



5497 ORANGE AVENUE

LONG BEACH, CA 90805

OFFERING MEMORANDUM

MATTHEWS™

EXCLUSIVELY LISTED BY



MARK BRIDGE

EXECUTIVE VICE PRESIDENT, SENIOR DIRECTOR

(949) 681-8388

mark.bridge@matthews.com

License No. 01316702 (CA)

BROKER OF RECORD

DAVID HARRINGTON

License No. 02168060 (CA)





TABLE OF CONTENTS

05 EXECUTIVE SUMMARY

09 MARKET OVERVIEW

15 PROPERTY DESCRIPTION

21 SALES COMPARABLES

27 FINANCIAL OVERVIEW





01 EXECUTIVE SUMMARY

OFFERING SUMMARY

Matthews Real Estate Investment Services™ is pleased to present the Orange Avenue Apartments at 5497 Orange Ave in a solid Long Beach rental location. This garden-style two-story walkup is partially single-story construction and in great condition thanks to quality management. The property is nicely landscaped and has separate gas and electric meters. The building has gated pedestrian access, garage parking, on-site laundry, and a 100-gallon water heater. The units have gas wall heaters and stovetop ranges and ovens.

The strong City of Long Beach location at Orange Ave and Market St offers an investor the ability to attract quality residents seeking a well-located residence with convenient access to a wide variety of activities and retail amenities. Nearby are Long Beach Airport, Virginia Country Club, Long Beach Exchange, Skylines at Long Beach, Hilltop Park, and the Port of Long Beach. The overall demand for well-located apartments like this will be a key driver in the continued growth for the Orange Ave Apartments in Long Beach, California.





OFFERING DETAILS



UNITS
5



PRICE
\$1,095,000



PARKING
Garage



LOT SIZE
±0.12 AC



YEAR BUILT
1954



RENTABLE SF
±3,315 SF







02 MARKET OVERVIEW

MARKET OVERVIEW

Long Beach, California, is a coastal city in Southern California, known for its dynamic urban energy, scenic waterfront, and strong community spirit. Located along the Pacific Ocean, Long Beach is home to one of the busiest and most iconic ports in the world, as well as a thriving marina that offers opportunities for boating, sailing, and waterfront leisure.

The city boasts miles of beautiful coastline, including Alamitos Beach, Belmont Shore, and Junipero Beach, drawing beachgoers, cyclists, and paddleboarders year-round. Long Beach's waterfront is also home to the historic Queen Mary and the popular Aquarium of the Pacific, making it a top destination for families and visitors.

Beyond its coastal charm, Long Beach offers a unique blend of urban sophistication and cultural richness. The Downtown Waterfront District features high-rise living, eclectic dining, and a buzzing arts scene, while neighborhoods like Retro Row and Bixby Knolls showcase vintage flair, indie shops, and local creativity. The city hosts major events throughout the year, including the Grand Prix of Long Beach, Pride Festival, and Music Tastes Good, reflecting its diverse and inclusive spirit.

Strategically located between Los Angeles and Orange County, Long Beach offers excellent access to major freeways, public transportation, and regional job centers. Its housing market includes everything from luxury high-rise condos and ocean-view apartments to historic homes and family-friendly neighborhoods. With ongoing revitalization projects, sustainable development, and a focus on innovation, Long Beach continues to thrive as a premier destination for residents, entrepreneurs, and visitors seeking a vibrant coastal lifestyle.

LONG BEACH, CA



CALIFORNIA



MARKET HIGHLIGHTS

ECONOMY

Long Beach, California, is experiencing robust economic momentum driven by its strategic role in global trade, a diversifying local economy, and strong infrastructure investments. Anchored by the Port of Long Beach—one of the busiest in the United States—the city supports over 300,000 jobs and generates nearly \$100 billion in annual trade. Beyond logistics, Long Beach is advancing a long-term economic blueprint aimed at expanding key sectors like aerospace, healthcare, and the creative economy. The city has also seen a resurgence in tourism, generating over \$2 billion in visitor-related spending in 2023, thanks to attractions like the Aquarium of the Pacific and the revitalized Uptown area. With strong employment from major institutions like Boeing, CSULB, and local healthcare systems, along with easy access to the 710, 405, and 91 Freeways, Long Beach combines economic strength, strategic location, and a rising quality of life—making it a resilient and attractive market for long-term investment.

TOP ATTRACTIONS

DOWNTOWN WATERFRONT

Home to the Aquarium of the Pacific, Shoreline Village, and the Long Beach Convention & Entertainment Center—packed with interactive exhibits, unique shops, and scenic views.

