

OFFERING MEMORANDUM
5339 E OCEAN BLVD

LONG BEACH, CA 90803 6 UNITS \$3,200,000

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PROPERTY INFORMATION

5339 E Ocean Blvd - Long Beach, CA 90803

THE OFFERING

SAMIMI
INVESTMENTS



Location Location Location! Ocean Front Assets are the gold standard for real estate. Do not miss this.

Unobstructed Ocean Views and the highest Cap Rate (4.71%) you will ever find in Belmont Shore on the Ocean in this Incredible Ocean Front 6 unit with Parking!

You can't beat this asset. The Beach House is a incredibly rare property to come across. Stunning remodels with new plumbing, electrical, and high end finishes. Each unit has Washer and Dryer in unit and a beautiful layout maximizing the ocean views here on Ocean Blvd. Steps to the sand and even more rare for Belmont Shore, this asset comes with 4 parking spaces. You will not find beach front properties this cheap maybe ever again.

5339 E Ocean Blvd is an ideal opportunity for investors seeking a **turnkey coastal multifamily generational asset** with **zero deferred maintenance, immediate leasing opportunity to put your own tenants in and an exceptional location-driven rental appeal** in one of Southern California's most desirable beach communities. **Four of the units are rare front-facing one-bedroom residences with ocean and water views**, creating a highly compelling lifestyle rental product in one of Long Beach's most sought-after beachside communities. The remaining two renovated one-bedroom units further round out a turnkey investment with broad tenant appeal.

With the Olympics coming to the Belmont Shore Swimming Pool, AIR BNB opportunities are endless.

The Beach House at **5339 E Ocean Blvd** in the most desirable **Belmont Shore** asset you will find. One of the only locations on Ocean Blvd with unobstructed ocean views. Offered at **\$3,200,000** and only **\$533,333 per unit**, this exceptional coastal asset consists of **six 1-bedroom/1-bathroom units** across **3,048 square feet** on a **2,540 square foot lot**. Based on projected market rents, the property offers approximately **\$17,780 per month** and **\$215,760 in annual scheduled gross income**, with an estimated **6.18% cap rate upon lease up**.

5339 E Ocean Blvd - Long Beach, CA 90803

LYONSTAHLL
INVESTMENT REAL ESTATE

PROPERTY INFORMATION

PROPERTY DETAILS

SAMIMI
INVESTMENTS

Address

**5339 E Ocean Blvd
Long Beach, CA 90803**

Total Units	6
Total Building Sqft.	3,048 SF
Total Lot Size	2,540 SF
Year Built	1953
Zoning	LBR4R
APN	7245-007-026



INVESTMENT HIGHLIGHTS

- **Premier Oceanfront Location:** Unobstructed ocean views on Ocean Blvd in Belmont Shore—one of SoCal's top beach communities.
- **Fully Renovated & 2 Vacant:** 6 renovated IBD/IBA units (3,048 SF) with new plumbing/electrical.
- **Market-Beating Returns:** **6.18% cap rate** and **12.18 GRM** upon lease-up.
- **Unique Amenities:** 4 rare parking spaces + steps to sand
- **Olympics/World Cup Boost:** Airbnb/vacation rental appeal boosted by upcoming Olympics events.

PROPERTY PHOTOS



5339 E Ocean Blvd - Long Beach, CA 90803



5339 E Ocean Blvd – Long Beach, CA 90803



PROPERTY PHOTOS

PROPERTY PHOTOS

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INVESTMENTS

5339 E Ocean Blvd - Long Beach, CA 90803



PROPERTY PHOTOS

PROPERTY PHOTOS



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	1	1	\$3,500	\$3,500	Vacant
2	1	1	\$2,695	\$3,500	-
3	1	1	\$3,500	\$3,500	Vacant
4	1	1	\$2,695	\$3,500	-
5	1	1	\$2,695	\$3,200	-
6	1	1	\$2,695	\$4,500	-
TOTALS			\$17,780	\$21,700	

All dimensions, square footage, layouts, and features are approximate and not guaranteed.
Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

