

REMAX

COMMERCIAL & INVESTMENT REALTY

"Serving Southern California for over 20 years"



22 UNIT MULTIFAMILY INVESTMENT PROPERTY

627 Linden Avenue, Long Beach, CA 90802

CONTACT:

STEPHEN LAMPE
Executive Vice President
(310) 880-1151
slampe@remaxcir.com
DRE #01164364

DANIEL CARPENTER
Associate Broker
(949) 205-6575
dan@danluxuryliving.com
DRE #01787203



RE/MAX COMMERCIAL & INVESTMENT

450 Silver Spur Road
Rancho Palos Verdes, CA 90275
www.remaxcir.com
(310) 802-2500

Each Office Independently Owned and Operated.

Pro Forma Summary

22 Unit Multifamily Investment Property



Investment Summary

Price	\$3,100,000
Year Built	1947
Units	22
Price/Unit	\$140,909
RSF	8,543
Price/RSF	\$362.87
Lot Size	7,537 sf
Floors	1
APN	7273-028-008
Cap Rate	5.63%
Market Cap Rate	6.27%
GRM	9.84
Market GRM	9.12

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market*	Total
Studios	20	\$1,121	\$22,425	\$1,211	\$24,219
1 Bedroom 1 Bath	1	\$1,317	\$1,317	\$1,419	\$1,419
2 Bedroom 1 Bath	1	\$2,250	\$2,250	\$2,430	\$2,430
Totals	22		\$25,992		\$28,068

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$311,904	\$336,817
- Less: Vacancy	(\$8,547)	(\$13,473)
+ Misc. Income	\$3,156	\$3,156
Effective Gross Income	\$306,513	\$326,501
- Less: Expenses	(\$132,039)	(\$132,039)
Net Operating Income	\$174,474	\$194,462

Annualized Expenses

Description	Actual	Market
Property Tax (New 1.244%)	\$38,564	\$38,564
Advertising	\$338	\$338
Building Insurance	\$14,440	\$14,440
Management Fees	\$16,819	\$16,819
Manager Salary inc. Taxes	\$8,906	\$8,906
Repairs & Maint. (3 yr. avg.)	\$24,000	\$24,000
Vacancy Cleaning Prep	\$4,301	\$4,301
Utilities & Trash	\$17,070	\$17,070
Reserves/Office Admin.	\$7,600	\$7,600
Total Expenses	\$132,039	\$132,039
Expenses Per RSF	\$15.46	\$15.46
Expenses Per Unit	\$6,002	\$6,002

*Based on Allowable 2026 Rent Increase per AB1482

Remt Roll

22 Unit Multifamily Investment Property



UNIT	TYPE	CURRENT RENT	PROFORMA RENT
1	Two Bedroom One Bath w/ Garage	\$2,250.00	\$2,430.00
2	Studio	\$1,464.00	\$1,581.12
3	Studio	\$1,225.00	\$1,323.00
4	Studio	\$987.00	\$1,065.96
5	Studio	\$1,212.00	\$1,308.96
6	Studio	\$1,023.00	\$1,104.84
7	Studio	\$966.00	\$1,043.28
8	Studio	\$1,417.00	\$1,530.36
9	Studio	\$1,428.00	\$1,542.24
10	Studio	\$1,428.00	\$1,542.24
11	Studio	\$966.00	\$1,043.28
12	One Bedroom One Bath	\$1,317.00	\$1,422.36
14	Studio	\$719.00	\$776.52
15	Studio	\$966.00	\$1,043.28
16	Studio	\$966.00	\$1,043.28
17	Studio	\$1,050.00	\$1,134.00
18	Studio	\$1,428.00	\$1,542.24
19	Studio	\$966.00	\$1,043.28
20	Studio	\$966.00	\$1,043.28
21	Studio	\$987.00	\$1,065.96
22	Studio	\$966.00	\$1,043.28
23	Studio	\$1,295.00	\$1,398.60
TOTAL:		\$25,992.00	\$28,071.36

Rent Survey

22 Unit Multifamily Investment Property



Address	Beds	Baths	Rent
1066 E 7th St	0	1	\$1,295
500 E 6th	0	1	\$1,350
433 E 3rd St	0	1	\$1,375
405 E 3rd St	0	1	\$1,395
526 Magnolia Ave	0	1	\$1,395
723 E 6th St	0	1	\$1,395
727 Locust	0	1	\$1,395
215 W 7th St	0	1	\$1,395
138 Elm Ave	0	1	\$1,395
715 Lime Ave	0	1	\$1,425
429 W 3rd St	0	1	\$1,462
1115 E Broadway	0	1	\$1,495
501 W 8th St	0	1	\$1,495
714 Lime Ave	0	1	\$1,495
803 Magnolia Ave	0	1	\$1,495
1251 E Appleton St	0	1	\$1,550
225 W 5th St	0	1	\$1,599
AVERAGE:			\$1,436

Address	Beds	Baths	Rent
1027 E 7th St	1	1	\$1,395
1306 E Hellman St	1	1	\$1,395
525 Chestnut Ave	1	1	\$1,520
405 W 3rd St	1	1	\$1,545
853 Cerritos Ave	1	1	\$1,550
1620 E Appleton St	1	1	\$1,595
644 5th St	1	1	\$1,620
722 Maine Ave	1	1	\$1,645
1900 E Appleton St	1	1	\$1,650
731 Orange Ave	1	1	\$1,650
616 Orange Ave	1	1	\$1,675
119 Orange Ave	1	1	\$1,695
453 Gaviota Ave	1	1	\$1,695
1900 E 7th St	1	1	\$1,695
500 Orange Ave	1	1	\$1,695
905 Daisy Ave	1	1	\$1,700
456 Cedar Ave	1	1	\$1,700
401 W 6th St	1	1	\$1,750
125 W 5th St	1	1	\$1,750
731 E Broadway	1	1	\$1,795
902 Cedar Ave	1	1	\$1,850
730 Pine Ave	1	1	\$1,875
241 Bonito Ave	1	1	\$1,895
536 Linden Ave	1	1	\$1,950
630 Magnolia Ave	1	1	\$2,000
1232 E 2nd St	1	1	\$2,130
AVERAGE:			\$1,708

Address	Beds	Baths	Rent
1325 E 7th St	2	1	\$1,995
437 Walnut Ave	2	1	\$2,050
525 Chestnut Ave	2	1	\$2,145
2217 E Bermuda St	2	1	\$2,295
316 Cherry Ave	2	1	\$2,395
1821 5th St	2	1	\$2,395
852 Orange Ave	2	1	\$2,550
1232 E 2nd St	2	1	\$2,600
225 W 3rd St	2	1	\$2,699
AVERAGE:			\$2,347