AQUARIUM OF THE PACIFIC

A top-tier public aquarium featuring over 11,000 marine animals across engaging exhibits like Shark Lagoon and the Penguin Habitat.

THE QUEEN MARY

A historic ocean liner turned museum and hotel. Offering guided tours, dining venues, and even ghost-themed experiences.

RETRO ROW (4TH STREET)

A vibrant stretch filled with vintage boutiques, independent coffee shops, and the historic Art Theatre—a hub of nostalgia and local culture.

BELMONT SHORE & ALAMITOS BAY

A beachside neighborhood perfect for shopping, dining, and waterside strolls.

EL DORADO NATURE CENTER

A serene escape with lush trails, ponds, and wildlife, great for a peaceful day outdoors.

CATALINA EXPRESS & CRUISE TERMINAL

Convenient access to boat rides, whale watching, and ferry service to Catalina Island.

EARL BURNS MILLER JAPANESE GARDEN

A tranquil, beautifully landscaped Japanese garden for quiet contemplation opportunities.

LONG BEACH—AN ECONOMIC POWERHOUSE IN CALIFORNIA

ECONOMIC DRIVERS



PROFESSIONAL SERVICES

This sector encompasses finance, insurance, real estate, and legal services, representing the county's largest employment segment.



CONSTRUCTION / DEVELOPMENT

A significant contributor to employment, reflecting ongoing development and infrastructure projects within the county.



TOURISM / ATTRACTIONS

Tourism is a vital economic driver, attracting millions of visitors annually and supporting numerous hospitality and service jobs.



HEALTHCARE SERVICES

The presence of major healthcare providers and facilities underscores the importance of this sector in the local economy.



TECHNOLOGY & INNOVATION

Home to numerous startups and established tech companies, particularly in areas like Irvine, the county is a hub for technological development and innovation.



MEDICAL/SURGICAL MANUFACTURING

Specializations include dental laboratories, computer storage device manufacturing, and surgical and medical instrument manufacturing.

INDUSTRY LEADERS SHAPE THE FUTURE

TOP EMPLOYERS

LONG BEACH
UNIFIED • SCHOOL • DISTRICT

12,049 employees

CITY OF
LONG BEACH

5,395 employees


MemorialCare
Long Beach Medical Center

4,950 employees


LONG BEACH
HEALTHCARE CENTER

3,524 employees

 CALIFORNIA STATE UNIVERSITY
LONG BEACH

3,336 employees

 **LONG BEACH**
CITY COLLEGE

3,321 employees

 **BOEING**

2,019 employees

 **St. Mary**
Medical Center

1,547 employees

 **CSULB**

1,261 employees

 **MOLINA**
HEALTHCARE

1,119 employees



An aerial photograph of a coastal city, likely San Diego, showing a large marina filled with sailboats and yachts. The city is densely packed with residential buildings, many of which are multi-story. The image is overlaid with a dark blue semi-transparent filter. The text '03 PROPERTY DESCRIPTION' is centered in the middle of the image.

03 PROPERTY
DESCRIPTION

PROPERTY OVERVIEW

5497 Orange Avenue is a well-maintained, five-unit garden-style property located at Orange Avenue and Market Street in a strong Long Beach rental corridor. The two-story walk-up features partial single-story construction, excellent curb appeal, gated pedestrian access, and well-kept landscaping.

All units are separately metered for gas and electricity and include gas wall heaters, stovetop ranges, and ovens. Tenants benefit from onsite laundry with a 100-gallon hot water heater, garage parking, and additional street parking.

The property is ideally located near Long Beach Airport, Virginia Country Club, Hilltop Park, Long Beach Exchange, and the Port of Long Beach. With quick access to the 91, 405, and 710 Freeways, the location offers strong connectivity to shopping, employment, and entertainment centers.



PROPERTY HIGHLIGHTS

- Garden-style community featuring a two-story walk-up design with partial single-story construction, situated in the desirable Long Beach rental market. The property showcases excellent curb appeal, highlighted by well-maintained landscaping, mature greenery, and a welcoming exterior that enhances its long-term tenant appeal.
- All units are separately metered for gas and electricity, and conveniently include gas wall heaters, as well as gas stovetop ranges and ovens.
- The building offers gated pedestrian access, pitched composition shingle roofs, garage parking, additional street parking, and a community laundry room equipped with a 100-gallon hot water heater.
- Prime City of Long Beach rental location at Orange Avenue and Market Street, near Long Beach Airport, Virginia Country Club, Long Beach Exchange, Skylines at Long Beach, Hilltop Park, and the Port of Long Beach.
- Centrally located between the 91, 405, and 710 Freeways, and surrounded by a variety of shopping centers, employment opportunities, and entertainment options.





