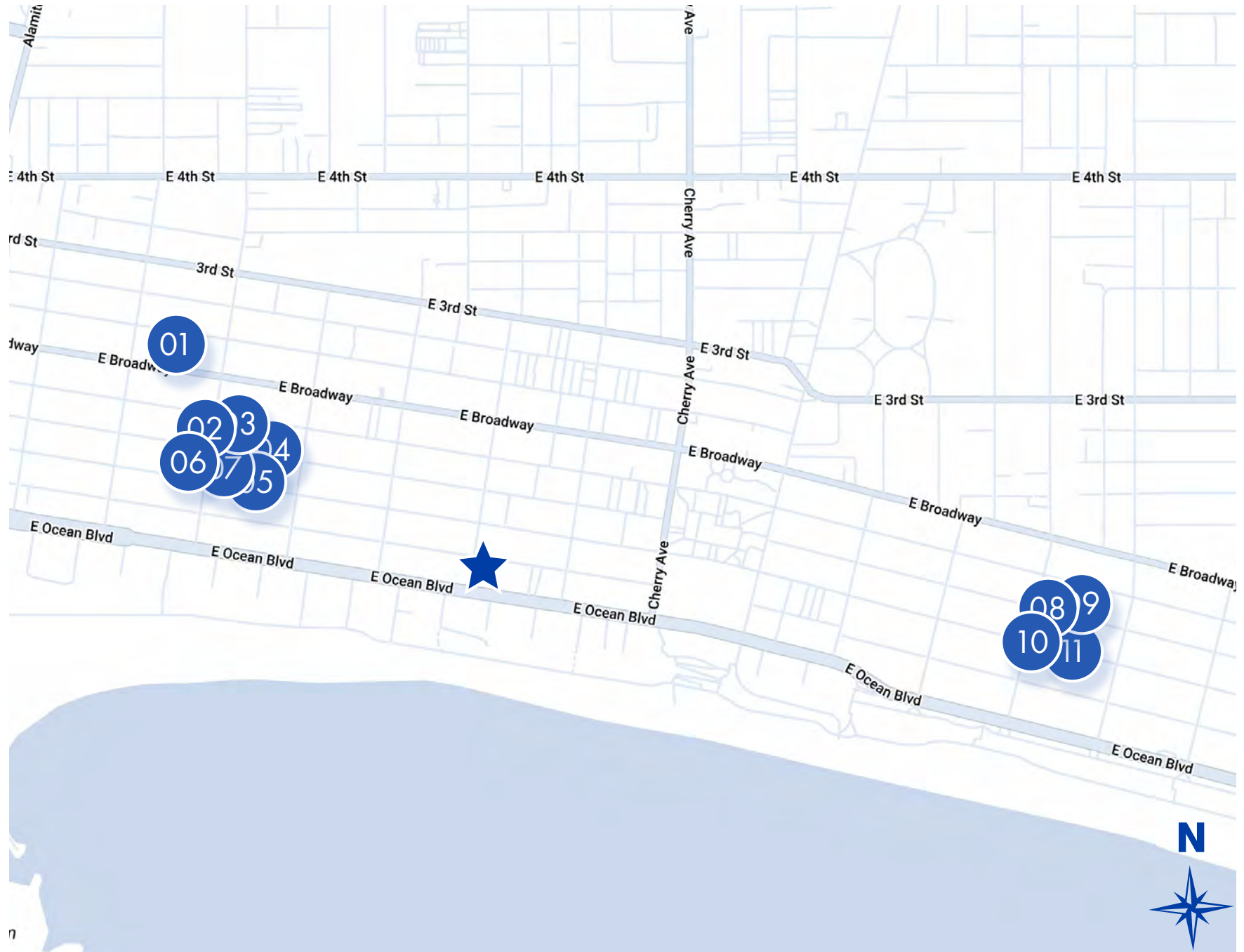
#	Property	Units	Year Built	SF	Price	Price/Unit	Price/SF	Cap Rate	GRM	Days on Market
★	1701 E Ocean Blvd	9	1958/1919	8,388	\$3,799,999	\$422,222	\$453.03	5.19%	12.72	ON MARKET
01	20 Roycroft Ave.	8	1947	2,930	\$2,700,000	\$337,500	\$921.50	3.84%	16.92	11/22/24
02	1517 E. 1st St.	6	1914	5,014	\$2,500,000	\$416,667	\$498.60	4.40%	14.78	2/26/24
03	1221 E. 1st St.	16	1923	8,120	\$6,150,000	\$384,375	\$757.39	4.97%	13.91	11/6/24
04	1237 E. 1st St.	18	1923	8,319	\$6,850,000	\$380,556	\$823.42	5.03%	13.79	11/6/24
Property Averages (excl. subject prop-			1926	6,095	\$4,550,000	\$379,774	\$750.23	4.56%	14.85	



