



OFFERING MEMORANDUM
1341 STANLEY AVENUE

LONG BEACH, CA 90804 4 UNITS

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PROPERTY INFORMATION

1341 Stanley Ave - Long Beach, CA 90804

THE OFFERING



1341 Stanley Avenue presents an exceptional opportunity to acquire a well-maintained **four-unit property** in the heart of Long Beach. The building encompasses approximately **2,456 square feet on a 6,431-square-foot lot** and features **(2) 2-bedroom/1-bath units and (2) 1-bedroom/1-bath units**, all occupied by reliable tenants with a history of on-time rent payments.

The property has benefited from **over \$70,000 in recent upgrades**, including **new warrantied roofs on all structures (2024)**, a **newly redone deck with stucco and waterproofing**, and replaced some underground piping. **Select units feature upgraded interiors**, new high-end Bradford White water heaters, and **new windows**. Additional highlights include **four private covered garages, on-site laundry, and separate utilities for gas and electricity**.

This desirable investment offers **strong in-place income** and is **eligible for 30-year residential financing**. With **no local rent control** and subject to AB 1482, annual rent increases of 5% + CPI (currently 8%) are permitted, making it an excellent opportunity for investors seeking a stable asset in a prime Long Beach location.

Can be sold with 1033 Stanley Ave as a package deal. Ask Broker for details.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	1341 Stanley Ave Long Beach, CA 90804
Total Units	4
Total Building Sqft.	2,456 SF
Total Lot Size	6,431 SF
Year Built	1959
Zoning	LBR2N
APN	7260-023-009



INVESTMENT HIGHLIGHTS

- **Unit Mix:** (4 Units) – (2) one-bed/one-bath and (2) two-bed/one-bath
- **Property Specs:** 2,456 sqft building on a 6,431 sqft lot
- **Recent Upgrades:** Over \$70,000 in improvements including new warrantied roofs (2024), redone deck with waterproofing, and select unit upgrades with new water heaters, windows, and interiors
- **Amenities:** Four private covered garages; on-site laundry; separately metered for gas and electricity
- **No Local Rent Control:** subject to AB 1482 (annual increases of 5% + CPI)
- **Financing:** Eligible for 30-year residential financing - ask broker for loan quotes
- **Desirable Location:** Well-maintained property offering strong income in a prime Long Beach location

PROPERTY INFORMATION
PROPERTY PHOTOS

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INVESTMENTS



1341 Stanley Ave - Long Beach, CA 90804

FINANCIAL OVERVIEW

FINANCIAL OVERVIEW

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT
1	2	1	728 SF	\$1,900	\$2,300
2	2	1	728 SF	\$1,935	\$2,300
3	1	1	500 SF	\$1,695	\$1,800
3	1	1	500 SF	\$1,695	\$1,800
TOTALS			2,456 SF	\$7,225	\$8,200