Property Address: 5339 E Ocean Blvd				Annualized Operating Data		Current Rents		Market Rents				
List Price:		\$3,200,000		Scheduled Gross Income:		\$215,760		\$262,800				
Down Payment:	36.0%	\$1,152,000		Gross Operating Income:		\$215,760		\$262,800				
Number of units:		6		Expenses:		\$65,156	30%	*1	\$65,156	25%	*1	
Cost per Unit:		\$533,333		Net Operating Income:		\$150,604		\$197,644				
Current GRM:		14.83		Loan Payments:		\$143,419		\$143,419				
Market GRM:		12.18		Pre Tax Cash Flows:		\$7,186	0.62%	*2	\$54,226	4.71%	*2	
Current CAP:		4.71%		Principal Reduction:		\$26,346		\$26,346				
Market CAP:		6.18%		Total Return Before Taxes:		\$33,532	2.91%	*2	\$80,572	6.99%	*2	
Year Built / Age:		1953										
Approx. Lot Size:		2,540										
Approx. Gross RSF:		3,048		*1 As a percent of Scheduled Gross Income								
Cost per Net RSF:		\$1,049.87		*2 As a percent of Down Payment								
Proposed Financing				Scheduled Income								
First Loan Amount:	\$2,048,000	Amort:	30			Current Income		Market Income				
Terms:	5.75%	Fixed:	5	# of	Bdrms/	Notes	Monthly	Total Monthly	Monthly	Total		
Payment:	\$11,952	DCR:	1.05	Units	Baths		Rent/Average	Income	Rent/Unit	Income		
				1	1+1	Vacant	\$3,500	\$3,500	\$3,500	\$3,500		
				1	1+1		\$2,695	\$2,695	\$3,500	\$3,500		
Annualized Expenses				1	1+1	Vacant	\$3,500	\$3,500	\$3,500	\$3,500		
*Estimated				1	1+1		\$2,695	\$2,695	\$3,500	\$3,500		
New Taxes (New Estimated):				\$40,000	1	1+1	\$2,695	\$2,695	\$3,500	\$3,500		
Maintenance (\$600/unit):				\$3,600	1	1+1	\$2,695	\$2,695	\$3,200	\$3,200		
Insurance (\$1.25/SF):				\$3,810	1	1+1	\$2,695	\$2,695	\$4,500	\$4,500		
Utilities (\$800/unit/year):				\$4,800								
Management				\$12,946								
				Total Scheduled Rent:					\$17,780	\$21,700		
				Laundry								
				Garages					\$200	\$200		
Total Expenses:				\$65,156	Monthly Scheduled Gross Income:					\$17,980	\$21,900	
Expenses as %/SGI				30.20%	Annualized Scheduled Gross Income:					\$215,760	\$262,800	
Per Net Sq. Ft:				\$21.38	Utilities Paid by Tenant:					Gas & Electric		
Per Unit				\$10,859								

SALES COMPARABLES

SALES COMPARABLES

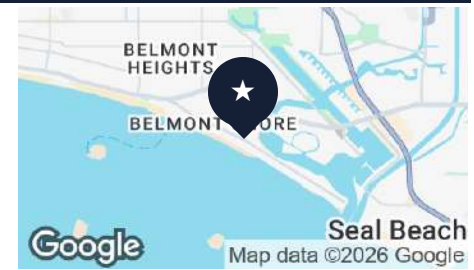
SALE COMPS



5339 E OCEAN BLVD

Long Beach, CA 90803

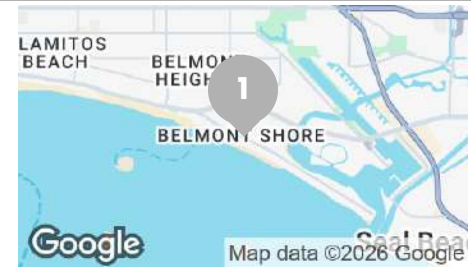
Price:	\$3,200,000	Bldg Size:	3,048 SF
No. Units:	6	Year Built:	1953
Price/SF:	\$1,049.87	Price/Unit:	\$533,333



5007-5011 E OCEAN BLVD

Long Beach, CA 90803

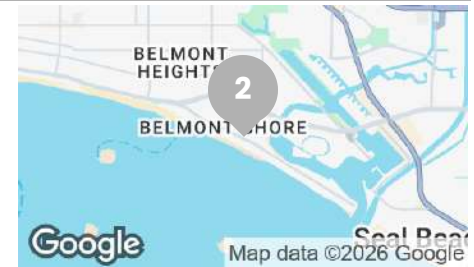
Price:	\$3,000,000	Bldg Size:	4,572 SF
No. Units:	10	Year Built:	1952
Price/SF:	\$656.17	Price/Unit:	\$300,000



5267 E OCEAN BLVD

Long Beach, CA 90803

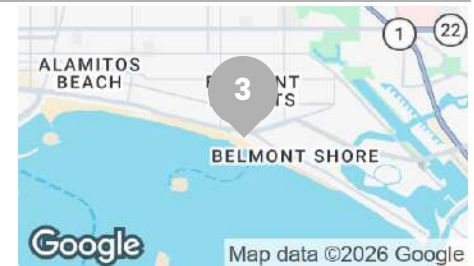
Price:	\$2,579,000	Bldg Size:	2,829 SF
No. Units:	4	Year Built:	1953
Price/SF:	\$911.63	Price/Unit:	\$644,750



16 38TH PL

Long Beach, CA 90803

Price:	\$3,192,000	Bldg Size:	5,473 SF
No. Units:	7	Year Built:	1962
Price/SF:	\$583.23	Price/Unit:	\$456,000



