

1081 Cherry Ave, Long Beach, CA 90813

Offering Memorandum



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Offering Memorandum

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Executive Summary



Executive Summary

1081 Cherry Avenue presents investors with a rare opportunity to acquire a fully occupied, cash-flowing six-unit asset in Long Beach at a compelling 6.08% current cap rate with immediate upside on the table.

Offered at \$1,150,000, \$191,667 per unit and \$415 per square foot, this 1923 built property delivers strong in place income of \$110,208 annually against a lean 33% expense ratio, producing a current NOI of \$69,944 with a clear path to \$91.638 at pro forma rents.

The property consists of one two-bedroom one-bath unit and five studios across 2,773 square feet of building on a 6,187 square foot lot.

All six units are occupied with tenants paying gas and electric, and the building features an on-site laundry facility and garage parking for the two-bedroom unit. Studios are currently averaging \$1,272 per month against a market rent of \$1,600, representing an 18% rental upside that a new owner can capture through natural turnover with no heavy lifting required.

At pro forma rents the GRM compresses to 8.83 and the cap rate expands to 7.97%, both favorable against comparable sales in the submarket which are averaging a 6.09% cap rate and 11.06 GRM.

For the value-add investor seeking strong in-place cash flow with meaningful upside ahead, 1081 Cherry Avenue delivers day-one income, a below-market rent profile with room to grow, and the kind of returns that get stronger over time as rents are pushed to market through natural turnover.



Investment Overview





Pricing Metrics

Offering Price	\$1,150,000
Price/Unit	\$191,667
Price/SQFT	\$415.00
Cap Rate (Current)	6.08%
GRM (Current)	10.43
Cap Rate (Market)	7.97%
GRM (Market)	8.83

Property Details

Units	6
Year Built	1923
Rentable SQFT	2,773
Lot Size SQFT	6,187
APN	7267-014-025
Zoning	LBR2N
Rent Control	Yes

Property Photos



Exterior Photos



Drone Photos



Financial Analysis / Rent Roll



Subject Property Analysis

OFFERING PRICE

\$1,150,000

\$/SQFT	\$415
\$/UNIT	\$191,667
TOTAL SQFT	2,773
TOTAL UNITS	6

18%

RENTAL
UPSIDE

CURRENT METRICS

CAP RATE 6.08%

\$415

PRICE PER
SQFT

GRM 10.43

PRO FORMA METRICS

CAP RATE 7.97%

1923

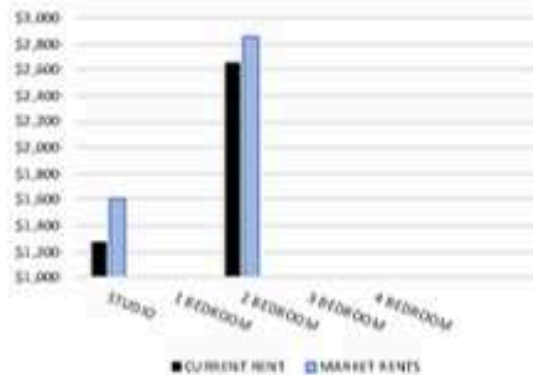
YEAR BUILT

GRM 8.83

EXPENSE RATIO



UPSIDE ANALYSIS



PROPOSED DEBT

LOAN AMOUNT	\$747,500	INTEREST RATE	6.00%
DOWN PAYMENT	35% \$402,500	FIXED (YRS)	5
DEBT COVERAGE RATIO	1.30	AMORTIZATION (YRS)	30
MONTHLY LOAN PAYMENT	\$4,482		

INCOME

	CURRENT	PRO FORMA
Gross Potential Income	\$110,208	\$130,200
Vacancy Reserve	(\$3,306)	(\$3,906)
Additional Income	\$0	\$4,500
Effective Gross Income	\$106,902	\$130,794

EXPENSES

	CURRENT	PRO FORMA
Property Taxes	\$14,375	\$14,375
Insurance	\$4,160	\$4,160
Repairs and Maintenance	\$5,510	\$6,510
Utilities	\$5,100	\$5,100
Gardener	\$1,200	\$1,200
Management	\$6,612	\$7,812