CURB APPEAL & EXTERIOR QUALITY



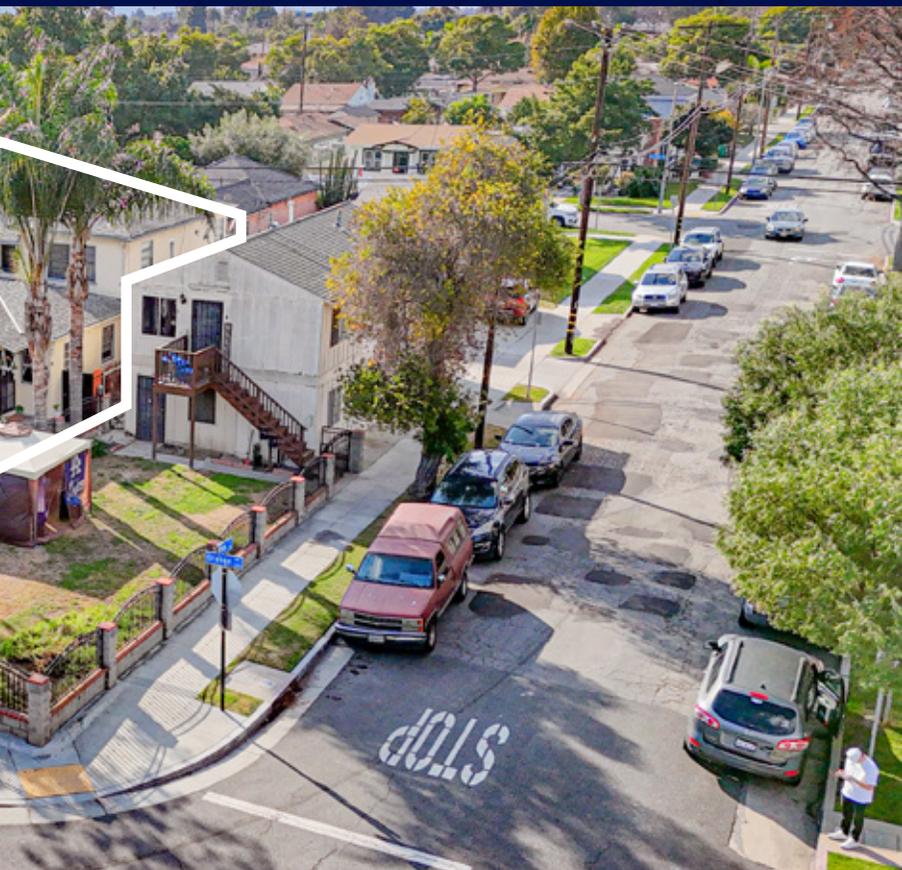
OUTDOOR FEATURES & TENANT APPEAL



AMPLE ON-SITE PARKING FOR CONVENIENCE



STURDY CONSTRUCTION BUILT TO LAST



ASSET CHARACTERISTICS & VALUE



EASY VEHICLE ACCESS FROM WIDE DRIVEWAY



FENCED YARD FOR PERSONAL OUTDOOR AREAS

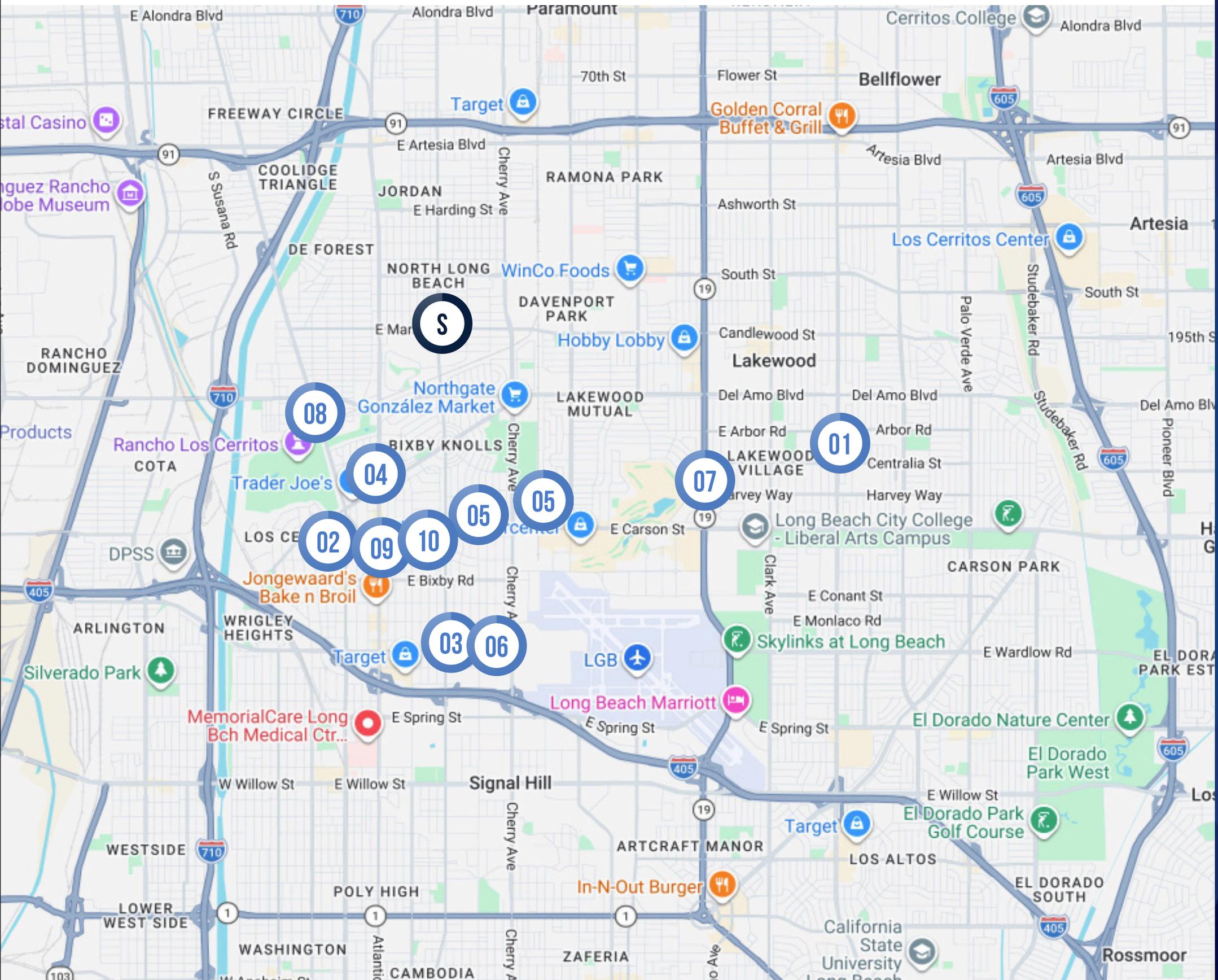




04 MARKET COMPARABLES

SALES COMPARABLES

PHOTO	ADDRESS	CITY, ST	UNITS	YEAR BUILT	BUILDING SF	SALE PRICE	CAP RATE	GRM	PRICE PER UNIT	PRICE PER SF	SALE DATE	UNIT MIX
	1 4635 N Bellflower Blvd	Long Beach, CA	8	1961	6,300	\$2,450,000	5.01%	11.99	\$306,250	\$388.89	11/4/25	(4) 1 Bed 1 Bath (4) 2 Bed 1 Bath
	2 3945 N Virginia Rd	Long Beach, CA	25	1988	18,184	\$6,995,000	4.66%	12.89	\$279,800	\$384.68	Pending	(3) 0 Bed 1 Bath (22) 1 Bed 1 Bath
	3 3402 Gundry Ave	Long Beach, CA	10	1963	8,146	\$2,775,000	5.27%	10.97	\$277,500	\$340.66	1/31/25	(6) 1 Bed 1 Bath (4) 2 Bed 2 Bath
	4 4443 Linden Ave	Long Beach, CA	5	1961	3,516	\$1,250,000	4.89%	11.81	\$250,000	\$355.52	8/30/25	(4) 2 Bed 1 Bath (1) 1 Bed 1 Bath