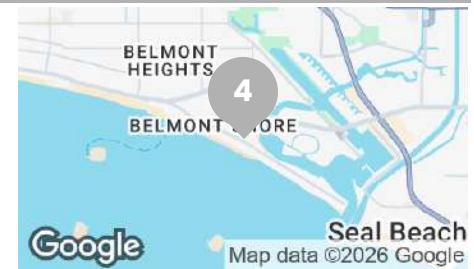
SALES COMPARABLES SALE COMPS



5325 E OCEAN BLVD

Long Beach, CA 90803

Price:	\$3,560,000	Bldg Size:	5,692 SF
No. Units:	8	Year Built:	1955
Price/SF:	\$625.44	Price/Unit:	\$445,000



24 ROSWELL AVE

Long Beach, CA 90803

Price:	\$1,960,000	Bldg Size:	2,779 SF
No. Units:	5	Year Built:	1968
Price/SF:	\$705.29	Price/Unit:	\$392,000



19 GRANADA AVE

Long Beach, CA 90803

Price:	\$4,275,000	Bldg Size:	7,182 SF
No. Units:	10	Year Built:	1931
Price/SF:	\$595.24	Price/Unit:	\$427,500



1 COVINA AVE

Long Beach, CA 90803

Price:	\$2,400,000	Bldg Size:	2,864 SF
No. Units:	4	Year Built:	1950
Price/SF:	\$837.99	Price/Unit:	\$600,000



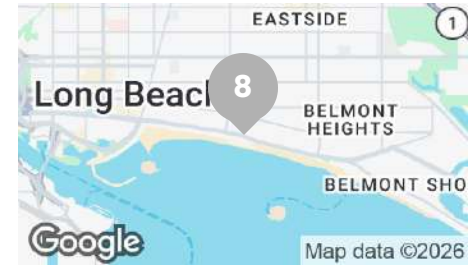
SALES COMPARABLES

SALE COMPS



2223 E OCEAN BLVD
Long Beach, CA 90803

Price:	\$1,650,000	Bldg Size:	2,812 SF
No. Units:	4	Year Built:	1923
Price/SF:	\$586.77	Price/Unit:	\$412,500



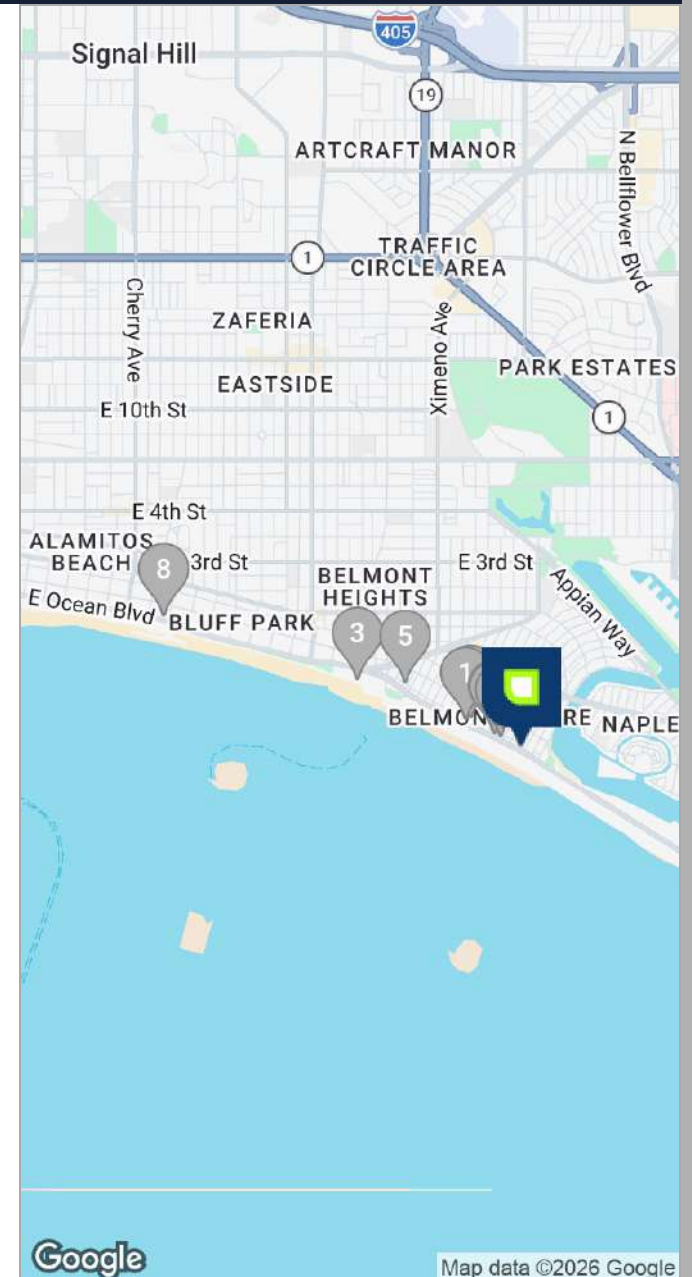
5239 E OCEAN BLVD
Long Beach, CA 90803

Price:	\$2,500,000	Bldg Size:	3,470 SF
No. Units:	6	Year Built:	1950
Price/SF:	\$720.46	Price/Unit:	\$416,667