Total Expenses	(\$36,957)	(\$39,157)
Net Operating Income	\$69,944	\$91,638

UNIT MIX ANALYSIS

TYPE	% OF TOTAL	TOTAL	AVG. RENT
STUDIO	83%	5	\$1,272
1 BEDROOM	0%	0	\$0
2 BEDROOM	17%	1	\$2,650
3 BEDROOM	0%	0	\$0
4 BEDROOM	0%	0	\$0

AGENT CONTACT

JACK MCCANN (310) 382-1063 JACK@LYONSTAHL.COM

Rent Roll & Leases

RENT ROLL

UNIT	UNIT MIX	UNIT SQFT	RENT/SQFT	CURRENT	RENT/SQFT	PRO FORMA
1	2 BED / 1 BATH	1073	\$2.47	\$2,650	\$2.66	\$2,850
2	STUDIO	340	\$3.92	\$1,334	\$4.71	\$1,600
3	STUDIO	340	\$3.82	\$1,300	\$4.71	\$1,600
4	STUDIO	340	\$3.82	\$1,300	\$4.71	\$1,600
5	STUDIO	340	\$3.82	\$1,300	\$4.71	\$1,600
6	STUDIO	340	\$3.82	\$1,300	\$4.71	\$1,600
TOTAL		2773	\$3.61	\$9,184	\$4.36	\$10,850

LEASES

UNIT	UNIT MIX	PARKING	LAUNDRY	NOTES	UTILITIES PAID	EXPIRATION
1	2 BED / 1 BATH	GARAGE	IN-UNIT	OCCUPIED	GAS/ELECTRIC	N/A
2	STUDIO	STREET	ON-SITE	OCCUPIED	GAS/ELECTRIC	N/A
3	STUDIO	ON-SITE	ON-SITE	OCCUPIED	GAS/ELECTRIC	N/A
4	STUDIO	STREET	ON-SITE	OCCUPIED	GAS/ELECTRIC	N/A
5	STUDIO	STREET	ON-SITE	OCCUPIED	GAS/ELECTRIC	N/A
6	STUDIO	STREET	ON-SITE	OCCUPIED	GAS/ELECTRIC	N/A

Comparable Sales



Comparable Sales

1035 Orange Ave

SALES PRICE: \$ 1,440,000

LIST PRICE: \$ 1,475,000

DOM: 245



UNITS

\$/SQFT

\$/UNIT

CAP RATE

GRM

6

\$351.82

\$240,000

5.34%

12.56

1526-1532 Cedar Ave

SALES PRICE: \$ 1,105,000

LIST PRICE: \$ 1,150,000

DOM: 108



UNITS

\$/SQFT

\$/UNIT

CAP RATE

GRM

6

\$247.54

\$184,167

6.35%

10.56

1700 Pacific Ave

SALES PRICE: \$ 1,900,000

LIST PRICE: \$ 2,145,000

DOM: 163



UNITS

\$/SQFT

\$/UNIT

CAP RATE

GRM

10

\$295.81

\$190,000

5.81%

11.54

Comparable Sales

1209 Olive Ave

SALES PRICE: \$ 1,300,000

LIST PRICE: \$ 1,300,000

DOM: N/A



UNITS

\$/SQFT

\$/UNIT

CAP RATE

GRM

6

\$367.23

\$216,667

6.58%

10.18

1021 E 12th St

SALES PRICE: \$ 1,000,000

LIST PRICE: \$ 1,000,000

DOM: 59



UNITS

\$/SQFT

\$/UNIT

CAP RATE

GRM

5

\$267.09

\$200,000

6.40%

10.47

Comparable Sales

Address	Price	Units	SQFT	GSI	NOI	Cap Rate	GRM	Price/SF	Price/Unit	Sale Date
1035 Orange Ave	\$1,440,000	6	4093	\$114,668	\$76,828	5.34%	12.56	\$351.82	\$240,000	1/27/2026
1526-1532 Cedar Ave	\$1,105,000	6	4464	\$104,668	\$70,128	6.35%	10.56	\$247.54	\$184,167	1/22/2026
1700 Pacific Ave	\$1,900,000	10	6423	\$164,620	\$110,295	5.81%	11.54	\$295.81	\$190,000	12/18/2025
1209 Olive Ave	\$1,300,000	6	3540	\$127,700	\$85,559	6.58%	10.18	\$367.23	\$216,667	12/16/2025
1021 E 12th St	\$1,000,000	5	3744	\$95,500	\$63,985	6.40%	10.47	\$267.09	\$200,000	11/24/2025
AVERAGE			4453	\$121,431	\$81,359	6.09%	11.06	\$305.90	\$206,167	
Subject Property										
1081 Cherry Ave	\$1,150,000	6	2,773	\$110,208	\$69,944	6.08%	10.43	\$414.71	\$191,667	