	5 1110 E Carson St	Long Beach, CA	7	1947	6,525	\$1,750,000	5.19%	11.14	\$250,000	\$268.20	7/22/25	(7) 2 Bed 1 Bath
	6 3402 Gaviota Ave	Long Beach, CA	8	1947	6,404	\$1,910,000	5.31%	10.88	\$238,750	\$298.25	4/22/25	(2) 2 Bed 1 Bath (6) 1 Bed 1 Bath
	7 4426 Lakewood Blvd	Long Beach, CA	10	1958	7,682	\$2,315,000	4.91%	11.09	\$231,500	\$301.35	9/16/25	(4) 2 Bed 1 Bath (6) 1 Bed 1 Bath
	8 30 W 49th St	Long Beach, CA	12	1963	8,692	\$3,292,500	5.26%	10.59	\$274,375	\$378.80	12/23/25	(1) 1 Bed 1 Bath (11) 2 Bed 1 Bath
	9 716 E Carson St	Long Beach, CA	8	1950	6,339	\$2,150,000	5.10%	11.5	\$268,750	\$339.17	8/7/25	(8) 2 Bed 1 Bath
	10 1034 E Carson St	Long Beach, CA	8	1950	7,546	\$2,001,500	4.10%	12.5	\$250,188	\$265.24	4/24/25	(2) 1 Bed 1 Bath (6) 2 Bed 1 Bath
AVERAGE			10	1959	7,933	\$2,688,900	4.97%	11.54	\$262,711	\$332.08		
	S SUBJECT PROPERTY 5497 Orange Ave Long Beach, CA 90805		5	1954	3,315	\$1,095,000	4.53%	13.80	\$219,000	\$330.32	-	(4) 1 Bedroom 1 Bath (1) 2 Bedroom 1 Bath