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE
★	5339 E Ocean Blvd Long Beach, CA 90803	\$3,200,000	3,048 SF	6	4.71%
1	5007-5011 E Ocean Blvd Long Beach, CA 90803	\$3,000,000	4,572 SF	10	1.25%
2	5267 E Ocean Blvd Long Beach, CA 90803	\$2,579,000	2,829 SF	4	3.50%
3	16 38th Pl Long Beach, CA 90803	\$3,192,000	5,473 SF	7	2.50%
4	5325 E Ocean Blvd Long Beach, CA 90803	\$3,560,000	5,692 SF	8	2.20%
5	24 Roswell Ave Long Beach, CA 90803	\$1,960,000	2,779 SF	5	2.96%
6	19 Granada Ave Long Beach, CA 90803	\$4,275,000	7,182 SF	10	2.11%
7	1 Covina Ave Long Beach, CA 90803	\$2,400,000	2,864 SF	4	0.05%
8	2223 E Ocean Blvd Long Beach, CA 90803	\$1,650,000	2,812 SF	4	1%
9	5239 E Ocean Blvd Long Beach, CA 90803	\$2,500,000	3,470 SF	6	2.02%
AVERAGES		\$2,790,667	4,186 SF	6	1.95%



SALES COMPARABLES

SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
5007-5011 E Ocean Blvd	\$3,000,000	10	1952	4,572	5,227	22.50	1.25%	\$656.17	\$300,000	2/27/26	(6)1+1, (4)0+1
5267 E Ocean Blvd	\$2,579,000	4	1953	2,703	2,673	15.00	3.50%	\$954.13	\$644,750	4/22/25	(1)2+1, (1)1+1
16 38th Pl	\$3,192,000	7	1962	5,473	5,259	17.15	2.50%	\$583.23	\$456,000	3/29/24	(3)2+1, (4)1+1
5325 E Ocean Blvd	\$3,560,000	8	1955	5,692	3,541	17.69	2.20%	\$625.44	\$445,000	5/11/22	(8) 1+1
24 Roswell Ave	\$1,960,000	5	1968	2,779	3,920	15.95	2.96%	\$705.29	\$392,000	1/6/22	On market
19 Granada Ave	\$4,275,000	10	1931	7,182	4,792	17.82	2.11%	\$595.24	\$427,500	12/29/21	(6) 1+1, (4) 0+1
1 Covina Ave	\$2,600,000	4	1950	2,864	2,178	24.76	0.05%	\$907.82	\$650,000	8/11/21	(2) 2+1, (2) 1+1
2223 E Ocean Blvd	\$1,650,000	4	1923	2,812	5,663	21.02	1.00%	\$586.77	\$412,500	5/19/21	(1)3+1, (1)2+1,(1)1+1, (1)0+1
5239 E Ocean Blvd	\$2,500,000	6	1950	3,470	2,614	17.37	2.02%	\$720.46	\$416,667	5/5/21	(6)1+1
Averages						18.81	1.95%	\$645.23	\$424,763		
5339 E Ocean Blvd	\$3,200,000	6	1953	3,048	2,540	14.83	4.71%	\$1,049.87	\$533,333	N/A	(6) 1+1

LEASE COMPARABLES

LEASE COMPARABLES

LEASE COMPS



5339 E OCEAN BLVD

Long Beach, CA 90803

UNIT TYPE:	RENT:	MARKET RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$2,963	\$3,617.00	508 SF	\$5.83



5922 E OCEAN BLVD

Long Beach, CA 90803

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$3,500	865 SF	\$4.05



5653 2ND ST

Long Beach, CA 90803

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$5,500	900 SF	\$6.11



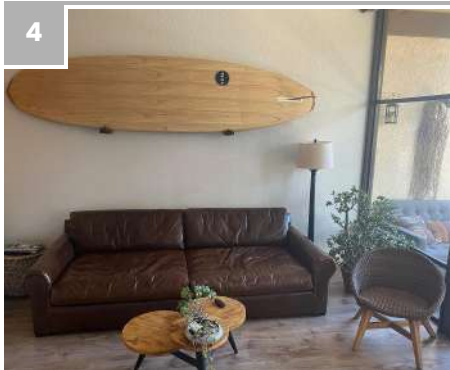
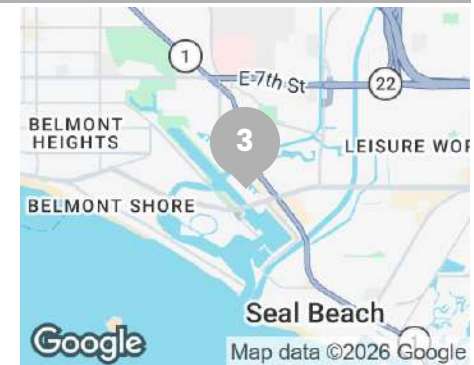
LEASE COMPARABLES