Property Photos

22 Unit Multifamily Investment Property



Property Photos

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Property Photos

22 Unit Multifamily Investment Property



Property Photos

22 Unit Multifamily Investment Property

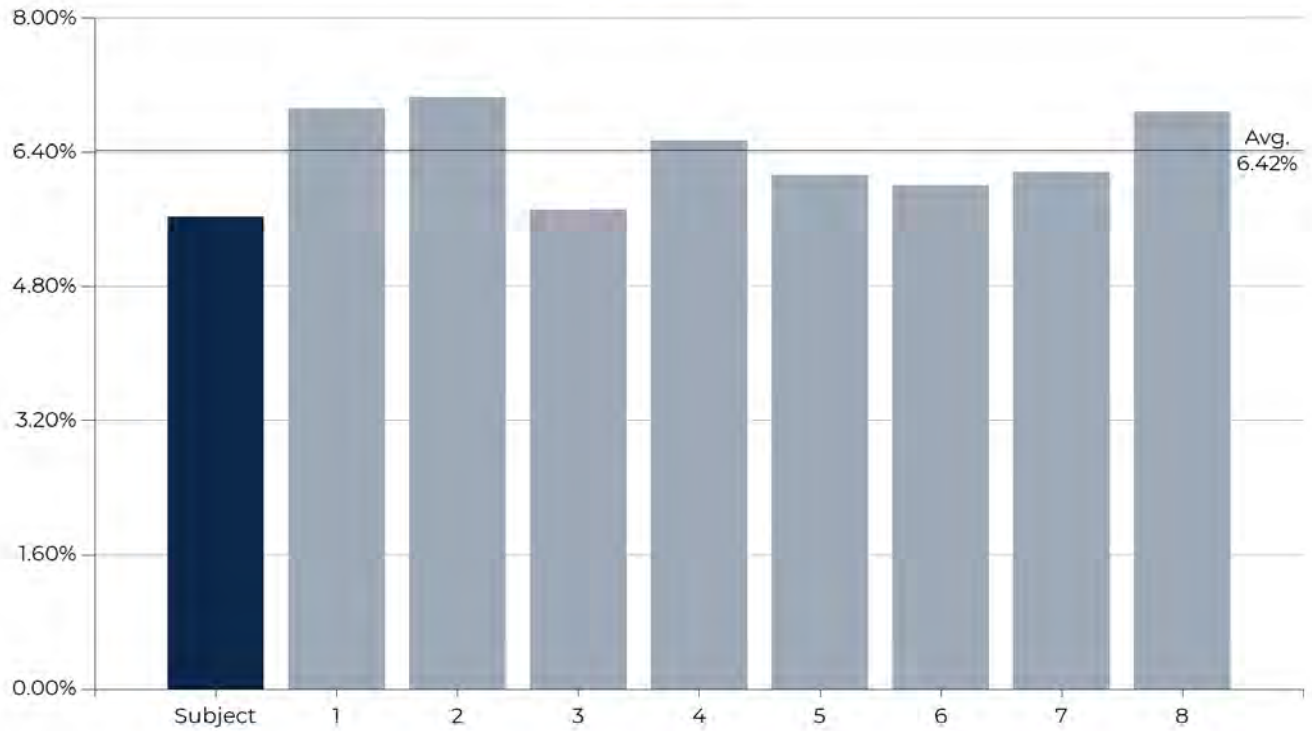


Sale Comparables

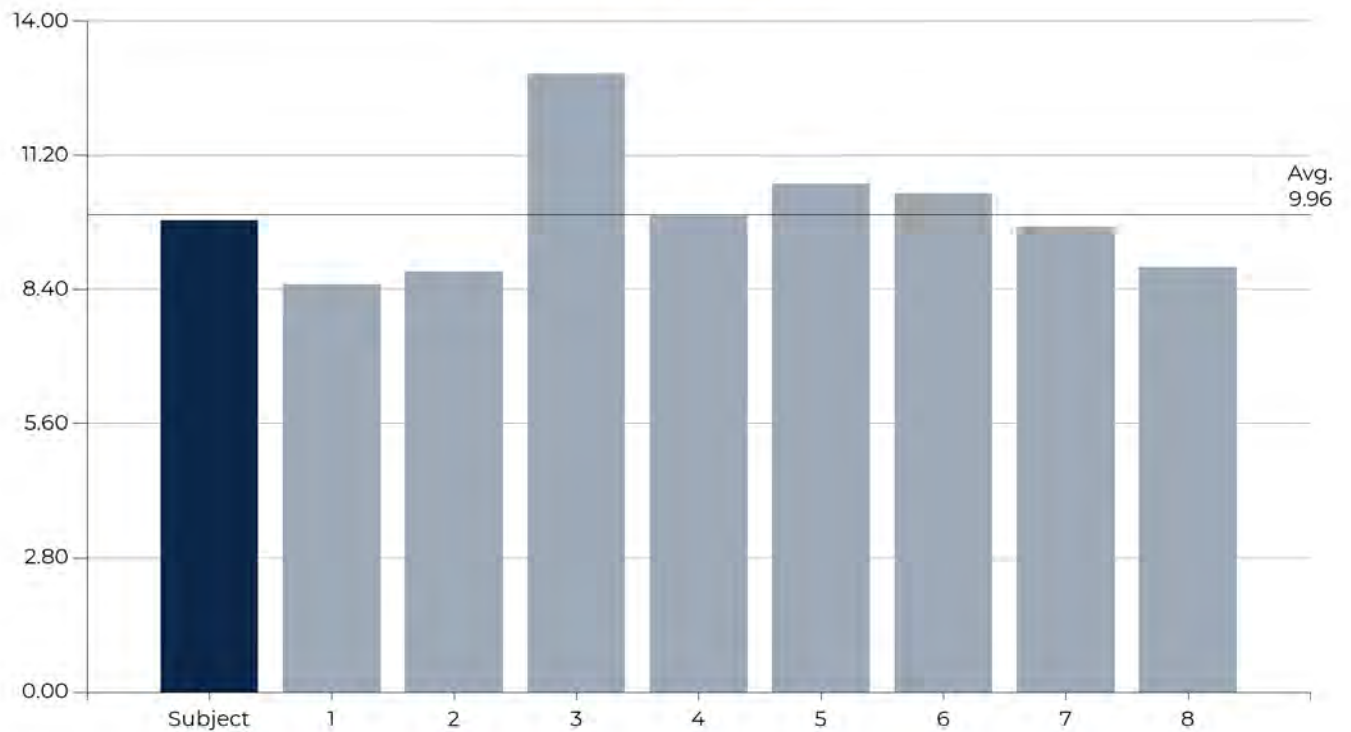
22 Unit Multifamily Investment Property



Cap Rate



Gross Rent Multiplier

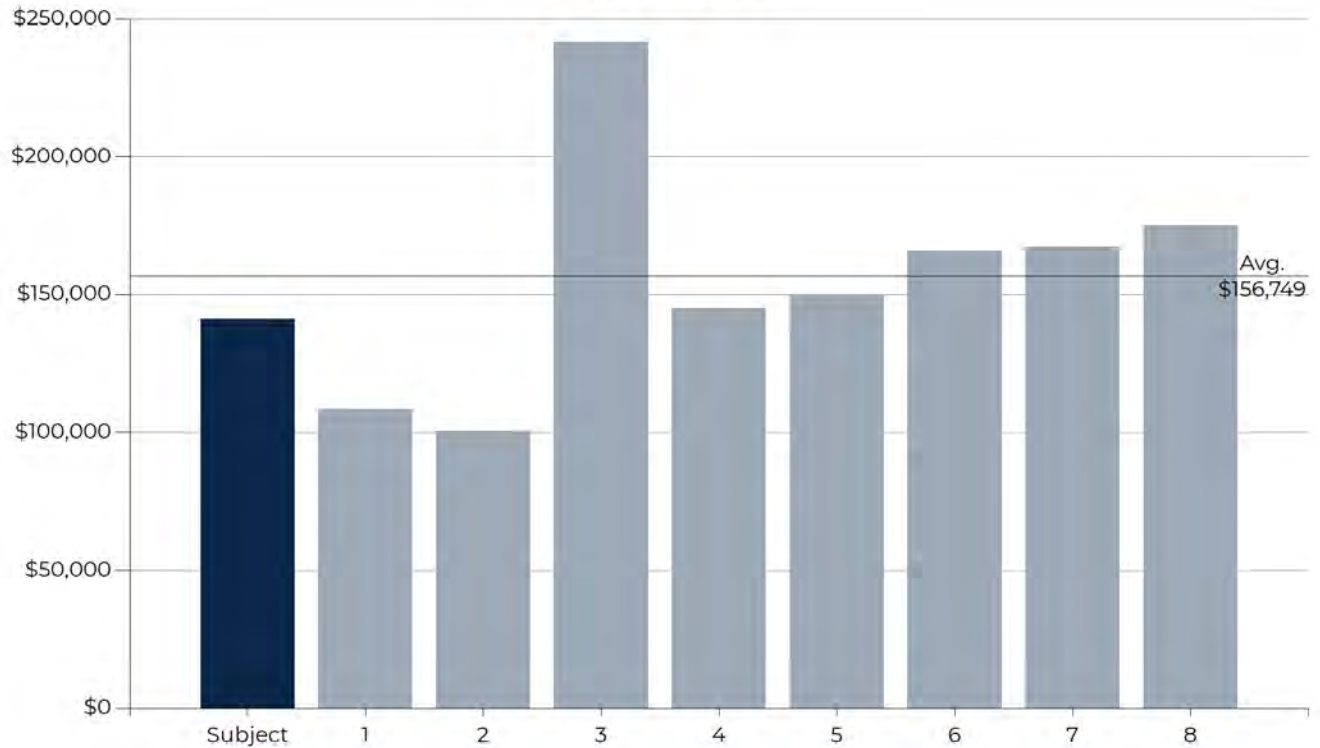


Sale Comparables

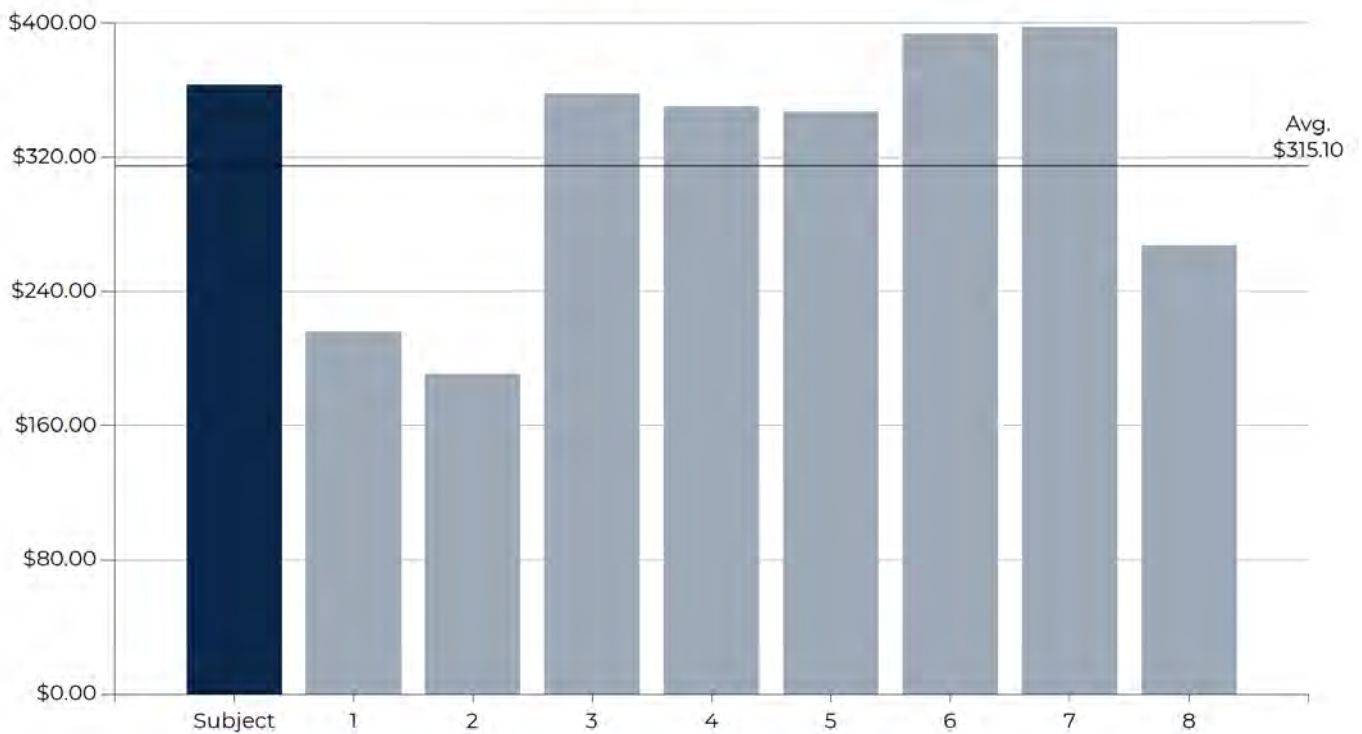
22 Unit Multifamily Investment Property



Price per Unit



Price per SF



Sale Comparables

22 Unit Multifamily Investment Property



Sale Price	\$3,100,000	Units	Unit Type
Units	22	20	Studios
Price/Unit	\$140,909	1	1 Bedroom 1 Bath
Price/SF	\$362.87	1	2 Bedroom 1 Bath
Lot Size	7,537		
Cap Rate	5.63%		
GRM	9.84		
Year Built	1947		

22 Unit Multifamily Investment Property

627 Linden Avenue, Long Beach, CA 90802



1	Sale Price	\$1,300,000	Units	Unit Type
	Units	12	12	Studio/Efficiency
	Price/Unit	\$108,333		
	Price/SF	\$215.95		
	Lot Size	3,311		
	Cap Rate	6.92%		
	GRM	8.5		
	Year Built	1923		
	Sale Date	12/3/2025		
	Days-On-Mkt	54		

623 East Broadway, Long Beach, CA 90802



2	Sale Price	\$805,000	Units	Unit Type
	Units	8	3	Studio/Efficiency
	Price/Unit	\$100,625	5	1 Bedroom 1 Bath