S

08

04

05

05

02

09

10

07

01

03

06

MemorialCare Long Bch Medical Ctr...

Long Beach Marriott

10 Ave

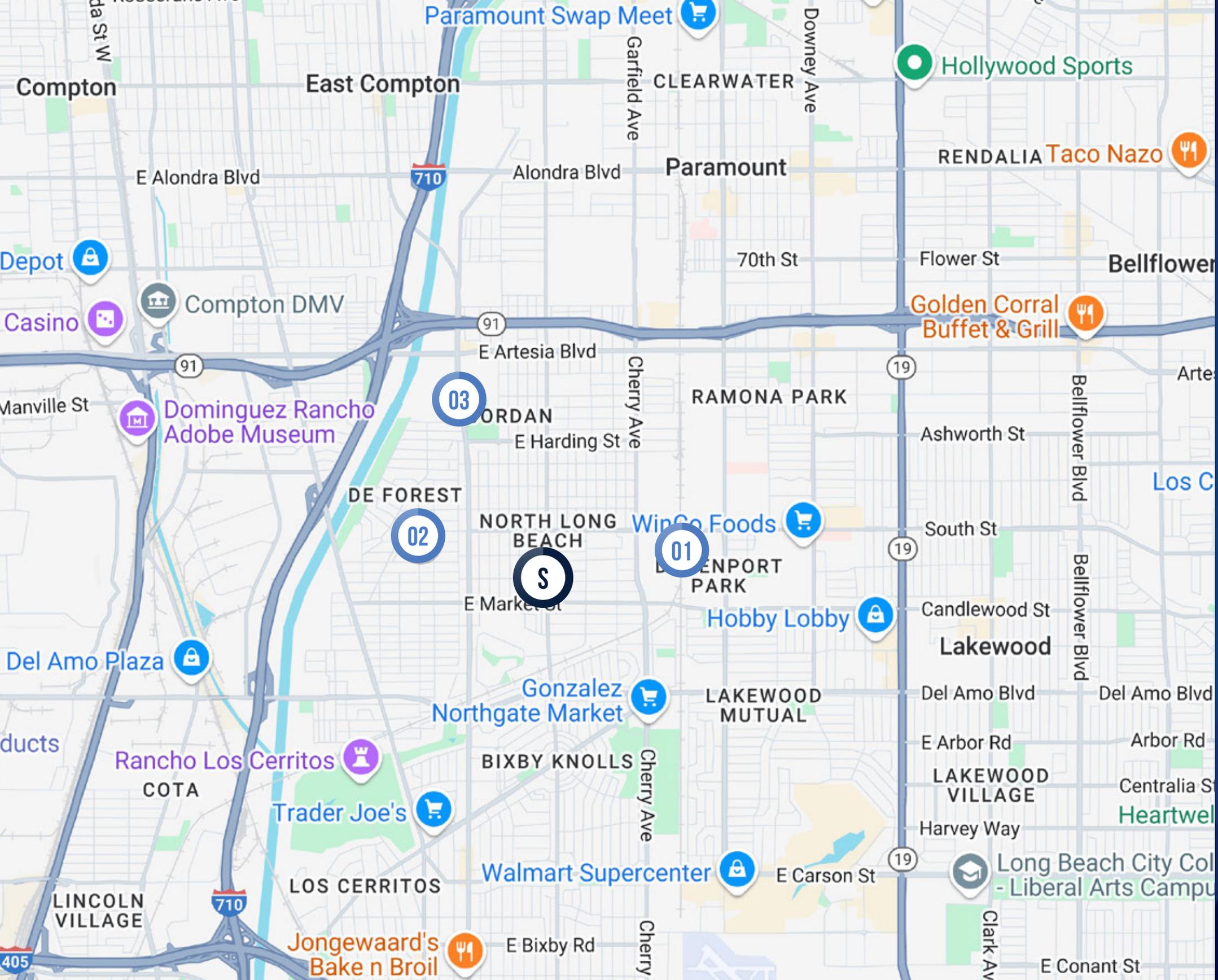
RENT COMPARABLES

TWO BEDROOM COMPARABLES

PHOTO	ADDRESS	YEAR BUILT	UNIT TYPE	UNIT SIZE (SF)	AVG. RENTS	RENT/SF
	1 5565 Ackerfield Ave, Long Beach, CA 90805	1973	2 Bed 2 Bath	859	\$2,295	\$2.67

ONE BEDROOM COMPARABLES

PHOTO	ADDRESS	YEAR BUILT	UNIT TYPE	UNIT SIZE (SF)	AVG. RENTS	RENT/SF
	2 5700 Locust Ave, Long Beach, CA 90805	1947	1 Bed 1 Bath	450	\$1,825	\$4.05
	3 570 E 64th St, Long Beach, CA 90805	1960	1 Bed 1 Bath	550	\$2,050	\$3.73
	SUBJECT PROPERTY 5497 Orange Ave Long Beach, CA 90805	1954	1 Bed 1 Bath 2 Bed 1 Bath	630 795	\$1,218 \$1,740	\$1.93 \$2.19



Paramount Swap Meet

Compton

East Compton

CLEARWATER

Hollywood Sports

E Alondra Blvd

Alondra Blvd

Paramount

RENDALIA Taco Nazo

Depot

Compton DMV

70th St

Flower St

Bellflower

Casino

Golden Corral Buffet & Grill

Manville St

Dominguez Rancho Adobe Museum