LEASE COMPS



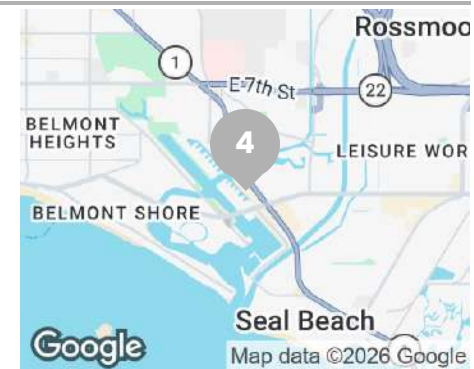
5211 MARINA PACIFICA DR S UNIT 229
Long Beach, CA 90803

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$3,500	873 SF	\$4.01



8110 MARINA PACIFIC DR N
Long Beach, CA 90803

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$3,400	873 SF	\$3.89



212 QUINCY AVE
Long Beach, CA 90803

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$4,995	1,754 SF	\$2.85



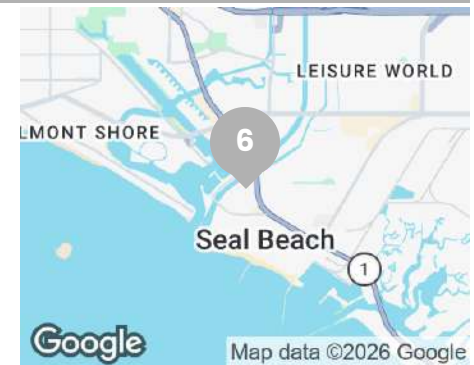
LEASE COMPARABLES

LEASE COMPS



333 1ST ST
Seal Beach, CA 90740

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$3,120	650 SF	\$4.80



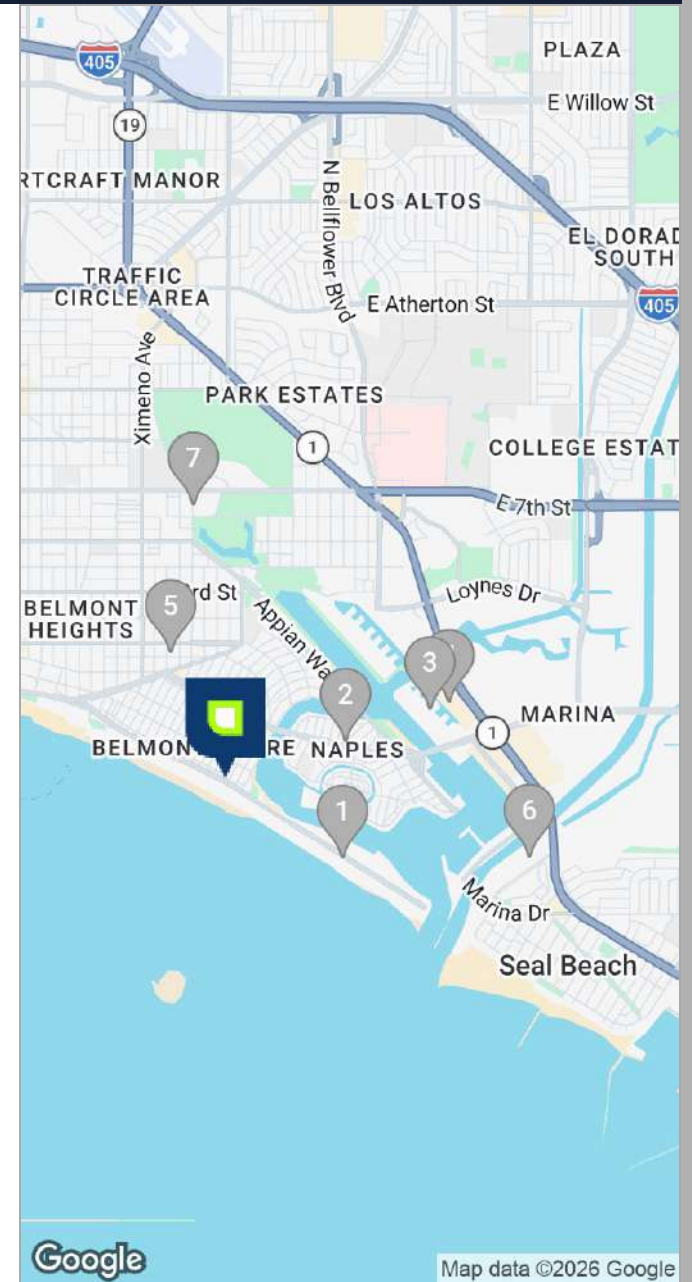
654 PARK AVE
Long Beach, CA 90814

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$3,200	900 SF	\$3.56



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	AVG RENT/SF	AVG RENT	DEAL STATUS	SPACE SIZE
★	5339 E Ocean Blvd Long Beach, CA	\$5.83	\$2,963	Subject Property	-
1	5922 E Ocean Blvd Long Beach, CA	\$4.05	\$3,500	Leased	865 SF
2	5653 2nd St Long Beach, CA	\$6.11	\$5,500	Leased	900 SF
3	5211 Marina Pacifica Dr S Unit 229 Long Beach, CA	\$4.01	\$3,500	Leased	873 SF
4	8110 Marina Pacific Dr N Long Beach, CA	\$3.89	\$3,400	Leased	873 SF
5	212 Quincy Ave Long Beach, CA	\$2.85	\$4,995	Leased	1,754 SF
6	333 1st St Seal Beach, CA	\$4.80	\$3,120	Leased	650 SF
7	654 Park Ave Long Beach, CA	\$3.56	\$3,200	Leased	900 SF
	AVERAGES	\$4.18	\$3,888		974 SF