	Price/SF	\$190.67		
	Cap Rate	7.05%		
	GRM	8.76		
	Year Built	1920		
	Sale Date	8/28/2025		
	Days-On-Mkt	169		

712 Atlantic Avenue, Long Beach, CA 90813

Stephen Lampe

(310) 880-1151

slampe@remaxcir.com

Daniel Carpenter

(949) 205-6575

dan@danluxuryliving.com

Sale Comparables

22 Unit Multifamily Investment Property



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601 Linden Avenue, Long Beach, CA 90802

Sale Price	\$2,900,000	Units	Unit Type
Units	12	7	Studio/Efficiency
Price/Unit	\$241,667	5	1 Bedroom 1 Bath
Price/SF	\$358.02		
Lot Size	2,994		
Cap Rate	5.72%		
GRM	12.9		
Year Built	1929		
Sale Date	7/29/2025		
Days-On-Mkt	168		

Notes

Property exterior and units renovated prior to sale.
Very large units.

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625 Elm Avenue, Long Beach, CA 90802

Sale Price	\$3,050,000	Units	Unit Type
Units	21	20	Studio/Efficiency
Price/Unit	\$145,238	1	1 Bedroom 1 Bath
Price/SF	\$350.17		
Lot Size	7,503		
Cap Rate	6.54%		
GRM	9.94		
Year Built	1948		
Sale Date	6/24/2025		
Days-On-Mkt	163		

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406 Linden Avenue, Long Beach, CA 90802

Sale Price	\$3,000,000	Units	Unit Type
Units	20	15	Studio/Efficiency
Price/Unit	\$150,000	5	1 Bedroom 1 Bath
Price/SF	\$346.98		
Lot Size	4,757		