E Artesia Blvd

03

JORDAN

RAMONA PARK

E Harding St

19

Ashworth St

Los C

DE FOREST

02

NORTH LONG BEACH

WinCo Foods

01

LENPORT PARK

S

E Market St

Hobby Lobby

South St

Candlewood St

Lakewood

Del Amo Plaza

Gonzalez Northgate Market

LAKEWOOD MUTUAL

Del Amo Blvd

Del Amo Blvd

ducts

Rancho Los Cerritos

Trader Joe's

BIXBY KNOLLS

Cherry Ave

E Arbor Rd

Arbor Rd

LAKEWOOD VILLAGE

Centralia S

Harvey Way

Heartwel

LINCOLN VILLAGE

LOS CERRITOS

Walmart Supercenter

E Carson St

Long Beach City Col - Liberal Arts Campu

405

Jongewaard's Bake n Broil

E Bixby Rd

Cherry

Clark Av

E Conant St



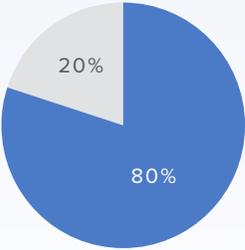


05 OVERVIEW
FINANCIAL

FINANCIALS

[Redacted]	
Address	5497 Orange Ave Long Beach, CA 90805
Total Number of Units	5
Total Square Feet	±3,315 SF
Average Unit Size	±663 SF
Average Monthly Rent Per Unit	\$1,322
Asset Type	Multifamily

[Redacted]	
Display Rent As	Monthly
Rents To Show	Current and Potential
Rental Range Rent	Current



