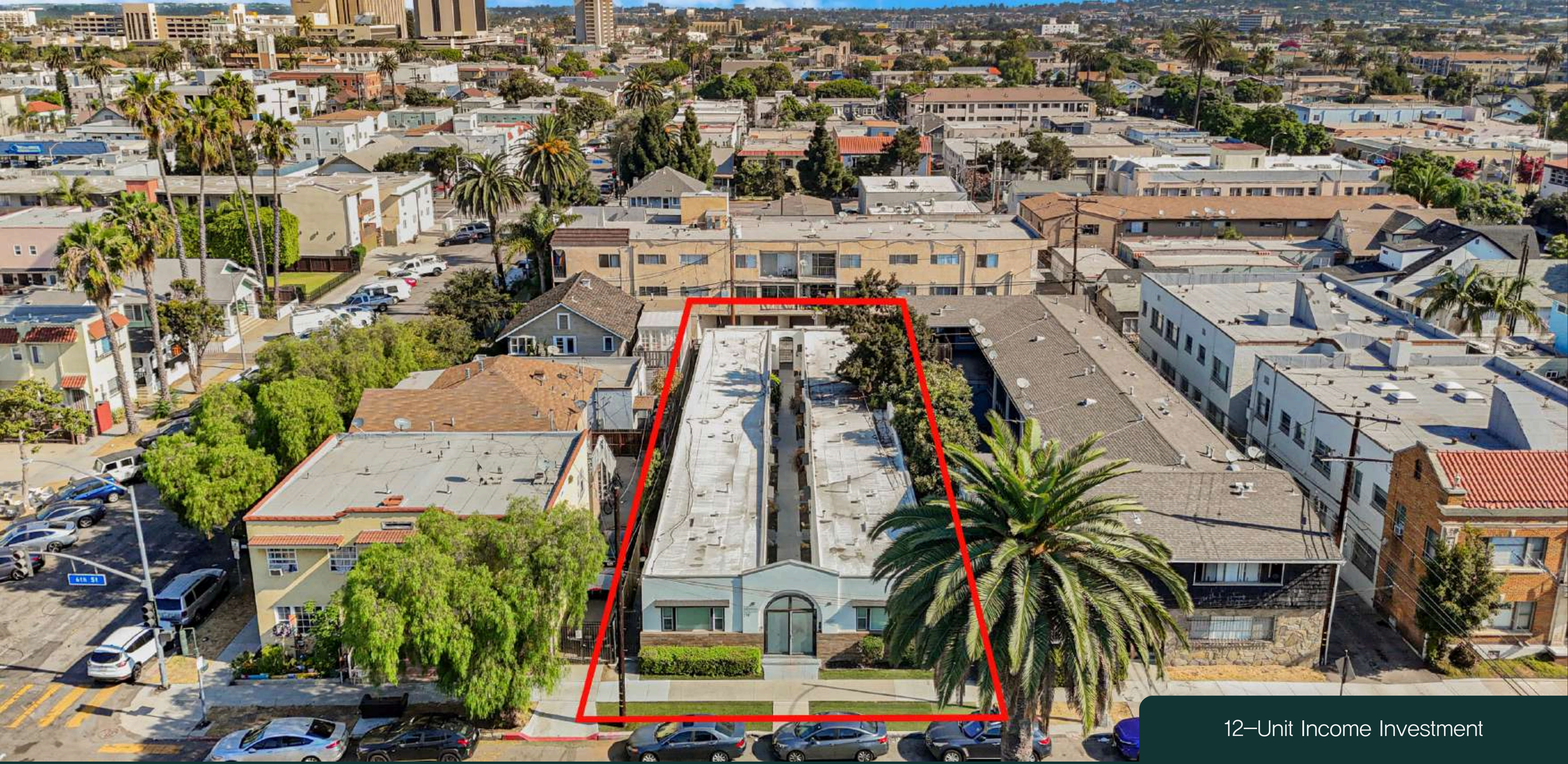


12-Unit Income Investment

Offering Memorandum

711 E 6th St *Long Beach*, CA 90813

The Group
COMMERCIAL REAL ESTATE

LYONSTAHL
INVESTMENT REAL ESTATE

Property *Overview*

711 E 6th St is a twelve-unit multifamily property in Long Beach, **offered at $2,000,000.** Built in 1953, the property presents a stabilized cash-flow opportunity in an established, renter-focused submarket where consistent occupancy and modest acquisition metrics remain attractive for income-focused investors seeking immediate NOI generation.