Cap Rate	6.12%		
GRM	10.6		
Year Built	1917		
Sale Date	2/28/2025		
Days-On-Mkt	120		

Stephen Lampe

(310) 880-1151
slampe@remaxcir.com

Daniel Carpenter

(949) 205-6575
dan@danluxuryliving.com

Sale Comparables

22 Unit Multifamily Investment Property



6



1750 East 3rd Street, Long Beach, CA 90802

Sale Price	\$2,650,000	Units	Unit Type
Units	16	4	1 Bedroom 1 Bath
Price/Unit	\$165,625	12	Studio/Efficiency
Price/SF	\$393.64		
Lot Size	8,270		
Cap Rate	6.0%		
GRM	10.4		
Year Built	1922		
Sale Date	10/22/2024		
Days-On-Mkt	162		

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636 Linden Avenue, Long Beach, CA 90802

Asking Price	\$3,350,000	Units	Unit Type
Units	20	20	Studio/Efficiency
Price/Unit	\$167,500		
Price/SF	\$397.77		
Lot Size	7,405		
Cap Rate	6.16%		
GRM	9.71		
Year Built	1939		
Sale Date	On Market		
Days-On-Mkt	258		

Notes

17 out of 20 units have been recently renovated.
Upgraded electrical & plumbing.

8



721 East 7th Street, Long Beach, CA 90813

Asking Price	\$2,800,000	Units	Unit Type
Units	16	5	Studio/Efficiency
Price/Unit	\$175,000	8	1 Bedroom 1 Bath
Price/SF	\$267.58	3	2 Bedroom 1 Bath
Lot Size	7,501		
Cap Rate	6.88%		
GRM	8.87		
Year Built	1923		
Sale Date	On Market		
Days-On-Mkt	323		

Notes

15 out of 16 units have been recently renovated with upgrades.