MARKET COMPARABLES

RENT COMPARABLES

#	Property	Unit Type	Year Built	Units	Avg. SF	Rent	Rent/SF
★	1701 E Ocean Blvd	1Bd/1Ba	1958/1919	9	700	\$2,795	\$3.99
01	1141 E. Broadway	1Bd/1Ba	1964	4	650	\$2,800	\$4.31
02	1221 E. 1st St.	1Bd/1Ba	1923	16	602	\$2,770	\$4.60
03	1221 E. 1st St.	1Bd/1Ba	1923	16	601	\$2,700	\$4.49
04	1237 E. 1st St.	1Bd/1Ba	1923	18	590	\$2,550	\$4.32
05	1237 E. 1st St.	1Bd/1Ba	1923	18	590	\$2,750	\$4.66
Property Averages (excl. subject property)						\$2,714	\$4.48
★	1701 E Ocean Blvd	2Bd/1Ba	1958/1919	9	1,100	\$3,195	\$2.90
06	1221 E. 1st St.	2Bd/1Ba	1923	16	742	\$3,150	\$4.25
07	1221 E. 1st St.	2Bd/1Ba	1923	16	742	\$3,000	\$4.04
08	2717 E. 1st St.	2Bd/1Ba	1920	5	1,400	\$3,186	\$2.28
09	2717 E. 1st St.	2Bd/1Ba	1920	5	1,400	\$3,348	\$2.39
10	2717 E. 1st St.	2Bd/1Ba	1920	5	1,400	\$3,010	\$2.15
11	2717 E. 1st St.	2Bd/1Ba	1920	5	1,400	\$2,991	\$2.14
Property Averages (excl. subject property)						\$3,114	\$2.87







33.

LOCATION
OVERVIEW

LONG BEACH DOWNTOWN

1701 E Ocean Blvd is situated in the Downtown Long Beach submarket of Long Beach, which has emerged as a popular coastal community in Southern California. Located south of the City of Los Angeles, Long Beach has a population of about 471,000. Located near the 405 and 710 freeways, and with access to the Metro Blue Line train, Long Beach provides easy commutes to major employment hubs in Los Angeles and Orange County. Long Beach is also home to major businesses such as Verizon, Molina Healthcare and the Port of Los Angeles.

Dozens of projects are transforming the city's landscape, with more than \$2.5M billion in capital pouring into Long Beach. These include the Douglas Park Redevelopment, a 261 acre mixed-use project on the site of the former Boeing campus. It will bring over 5000 jobs to Long Beach and will be home to nearly 30 businesses such as Mercedes-Benz US West headquarters and Virgin Galactic.