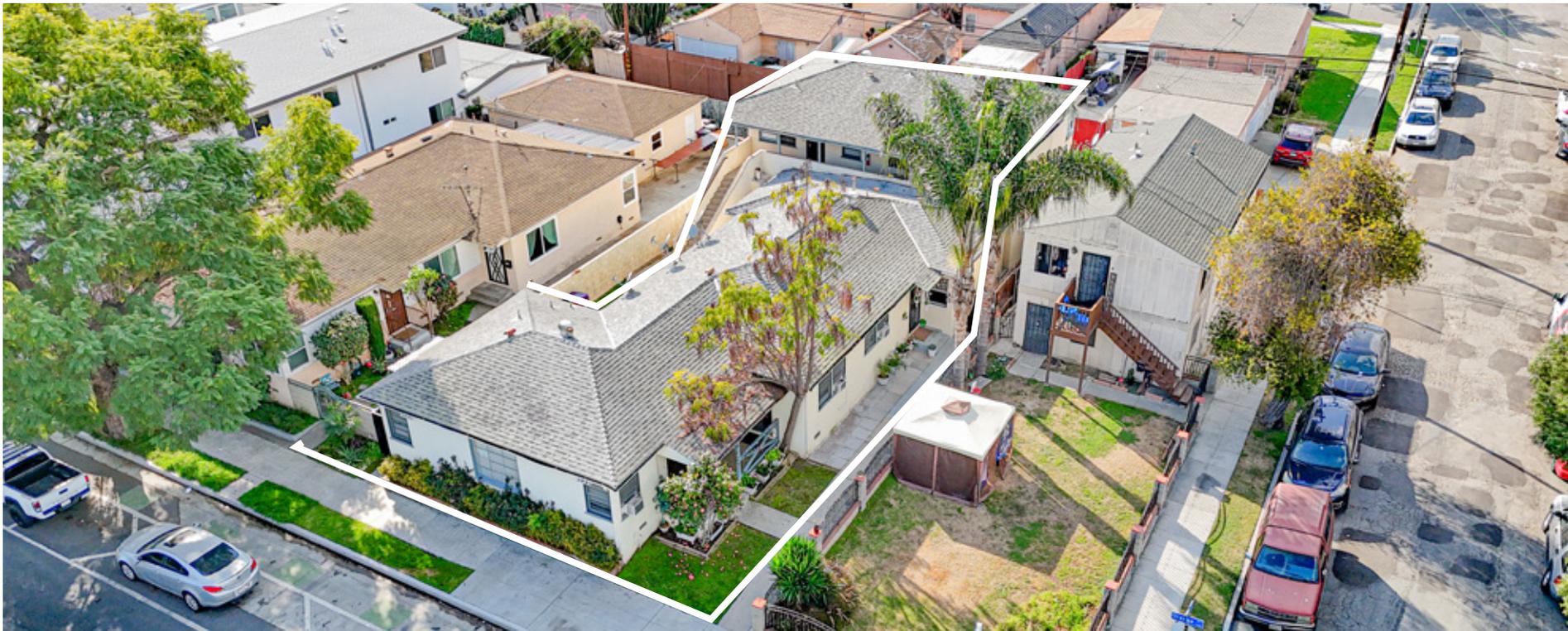
■ 1 Bed / 1 Bath
■ 2 Bed / 2 Bath

RENT ROLL SUMMARY

UNIT TYPE	# OF UNITS	AVG SF	RENTAL RANGE	CURRENT			POTENTIAL		
				AVG. RENT	AVG. RENT/SF	MONTHLY INCOME	AVG. RENT	AVG. RENT/SF	MONTHLY INCOME
1 Bed / 1 Bath	4	630	\$1,080 - \$1,632	\$1,218	\$1.93	\$4,872	\$1,800	\$2.86	\$7,200
2 Bed / 1 Bath	1	795	\$1,740 - \$1,740	\$1,740	\$2.19	\$1,740	\$2,300	\$2.89	\$2,300
Totals/Weighted Averages	5	663		\$1,322	\$1.99	\$6,612	\$1,900	\$2.87	\$9,500
Gross Annualized Rents						\$79,344			\$114,000

RENT ROLL

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT/ MONTH	CURRENT RENT/SF/ MONTH	MARKET RENT /MONTH	MARKET RENT/SF/ MONTH
1	1 Bed / 1 Bath	630	\$1,632	\$2.59	\$1,800	\$2.86
2	1 Bed / 1 Bath	630	\$1,080	\$1.71	\$1,800	\$2.86
3	2 Bed / 1 Bath	795	\$1,740	\$2.19	\$2,300	\$2.89
4	1 Bed / 1 Bath	630	\$1,080	\$1.71	\$1,800	\$2.86
5	1 Bed / 1 Bath	630	\$1,080	\$1.71	\$1,800	\$2.86
Total		3,315	\$6,612	\$1.99	\$9,500	\$2.87