FINANCIAL OVERVIEW

SET-UP SHEET

List Price: \$1,297,000				<div>LYONSTAHL</div> <div>INVESTMENT REAL ESTATE</div>			
Down Payment: 40.0%			\$518,800				
Number of units:			4				
Price per Unit:			\$324,250				
Current GRM:			14.96				
Pro Forma GRM:			13.18				
Current Cap Rate:			4.57%				
Pro Forma Cap Rate:			5.30%				
Year Built/Renovated:			1959				
Approximate Lot Size:			6,431				
Approximate Building SF:			2,456 Per 2024 Appraisal				
Price per Building SF Lot SF:			\$528.09 \$201.68				
Annualized Operating Data							
				Current Rents		Pro Forma Rents	
Scheduled Gross Income:			\$ 86,700		\$ 98,400		
Vacancy Rate Reserve:			\$ 2,601 3% 1		\$ 4,920 5% 1		
Gross Operating Income:			\$ 84,099		\$ 93,480		
Expenses:			\$ 24,773 29% 1		\$ 24,773 25% 1		
Net Operating Income:			\$ 59,326		\$ 68,707		
Debt Service:			\$ 54,496		\$ 54,496		
Pre Tax Cash Flows:			\$ 4,829 0.93% 2		\$ 14,210 2.74% 2		
Principal Reduction:			\$ 10,011		\$ 10,011		
Total Return Before Taxes:			\$ 14,840 2.86% 2		\$ 24,221 4.67% 2		
1 As a percent of Scheduled Gross Income				2 As a percent of Down Payment			
Scheduled Income:				Annualized Expenses:			
# of Units	Bdrms/Baths	Notes	+/- Sq. Ft	Current Income		Pro Forma Income	
				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
1	2+1		728	\$ 1,900	\$ 1,900	\$ 2,300	\$ 2,300
1	2+1		728	\$ 1,935	\$ 1,935	\$ 2,300	\$ 2,300
1	1+1		500	\$ 1,695	\$ 1,695	\$ 1,800	\$ 1,800
1	1+1		500	\$ 1,695	\$ 1,695	\$ 1,800	\$ 1,800
Total Scheduled Rent:					\$7,225.00		\$8,200.00
Additional Income:					\$0.00		\$0.00
Laundry:					\$0.00		\$0.00
Parking: 4 single-car garages					\$0.00		\$0.00
Monthly Scheduled Gross Income:					\$7,225.00		\$8,200.00
Annualized Scheduled Gross Income:					\$86,700.00		\$98,400.00
Utilities Paid by Tenant:				Gas & Electric		Rental Upside:	13%
						Total Expenses:	\$24,773 \$24,773
						Expenses as % of SGI	28.57% 25.18%
						Per Net Sq. Ft:	\$10.09 \$10.09
						Per Unit:	\$6,193 \$6,193

SALES COMPARABLES

1341 Stanley Ave - Long Beach, CA 90804

SALES COMPARABLES

SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	Price/Unit	COE	Unit Mix
1408 Walnut Ave, 90813	\$1,250,000	4	1929	3,538	4,904	\$312,500	11/17/2025	(1) 2+1, (2) 2+2, (1) 3+2
1070 Freeman Ave, 90804	\$1,400,000	4	1972	4,610	6,502	\$350,000	11/17/2025	(1) 2+1, (2) 2+2, (1) 3+2
932 Coronado Ave, 90804	\$1,300,000	4	1909	2,714	6,261	\$325,000	11/13/2025	(3) 1+1, (1) 2+1
833 Cherry Ave, 90813	\$1,050,000	4	1923	3,028	6,534	\$262,500	10/15/2025	(3) 1+1, (1) 2+1
3915 E 11th St, 90804	\$1,235,000	4	1949	3,091	4,796	\$308,750	10/10/2025	(2) 1+1, (1) 2+1, (1) 3+1
3320 E 8th St, 90804	\$1,200,000	4	1930	2,940	2,252	\$300,000	7/31/2025	(3) 1+1, (1) 2+1
1712 Cherry Ave, 90813	\$1,575,000	4	1964	4,122	5,995	\$393,750	6/18/2025	(2) 2+1, (1) 3+2, (1) 3+3
1534 Grand Ave, 90804	\$1,250,000	4	1963	3,570	2,196	\$312,500	6/10/2025	(3) 1+1, (1) 2+2
1124 Dawson Ave, 90804	\$1,650,000	4	1958	3,940	6,537	\$412,500	6/4/2025	(1) 1+1, (1) 2+1, (2) 3+2
2015 E 7th St, 90804	\$1,425,000	4	1919	3,510	6,304	\$356,250	5/27/2025	(1) 2+2, (1) 3+1, (2) 3+2
1200 Temple Ave, 90804	\$1,300,000	4	1913	2,316	6,502	\$325,000	4/14/2025	(2) 1+1, (2) 2+1
1033 Gladys Ave, 90804	\$1,449,015	4	1923	3,928	6,502	\$362,254	3/13/2025	(3) 1+1, (1) 2+1
1040 Gardenia Ave, 90804	\$1,000,000	4	1925	3,568	6,531	\$250,000	2/3/2025	(4) 1+1
Average			1937	3,452	5,524	\$328,539		
1341 Stanley Avenue, Long Beach, CA 90804	\$1,297,000	4	1959	2,456	6,431	\$324,250	N/A	(2) 1+1, (2) 2+1

EXCLUSIVELY MARKETING BY

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