1701 E OCEAN BLVD NEIGHBORHOOD QUICK FACTS



232K
POPULATION
WITHIN 3 MILES



75%
RENTER-OCCUPIED HOUSING
UNITS WITHIN 3 MILES



\$766K
MEDIAN HOME VALUE
WITHIN 3 MILES



94K
HOUSEHOLDS
WITHIN 3 MILES



\$66K
MEDIAN HOUSEHOLD
INCOME WITHIN 3 MILES



36.9
MEDIAN AGE
WITHIN 3 MILES

THE PIKE OUTLETS

1.5 MILES
FROM THE PROPERTY

392K
SF OF RETAIL SPACE

37
TOTAL STORES

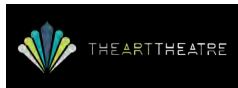
CINEMARK | NIKE FACTORY STORE | H&M



0.7 MILES
FROM THE PROPERTY

40+
INDEPENDENT
STORES

GOODDAY CAFE | HUG LIFE | RETROLL SUSHI | THE SOCIAL LIST



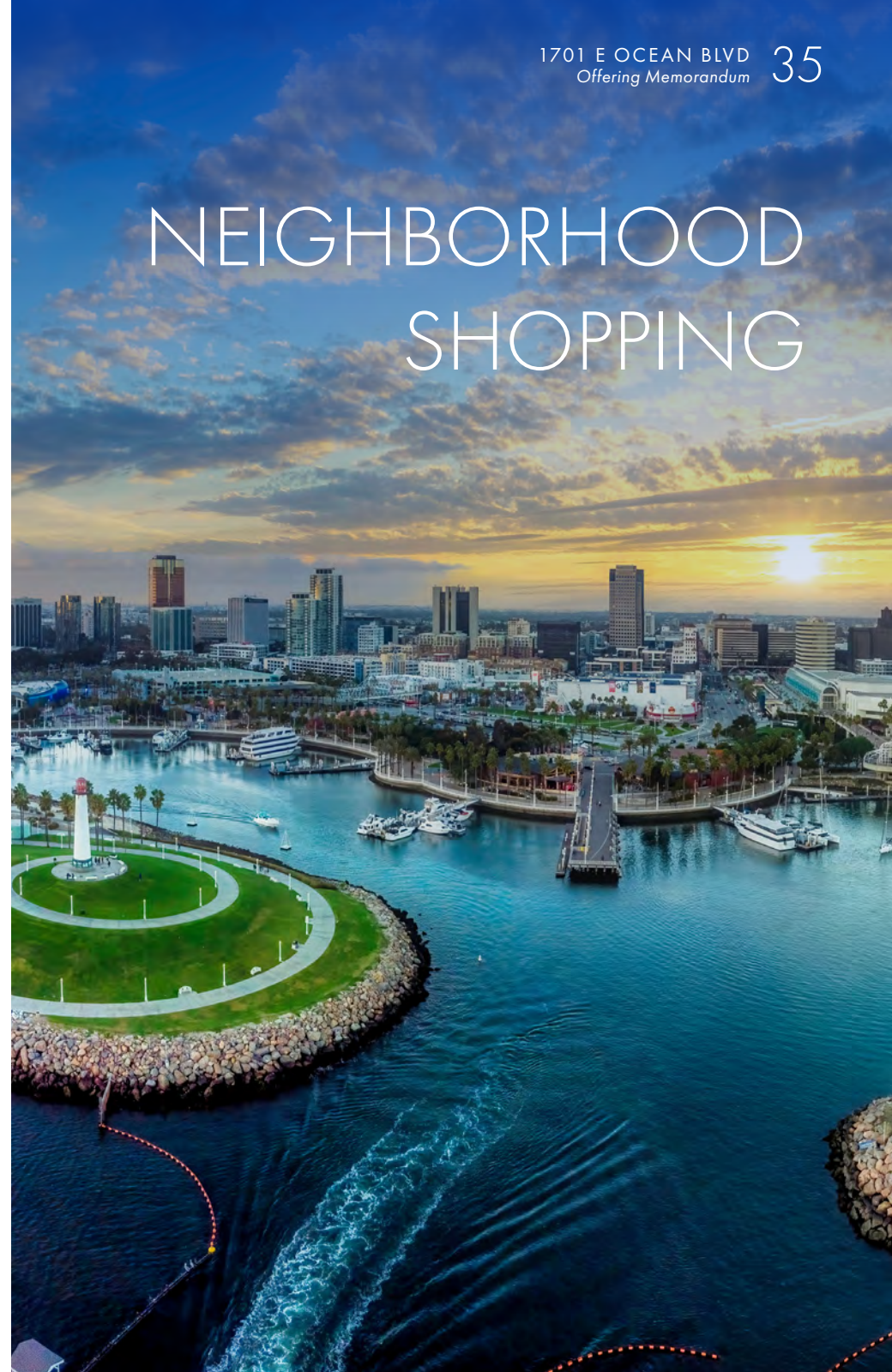
NEARBY DEVELOPMENT

3.7 MILES
FROM THE PROPERTY

215K
SF OF RETAIL SPACE

5
NEW TENANTS

RUMBLE BOXING | TELEFERIC BARCELONA | TRAVIS MATHEW



NEIGHBORHOOD SHOPPING



Investment Sales

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