LOCATION OVERVIEW

5339 E Ocean Blvd - Long Beach, CA 90803

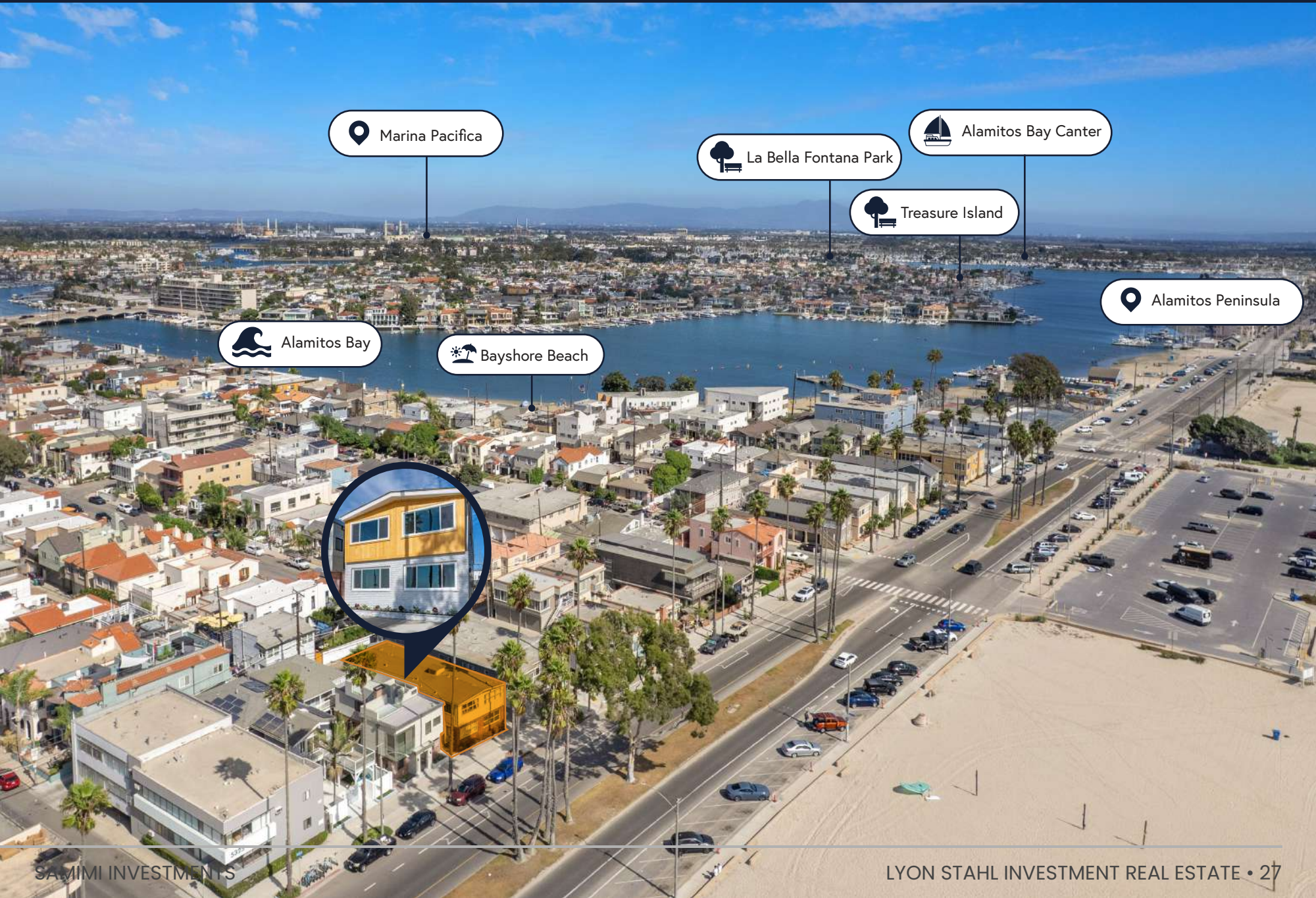
LOCATION OVERVIEW

LONG BEACH



LOCATION OVERVIEW

LONG BEACH



5339 E Ocean Blvd -Long Beach, CA 90803



Long Beach, California, is a vibrant coastal city situated in southeastern Los Angeles County, approximately 22 miles south of downtown Los Angeles. It spans about 50 square miles and serves as an important hub in the Gateway Cities region. The city is home to around 439,000 residents as of 2025, with a diverse population comprising White (41.6%), other races (18.1%), Asian (12.8%), African American (11.9%), and multiracial