The property comprises twelve studio units averaging 420 square feet. Currently, ten units are occupied with rents averaging $1,507.50 per month — positioned just 1.17% below market rents of $1,525 per unit, with two units ready to lease at market rate. This minimal rent-to-market gap, combined with high occupancy and one of Long Beach's highest walk scores on 6th Street, creates a straightforward path to pro forma income through uncomplicated unit turnover with no renovation or capital improvement required.

Subject to Long Beach rent control ordinance, the incoming owner captures rent increases at each vacancy. The property carries zero parking obligation, separately metered utilities, and a lean operating expense load representing 38.45% of effective gross income at pro forma. 711 E 6th St is a day-one cash-flow asset with strong fundamentals in a supply-constrained rental submarket.

1953
Year Built

8,064 SF
Lot Size

5,040 SF
Building Size

12
Units

(12) – Studio
Unit Mix

Investment *Highlights*

Immediate Cash Flow from Day One

Entry at 6.64% current cap rate with ten units occupied and generating consistent monthly income. The two vacant units reposition to market rent at lease-up, growing NOI from $132,860 to $135,488 — with zero capital spend required to realize the growth. This is cash income from acquisition close, not a lease-up or value-add timeline.

Two Market–Ready Vacant Units — Zero Capex Required

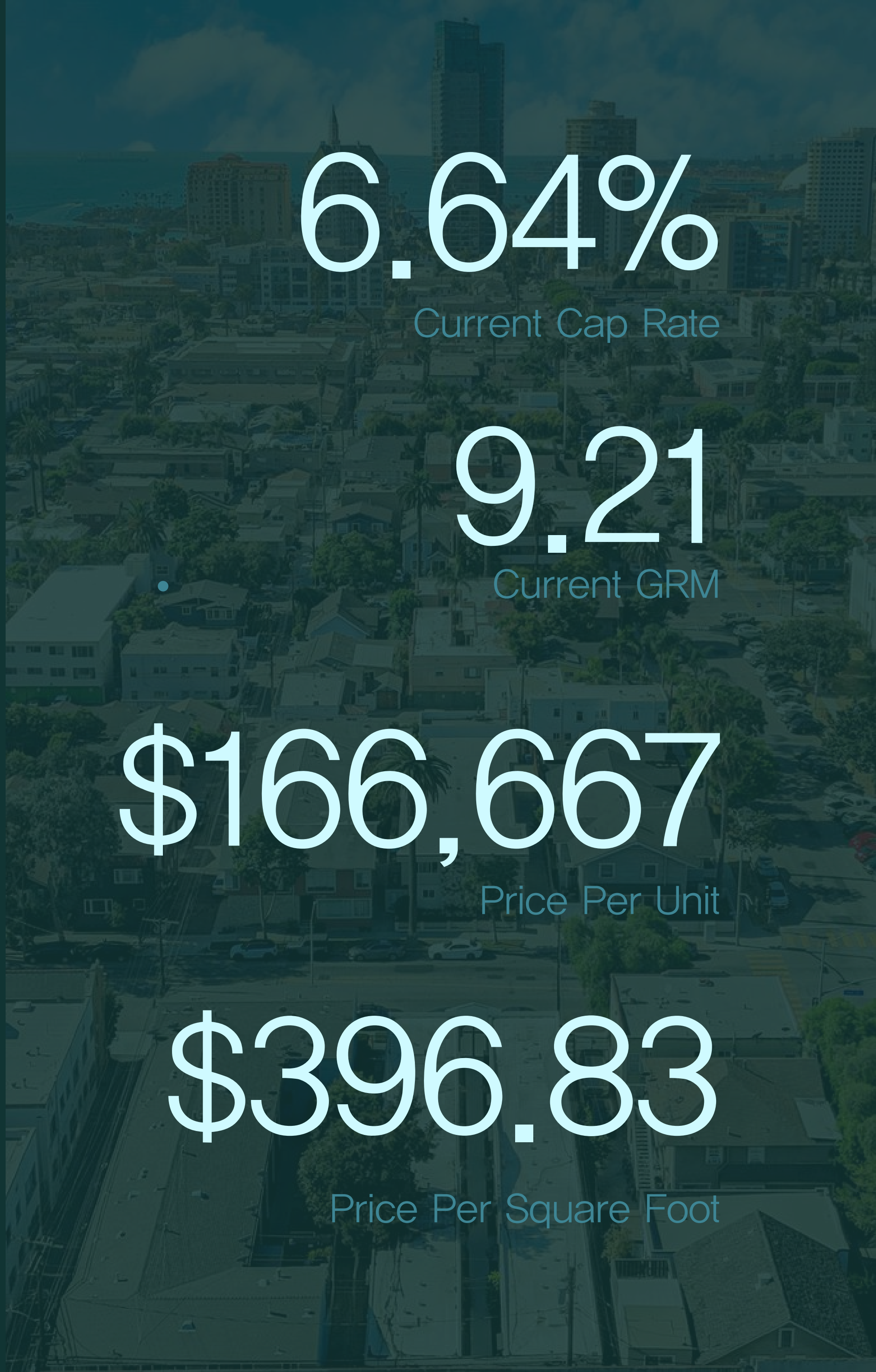
Units 04 and 07 are positioned at market rent ($1,525/month) with no renovation or capital expenditure needed to lease them. The two vacancies represent $7,200 in annualized incremental NOI, captured purely through straightforward leasing execution in a supply-constrained rental market with proven tenant demand. This is execution upside, not speculative upside.