PRICING DETAILS

SUMMARY				
Price	\$1,095,000			
Down Payment (50%)	\$547,500			
Number of Units	5			
Price Per Unit	\$219,000			
Price Per SF	\$330.32			
Rentable SF	3,315			
Lot Size	0.12 Acres			
Approx. Year Built	1954			
RETURNS		CURRENT	MARKET	
CAP Rate	4.53%		7.60%	
GRM	13.80		9.61	
Cash-on-Cash	3.40%		9.54%	
Debt Coverage Ratio	1.60		2.69	
FINANCING		1ST LOAN		
Loan Amount	\$547,500			
Loan Type	New			
Interest Rate	5.65%			
Amortization	30 Years			
Year Due	2040			
# OF UNITS	UNIT TYPE	UNIT SF	SCHEDULED RENTS	MARKET RENTS
4	1 Bed / 1 Bath	630	\$1,218	\$1,800
1	2 Bed / 1 Bath	795	\$1,740	\$2,300

OPERATING DATA		CURRENT		MARKET	
Gross Scheduled Rent	\$79,344		\$114,000		
Less: Vacancy/Deductions	3.0%	\$2,380	3.0%	\$3,420	
Total Effective Rental Income	\$76,964		\$110,580		
Other Income	\$900		\$900		
Effective Gross Income	\$77,864		\$111,480		
Less: Expenses	36.3%	\$28,296	25.4%	\$28,296	
Net Operating Income	\$49,568		\$83,184		
Cash Flow	\$49,568		\$83,184		
Debt Service	\$30,934		\$30,934		
Net Cash Flow After Debt Service	3.40%	\$18,634	9.54%	\$52,250	
Total Return	3.40%	\$18,634	9.54%	\$52,250	
EXPENSES		CURRENT		MARKET	
Real Estate Taxes	\$13,578		\$13,578		
Insurance	\$3,750		\$3,750		
Utilities - Electric	\$360		\$360		
Utilities - Water, Gas & Trash	\$3,970		\$3,970		
Repairs & Maintenance	\$2,500		\$2,500		
Landscaping	\$760		\$760		
Pest Control	\$900		\$900		
Direct Assessments	\$978		\$978		
Operating Reserves	\$1,500		\$1,500		
Total Expenses	\$28,296		\$28,296		
Expenses/Unit	\$5,659		\$5,659		
Expenses/SF	\$8.54		\$8.54		

OPERATING STATEMENT

INCOME	CURRENT		MARKET		PER UNIT	PER SF
Gross Scheduled Rent	\$79,344		\$114,000		\$22,800	\$34.39
Physical Vacancy	(\$2,380)	3.0%	(\$3,420)	3.0%	(\$684)	(\$1.03)
Total Vacancy	(\$2,380)	3.0%	(\$3,420)	3.0%	(\$684)	(\$1)
Effective Rental Income	\$76,964		\$110,580		\$22,116	\$33.36
Laundry Income	\$900		\$900		\$180	\$0.27
Total Other Income	\$900		\$900		\$180	\$0.27
Effective Gross Income	\$77,864		\$111,480		\$22,296	\$33.63

EXPENSES	CURRENT		MARKET		PER UNIT	PER SF
Real Estate Taxes	\$13,578		\$13,578		\$2,716	\$4.10
Insurance	\$3,750		\$3,750		\$750	\$1.13
Utilities - Electric	\$360		\$360		\$72	\$0.11
Utilities - Water, Gas & Trash	\$3,970		\$3,970		\$794	\$1.20
Repairs & Maintenance	\$2,500		\$2,500		\$500	\$0.75
Landscaping	\$760		\$760		\$152	\$0.23
Pest Control	\$900		\$900		\$180	\$0.27
Direct Assessments	\$978		\$978		\$196	\$0.30
Operating Reserves	\$1,500		\$1,500		\$300	\$0.45
Total Expenses	\$28,296		\$28,296		\$5,659	\$8.54
Expenses as % of EGI	36.3%		25.4%			
Net Operating Income	\$49,568		\$83,184		\$16,637	\$25.09



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5497 Orange Avenue Long Beach, CA, 90805** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

OFFERING MEMORANDUM

5497 ORANGE AVENUE

LONG BEACH, CA 90805



MARK BRIDGE

EXECUTIVE VICE PRESIDENT, SENIOR DIRECTOR

(949) 681-8388

mark.bridge@matthews.com

License No. 01316702 (CA)

BROKER OF RECORD

DAVID HARRINGTON

License No. 02168060 (CA)

MATTHEWS™