communities. The median household income is approximately \$84,000, with an average per capita income of about \$50,500.

With eight distinct neighborhoods, Long Beach boasts a balanced mix of residential, commercial, and recreational spaces. It hosts prominent events such as the Long Beach Grand Prix and Pride Festival. The city's diverse economy includes port operations, manufacturing, and a growing service sector. Overall, Long Beach presents a unique coastal living experience with both small-town charm and big-city conveniences.

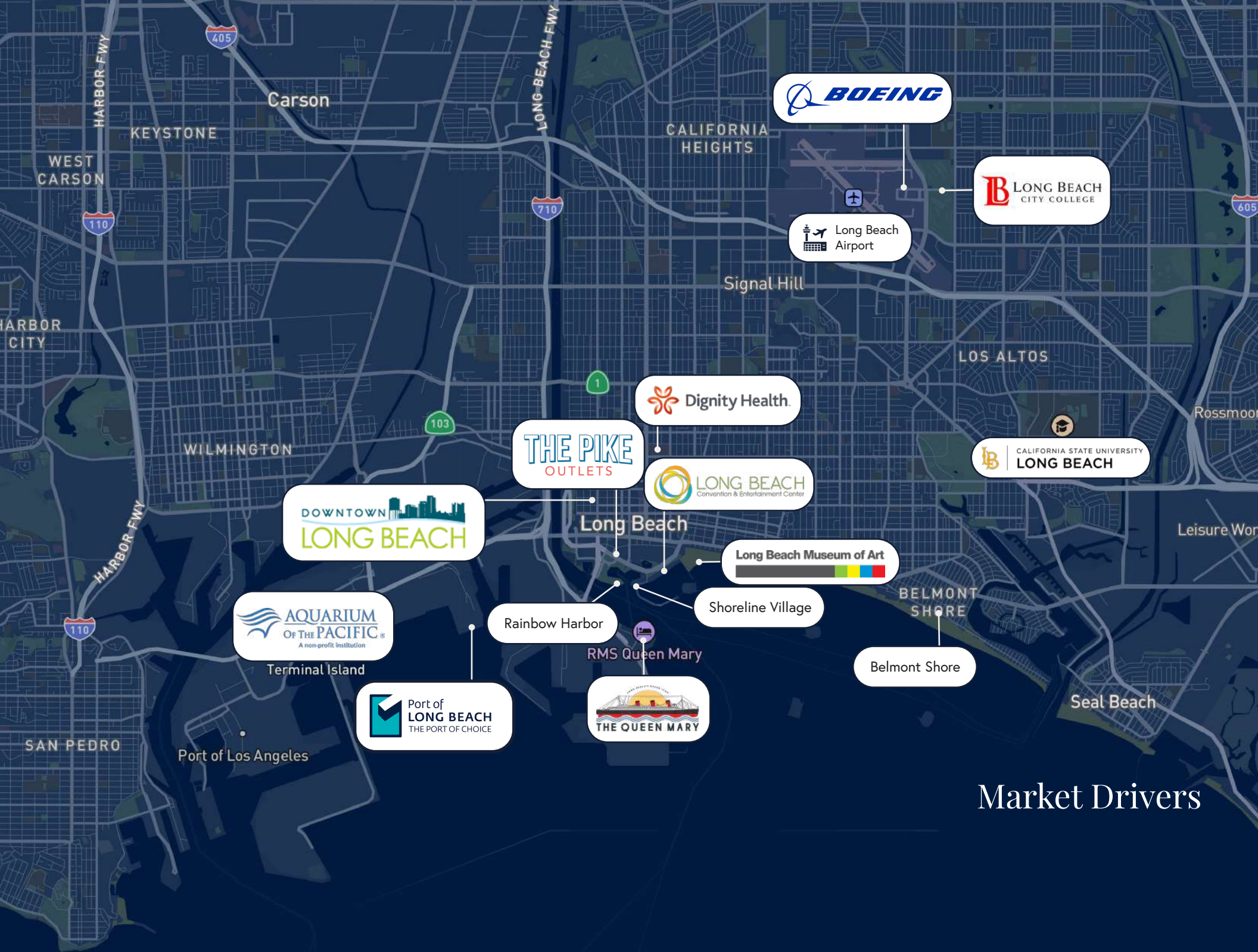
Long Beach, CA

“Aquatics
Capital
of America”