Stephen Lampe

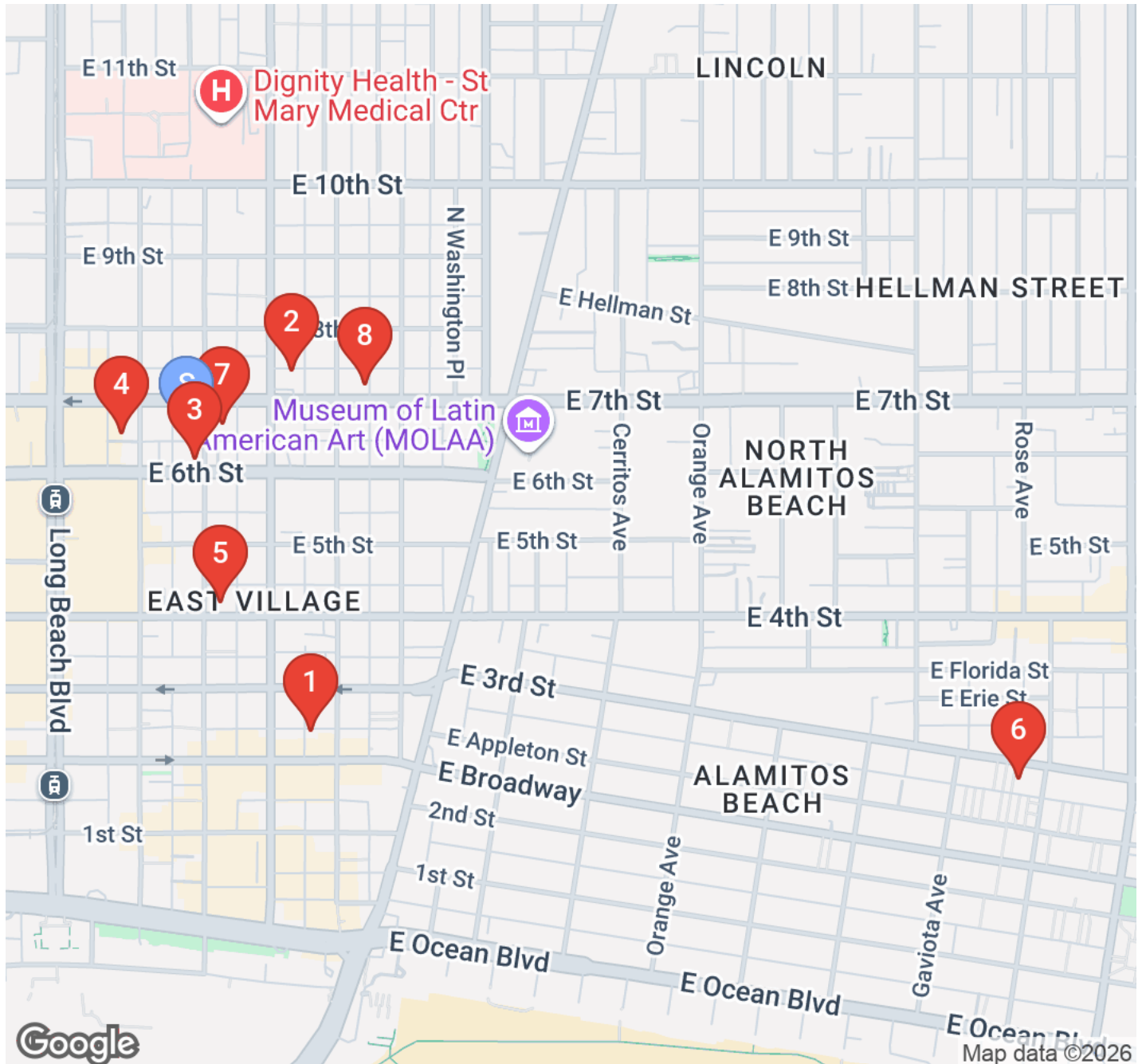
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Sale Comparables

22 Unit Multifamily Investment Property



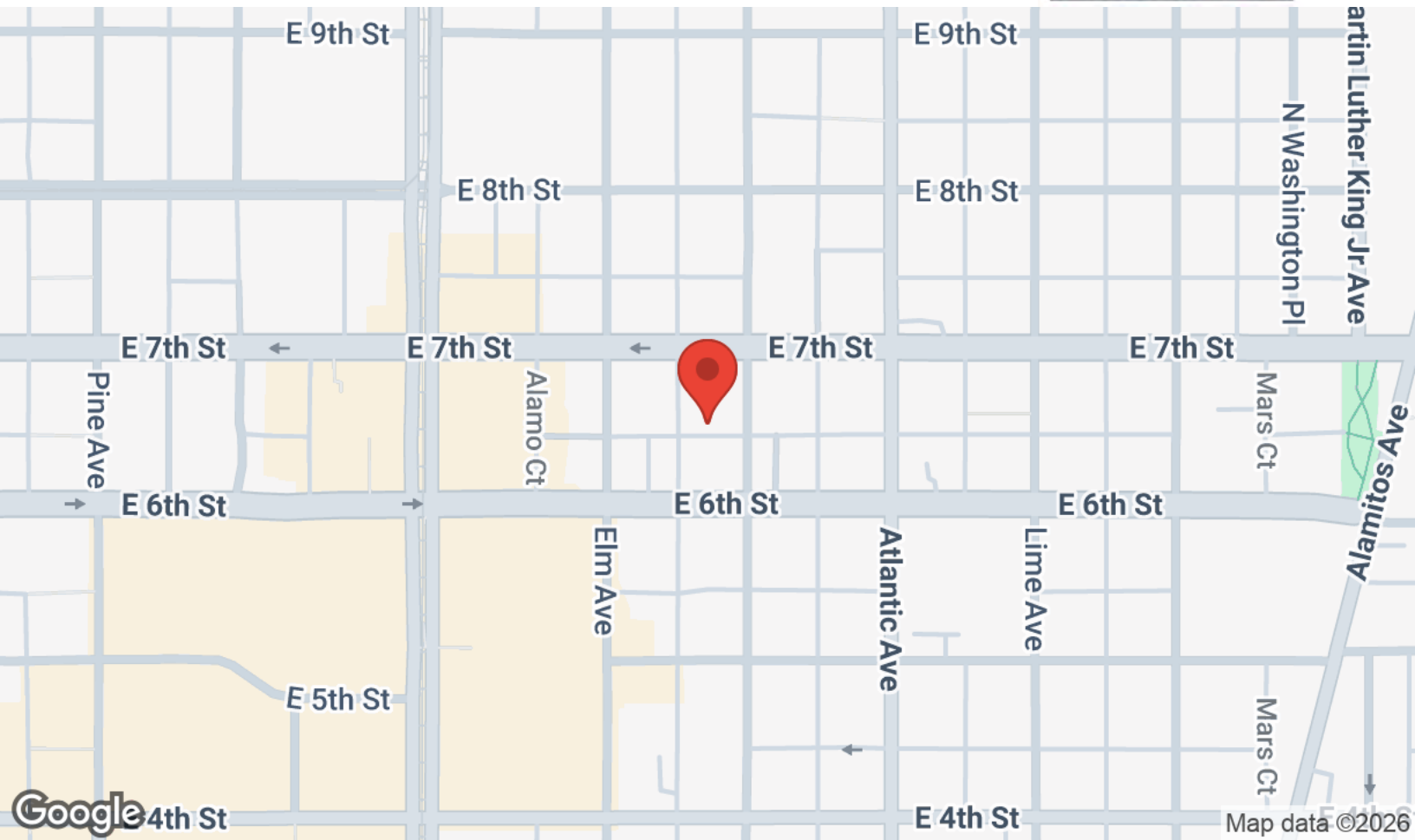
- S** 627 Linden Avenue
Long Beach, CA, 90802
\$3,100,000
- 3** 601 Linden Avenue
Long Beach, CA, 90802
\$2,900,000
- 6** 1750 East 3rd Street
Long Beach, CA, 90802
\$2,650,000