Lean Operating Profile with Strong Efficiency Metrics

Per-unit annual operating expense of just $7,043 across twelve units, underpinned by economical utility, maintenance, and administrative costs. At 38.45% expense-to-EGI ratio, the property is operationally tight and produces strong cash flow relative to total income — no operational bloat, no rehab, no elevated management overhead.

Conservative Debt Metrics and Strong Debt Service Coverage

Financed at 70% LTV with 1.20 DSCR, the property carries favorable loan-to-value ratio and strong debt service cushion. The existing cash flow comfortably services debt, leaving room for distribution to equity holders from day one, with no refinance risk tied to lease-up or market movement.



6.64%
Current Cap Rate

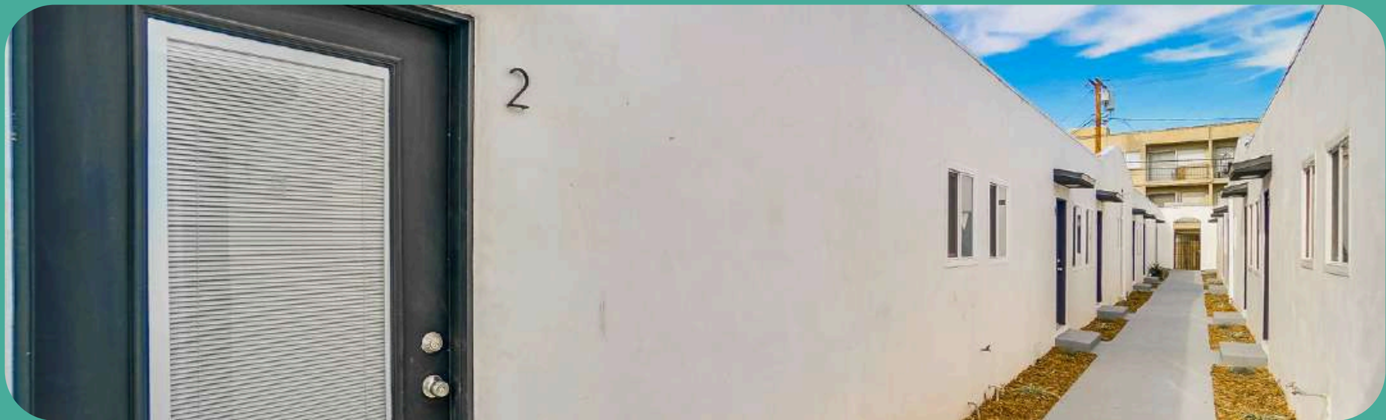
9.21
Current GRM

$166,667
Price Per Unit

$396.83
Price Per Square Foot

Exterior 1/2

Exterior



Interior

Welcome to the *Neighborhood*

A proven rental submarket where housing affordability meets supply–constrained development.

Long Beach | Location Overview

711 E 6th St sits in an established residential corridor near Long Beach's downtown core, within walking distance to retail, food service, and neighborhood services that define everyday livability. The area draws working renters and students seeking affordable studio housing in close proximity to employment centers, public transit, and urban amenities without premium neighborhood pricing.

Connectivity & Long–Term Demand

The property benefits from immediate access to the Long Beach Transit system and the 405/710 freeway corridors, positioning residents within 15-20 minutes of job clusters across greater Los Angeles — from downtown LA employment to port and logistics facilities south. More importantly, 711 E 6th St sits on one of Long Beach's highest-walkability corridors. Retail, food service, employment centers, and transit infrastructure cluster within a 10-minute walk — the kind of everyday convenience that keeps tenants in place. High walk score drives high occupancy. Long Beach's zoning constraints and limited new multifamily entitlements ensure existing rental inventory remains well-occupied with minimal concessions, supporting consistent rent growth, durable tenant demand, and predictable long-term asset appreciation for stabilized operators.

Financial Summary

VALUE

PRICE	PPU	PPSF	CURRENT		PRO FORMA	
			CAP RATE	GRM	CAP RATE	GRM
$2,000,000	$166,667	$396.83	6.64%	9.21	6.77%	9.11

UNIT MIX & SCHEDULED INCOME

TYPE	UNIT COUNT	AVG SF	CURRENT		PRO FORMA	
			MONTHLY AVG RENT	TOTAL MONTHLY RENT	MARKET RENT	TOTAL MONTHLY RENT
Studio	12	420	$1,507.50	$18,090.00	$1,525	$18,300
Total	12	5,040	$18,090.00	$18,090.00		$18,300.00
Annual Total				**$217,080.00**		**$219,600.00**

Financial Summary

INCOME				CURRENT			Pro Forma
Scheduled Gross Rent				$217,080			$219,600
Vacancy Reserve	5%			-$10,854			-$10,980
Net Rental Income				$206,226			$208,620
Parking Income	$0.00	*Total*		$0			$0
Laundry Income	$0.00	*Total*		$0			$0
Other Income	$0.00	*Total*		$0			$0
Pet Fee's	$1,358.00	*Total*		$1,358			$1,399
RUB's Income	$4,803.00	*Total*		$4,803			$4,947
Storage Income	$5,000.00	*Total*		$5,000			$5,150
Effective Gross Income				**$217,387**			**$220,116**