Market Overview



Local Market Overview

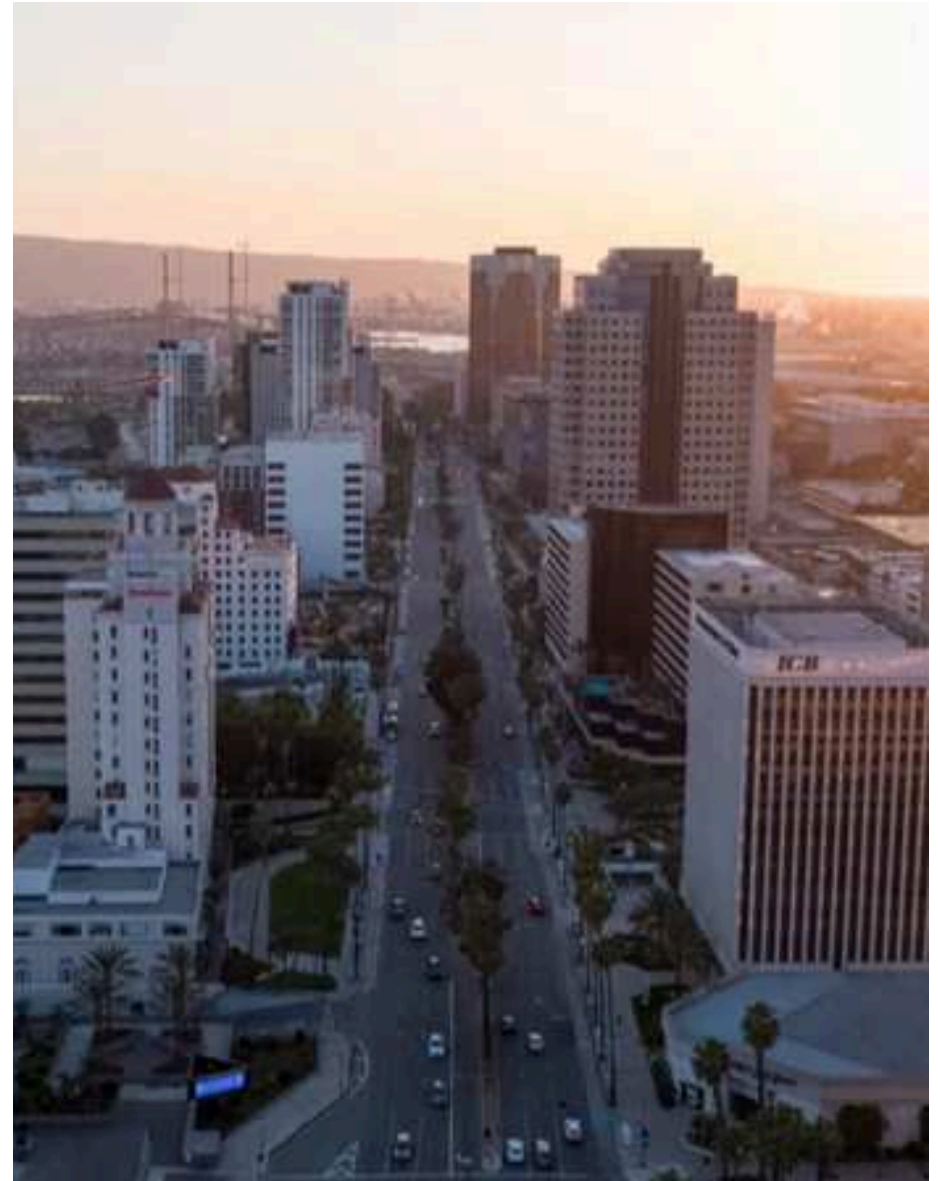
Long Beach

Long Beach is a thriving coastal city of approximately 460,000 residents situated in the southern corner of Los Angeles County, making it the second largest city in the county and one of the most economically significant cities on the West Coast. Positioned at the intersection of Los Angeles and Orange Counties, Long Beach offers investors and residents alike unmatched access to two of the most supply-constrained rental markets in the country, with the 405, 710, and 91 freeways converging to connect the city to the broader Southern California region.