- 1** 623 East Broadway
Long Beach, CA, 90802
\$1,300,000
- 4** 625 Elm Avenue
Long Beach, CA, 90802
\$3,050,000
- 7** 636 Linden Avenue
Long Beach, CA, 90802
\$3,350,000

- 2** 712 Atlantic Avenue
Long Beach, CA, 90813
\$805,000
- 5** 406 Linden Avenue
Long Beach, CA, 90802
\$3,000,000
- 8** 721 East 7th Street
Long Beach, CA, 90813
\$2,800,000

Location Maps

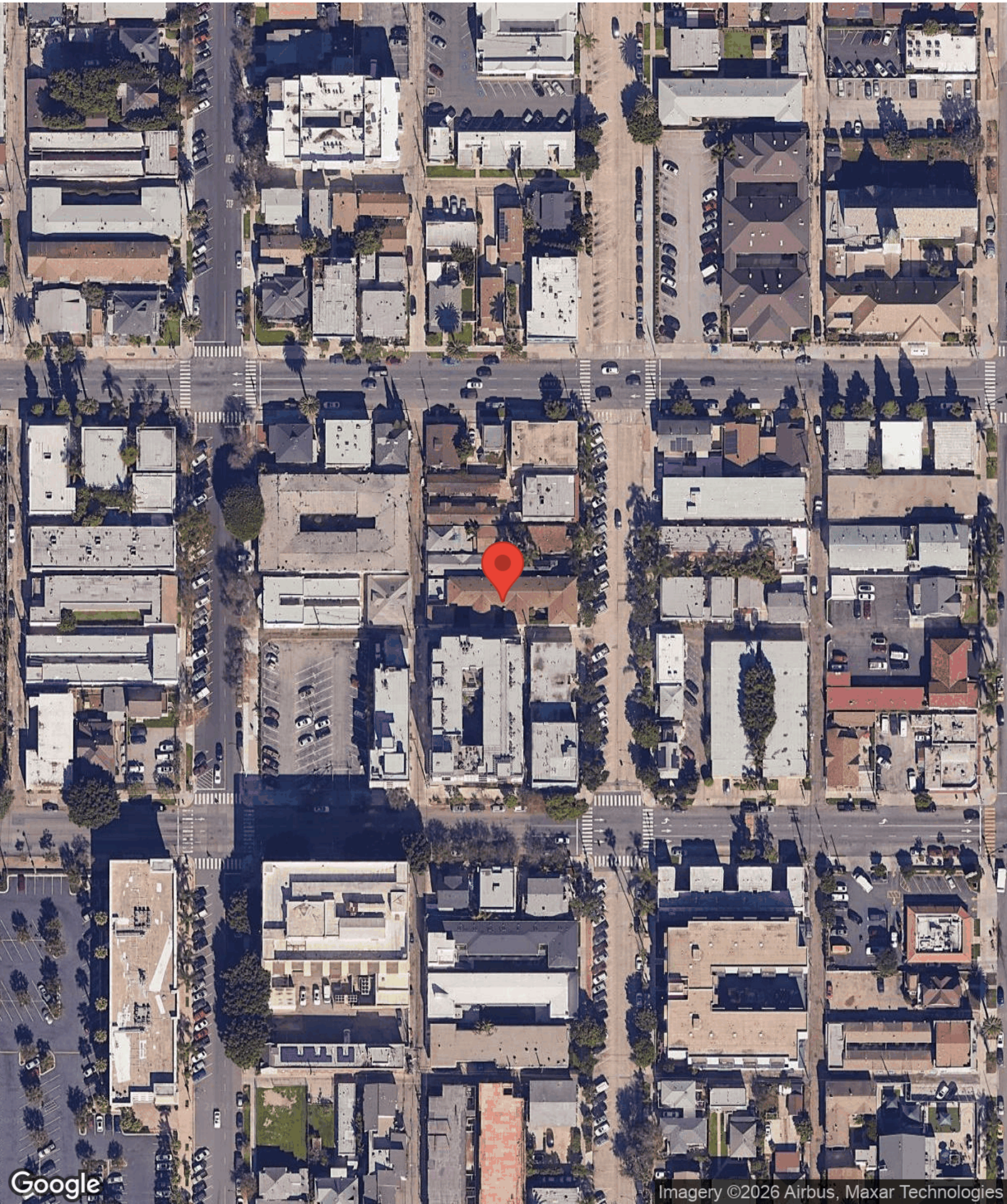
22 Unit Multifamily Investment Property



Aerial Map

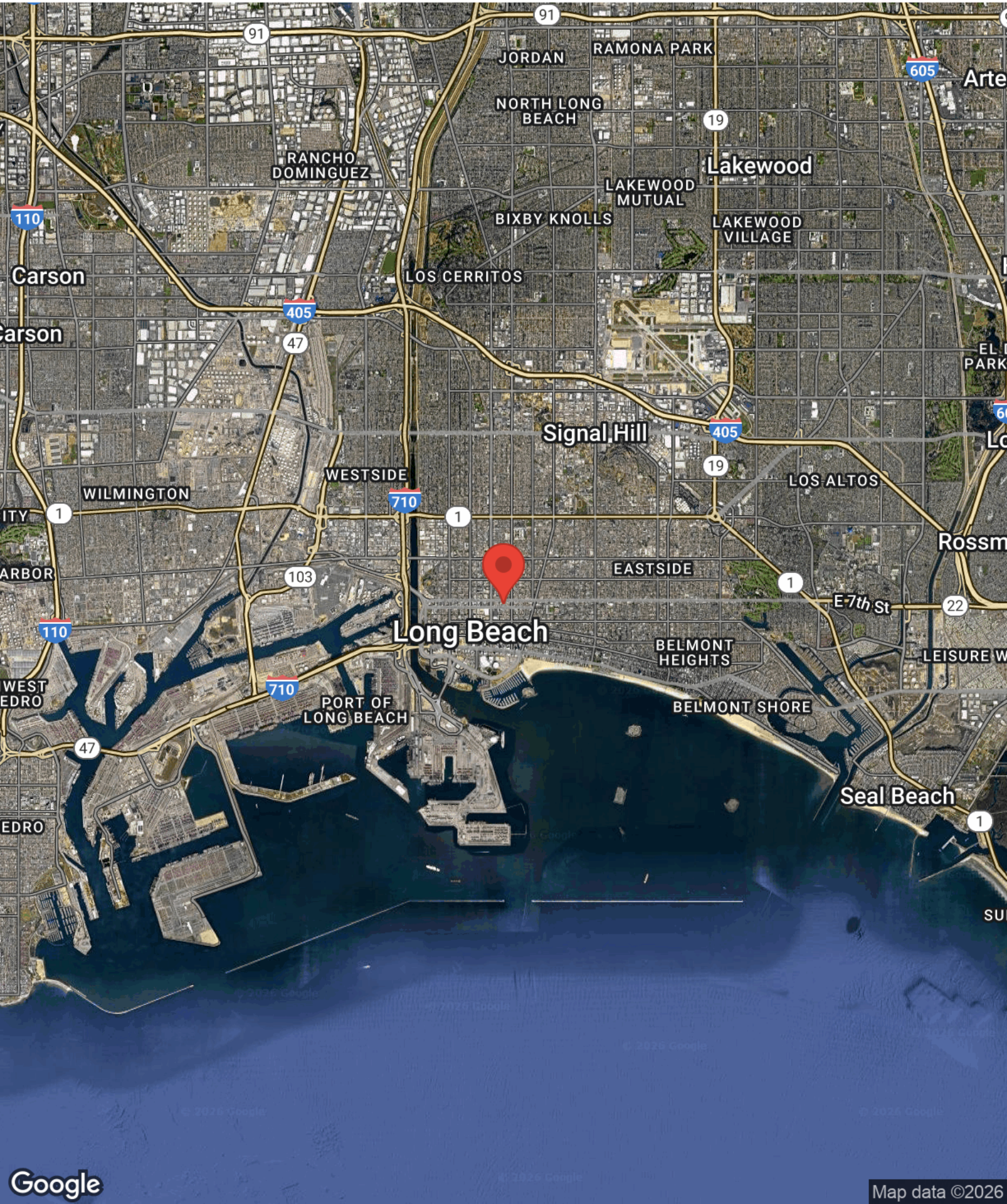
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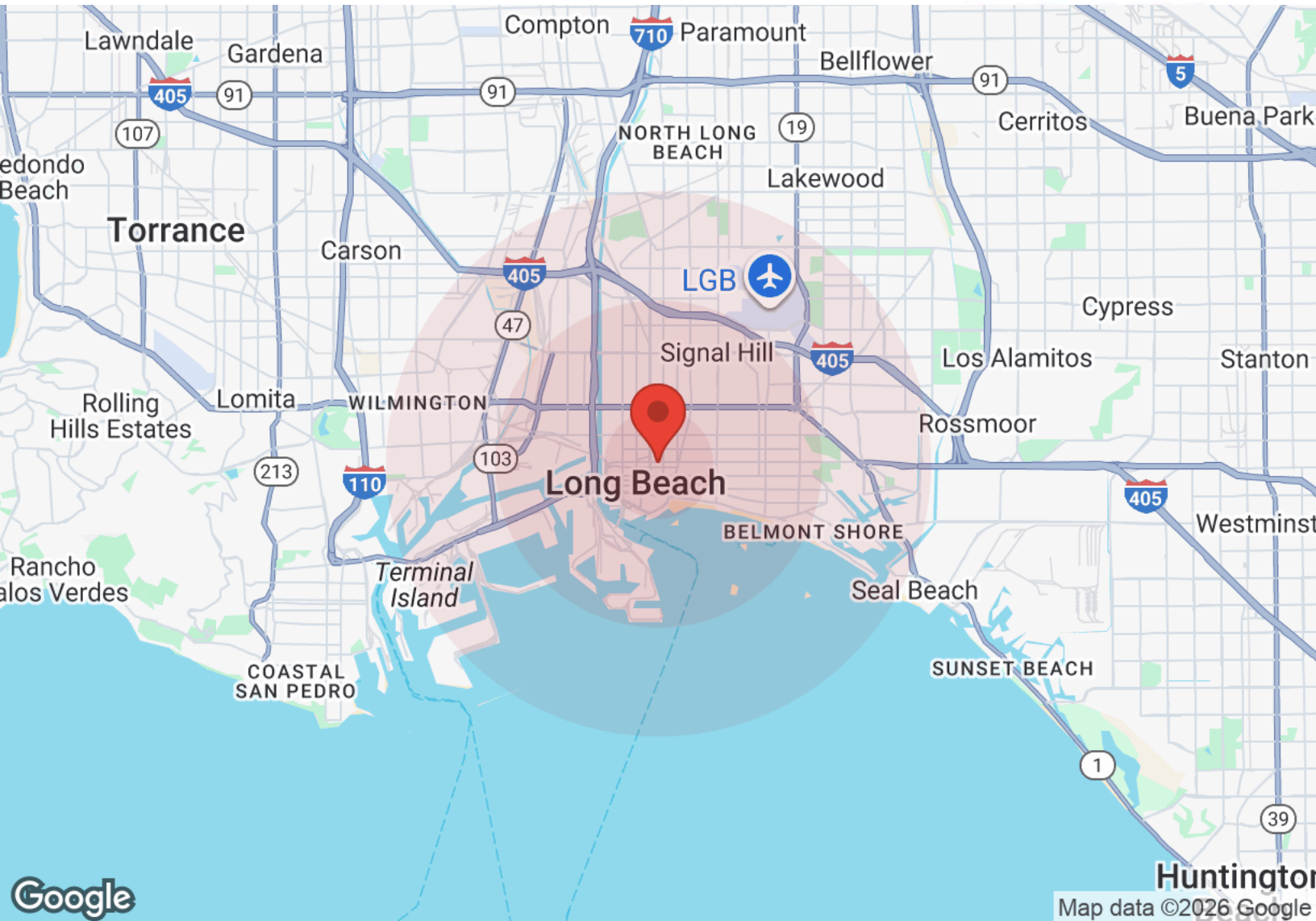
Regional Map