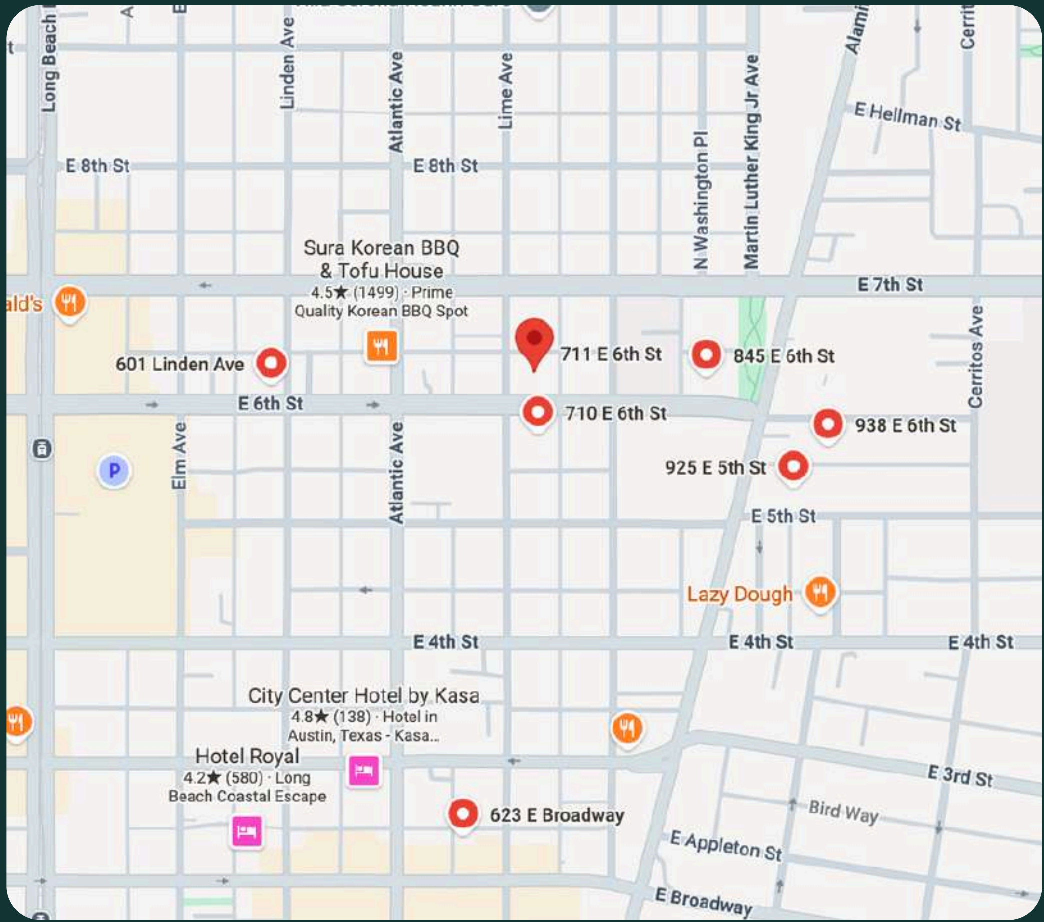
Financial Summary

EXPENSES	ESTIMATES		PER UNIT			PER UNIT	
Real Estate Taxes *	1.25%	% of Purchase Price	$2,083.33	$25,000		$2,083.33	$25,000
Insurance	$1,000	Per Unit	$1,000.00	$12,000		$1,000.00	$12,000
Management Fee's	4.00%	X GOI	$723.60	$8,683		$732.00	$8,784
Administrative	$300	Per Unit	$300.00	$3,600		$300.00	$3,600
Repairs & Maintenance	$1,000	Per Unit	$1,000.00	$12,000		$1,000.00	$12,000
Utilities							
Electric	$25	Per Unit	$25.00	$300		$25.00	$300
Gas	$97	Per Unit	$97.00	$1,164		$97.00	$1,164
Sewer/Water	$469	Per Unit	$469.00	$5,628		$469.00	$5,628
Trash	$624	Per Unit	$624.00	$7,488		$624.00	$7,488
Contract Services	$272	Per Unit	$272.00	$3,264		$272.00	$3,264
Turnover	$100	Per Unit	$100.00	$1,200		$100.00	$1,200
Reserves	$250	Per Unit	$250.00	$3,000		$250.00	$3,000
Marketing	$100	Per Unit	$100.00	$1,200		$100.00	$1,200
Total Expenses				**$84,527.20**			**$84,628.00**
Per Unit				$7,043.93			$7,052.33
Per SF				$16.77			$16.79
% of EGI				38.88%			38.45%
* RE Tax adjusted							
Net Operating Income				**$132,859.80**			**$135,487.83**