The Port of Long Beach stands as one of the busiest container ports in the world and serves as the economic backbone of the city, generating billions of dollars in trade activity annually and supporting tens of thousands of jobs across logistics, manufacturing, and international trade.

Long Beach is also home to a rapidly diversifying economy anchored by healthcare, technology, aerospace, and professional services, with major employers including Molina Healthcare, Long Beach Memorial Medical Center, California State University Long Beach, and Boeing. The city's labor force draws heavily from a well-educated regional talent pool, benefiting from its proximity to multiple major universities and its position within the greater Los Angeles metropolitan economy, which ranks among the top 20 GDP-producing regions in the world.

For multifamily investors, Long Beach represents one of the most compelling markets in Southern California. Consistently low vacancy rates, strong renter demand driven by the gap between home prices and income levels, and a diverse and stable employment base make Long Beach a market where well-located income properties have historically held value and produced reliable returns through multiple economic cycles.



County Overview

Los Angeles County

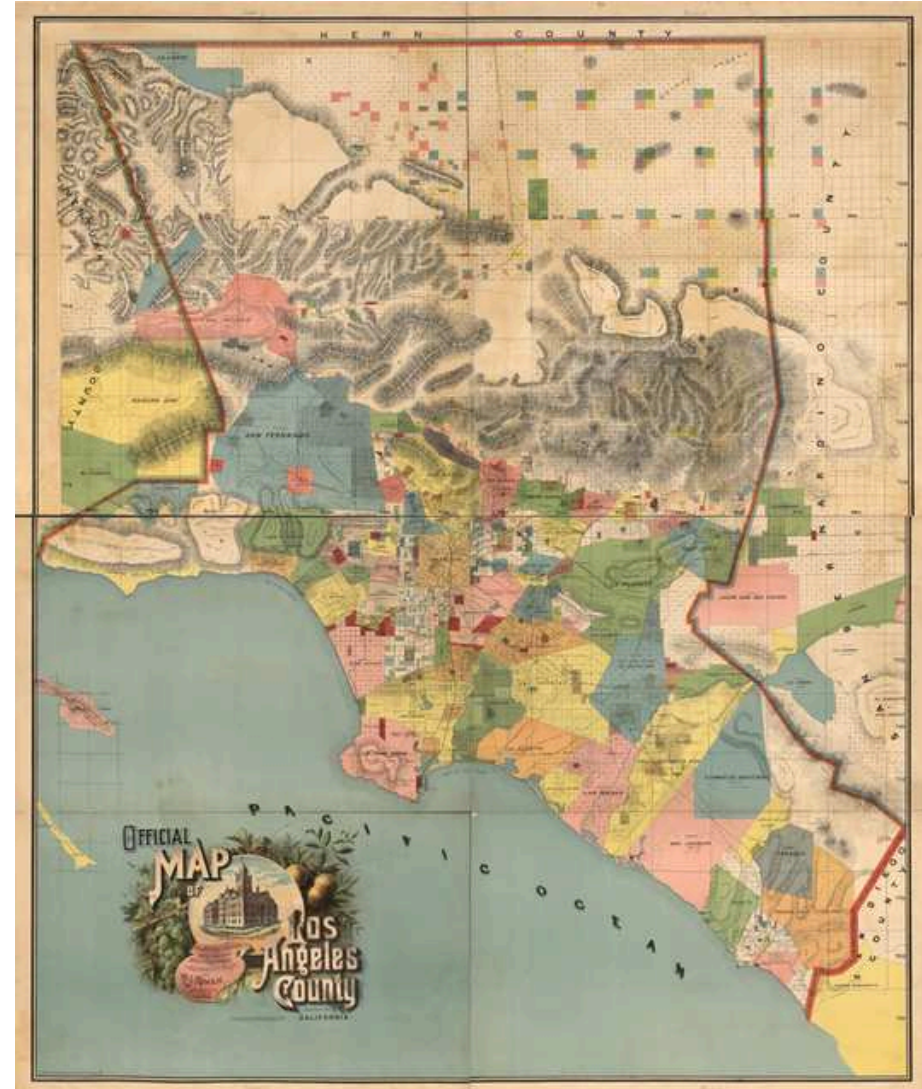
Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates.

Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade.

Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



Contact Information



EXCLUSIVELY PREPARED

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