22 Unit Multifamily Investment Property



Detailed Demographics

22 Unit Multifamily Investment Property



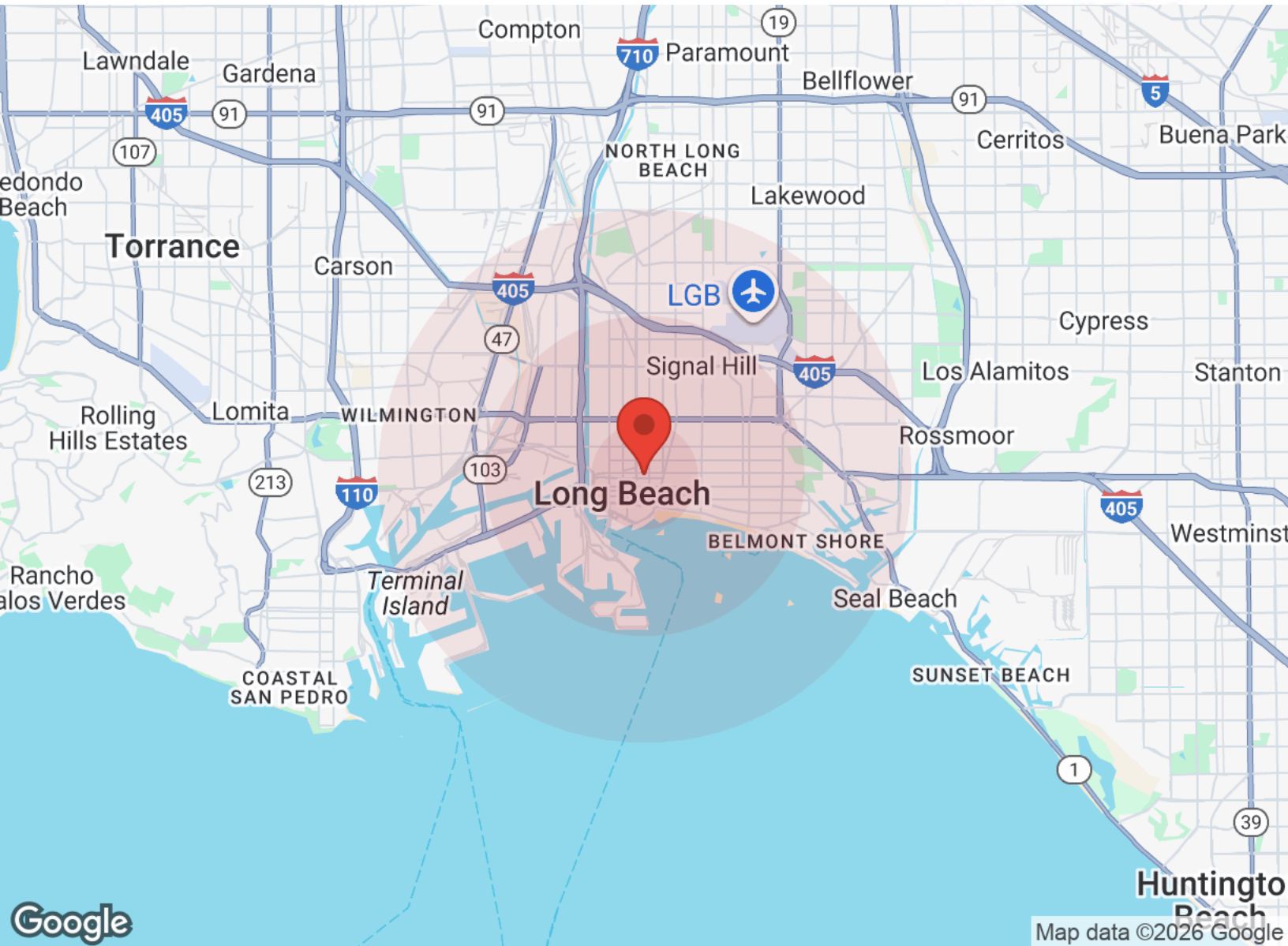
Population	1 Mile	3 Miles	5 Miles
Male	42,763	123,441	203,646
Female	39,314	118,259	197,536
Total Population	82,077	241,700	401,182
Housing	1 Mile	3 Miles	5 Miles
Total Units	39,084	104,506	166,727
Occupied	35,567	95,668	153,012
Owner Occupied	6,409	24,997	56,864
Renter Occupied	29,158	70,671	96,148
Vacant	3,517	8,838	13,714
Race	1 Mile	3 Miles	5 Miles
White	17,162	53,488	101,098
Black	12,271	32,460	45,053
Am In/AK Nat	131	363	562
Hawaiian	361	1,112	1,926
Hispanic	39,840	109,490	181,896
Asian	9,693	37,512	58,492
Multi-Racial	2,282	6,478	10,872
Other	345	798	1,324

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Detailed Demographics

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	3,875	11,850	19,521	Median	\$67,852	\$80,302	\$87,872
Ages 5-9	4,325	12,842	21,335	< \$10,000	2,272	5,321	7,671
Ages 10-14	4,171	12,985	22,203	\$10,000-\$14,999	2,021	3,956	5,460
Ages 15-19	4,439	13,726	24,802	\$15,000-\$19,999	1,247	2,725	3,965
Ages 20-24	5,390	16,051	26,051	\$20,000-\$24,999	1,174	3,032	4,849
Ages 25-29	8,436	22,158	32,119	\$25,000-\$29,999	1,263	2,920	4,336
Ages 30-34	9,352	24,648	35,992	\$30,000-\$34,999	1,776	3,523	5,142
Ages 35-39	7,458	20,964	32,221	\$35,000-\$39,999	1,415	2,980	4,437
Ages 40-44	5,915	17,130	27,451	\$40,000-\$44,999	1,133	2,830	4,123
Ages 45-49	5,043	14,801	24,573	\$45,000-\$49,999	1,264	3,142	4,349
Ages 50-54	5,043	15,383	25,812	\$50,000-\$59,999	2,580	6,093	9,174
Ages 55-59	4,796	14,633	25,083	\$60,000-\$74,999	3,130	8,627	12,917
Ages 60-64	4,346	13,582	23,858	\$75,000-\$99,999	4,573	12,664	19,583
Ages 65-69	3,398	11,152	20,552	\$100,000-\$124,999	3,423	10,075	16,318
Ages 70-74	2,660	8,516	16,240	\$125,000-\$149,999	2,391	7,396	11,421
Ages 74-79	1,696	5,519	11,184	\$150,000-\$199,999	2,913	9,343	16,374
Ages 80-84	984	3,037	6,246	> \$200,000	2,992	11,043	22,894
Ages 85+	750	2,723	5,940				

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