Rent Roll

UNIT #	UNIT TYPE	ESTIMATED SF	CURRENT RENT	CURRENT RENT PSF	MARKET RENT	MARKET RENT PSF	STATUS	UPSIDE %
01	Studio	420	$1,525.00	$3.63	$ 1,525.00	$ 3.63	Occupied	0.00%
02	Studio	420	$1,495.00	$3.56	$ 1,525.00	$ 3.63	Occupied	2.01%
03	Studio	420	$1,495.00	$3.56	$ 1,525.00	$ 3.63	Occupied	2.01%
04	Studio	420	$1,525.00	$3.63	$ 1,525.00	$ 3.63	Vacant	0.00%
05	Studio	420	$1,495.00	$3.56	$ 1,525.00	$ 3.63	Occupied	2.01%
06	Studio	420	$1,495.00	$3.56	$ 1,525.00	$ 3.63	Occupied	2.01%
07	Studio	420	$1,525.00	$3.63	$ 1,525.00	$ 3.63	Vacant	0.00%
08	Studio	420	$1,495.00	$3.56	$ 1,525.00	$ 3.63	Occupied	2.01%
09	Studio	420	$1,495.00	$3.56	$ 1,525.00	$ 3.63	Occupied	2.01%
10	Studio	420	$1,525.00	$3.63	$ 1,525.00	$ 3.63	Occupied	0.00%
11	Studio	420	$1,495.00	$3.56	$ 1,525.00	$ 3.63	Occupied	2.01%
12	Studio	420	$1,525.00	$3.63	$ 1,525.00	$ 3.63	Occupied	0.00%
Totals		5,040	$18,090.00	$43.07	$18,300.00	$43.57	83% Occupancy	
Averages		420	$1,507.50	$3.59	$1,525.00	$3.63		1.17%

Sales Comparable Analysis



1. 623 E Broadway, Long Beach, CA 90802
2. 845 E 6th St, Long Beach, CA 90802
3. 601 Linden Ave, Long Beach, CA 90802
4. 710 E 6th St, Long Beach, CA 90802
5. 938 E 6th St, Long Beach, CA 90802
6. 925 E 5th St, Long Beach, CA 90802

Sales
Comparable Analysis

NUMBER	ADDRESS	ZIP CODE	DATE CLOSED	YEAR BUILT	TOTAL UNITS	SALE PRICE	BUILDING SF	PRICE/UNIT	CAP RATE	GRM
Subject	711 E 6th St	90813	N/A	1953	12	$2,000,000	5040	$166,667	6.64%	9.21
1	623 E Broadway	90802	2025-12-03	1923	12	$1,300,000	6,020	$108,333		
2	845 E 6th St	90802	2025-08-06	1924	24	$5,203,327	11,346	$216,805	6.90%	9.7
3	601 Linden Ave	90802	2025-07-29	1929	12	$2,900,000	8,100	$241,667	6.70%	9.8
4	710 E 6th St	90802	2025-06-10	1964	8	$2,135,000	7,942	$266,875	5.17%	17.9
5	938 E 6th St	90802	2025-04-25	1987	10	$2,699,000	7,897	$269,900		
6	925 E 5th St	90802	2024-12-13	1963	12	2975000	8,060	$247,917		

Let's *Connect*

For additional information, to request an in-depth financial review, or to schedule a private tour, please contact the team below. We are available to answer questions, walk through the opportunity, and provide next steps.

TAYLOR AVAKIAN

FIRST VICE PRESIDENT, LYON STAHL
FOUNDER, THE GROUP CRE

916.996.4421
taylor@lyonstahl.com

FREDDIE GERSHINSON

ASSOCIATE AGENT, LYON STAHL

818.205.4254
freddie@lyonstahl.com