Long Beach is renowned for its extensive waterfront featuring an 8.5-mile beach, the Port of Long Beach—one of the world's busiest container ports—and major attractions like the historic RMS Queen Mary and the Aquarium of the Pacific. The city blends an urban environment with the laid-back lifestyle of a beach town, offering residents and visitors walkable neighborhoods, cultural amenities, scenic outdoor activities, and a range of shopping and dining experiences.



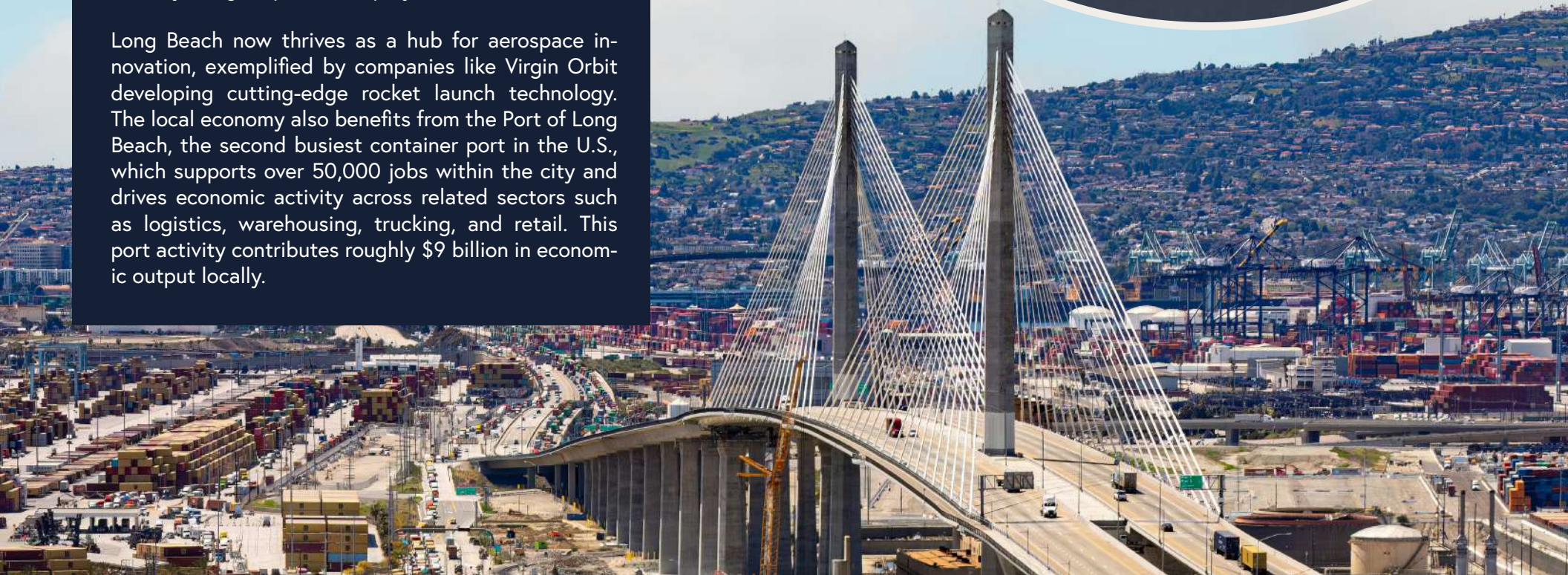


Market Drivers

Local Economy

Long Beach's economic base has evolved significantly over the years, shaped by its strategic coastal location and diversified industrial landscape. Historically, the city experienced booms from oil extraction and sustained its identity as a Navy town until the base closure. The aerospace industry played a pivotal role in Long Beach's economy, anchored by Douglas Aircraft Company, later McDonnell Douglas and now part of Boeing. The company operated plants at the Long Beach Airport, producing iconic aircraft such as the DC-8, DC-9, DC-10, and MD-11. Boeing continued production locally with the Boeing 717 until 2006 and the C-17 Globemaster III airlifter plant, which is slated for closure. Despite workforce reductions, Boeing remains the city's largest private employer.

Long Beach now thrives as a hub for aerospace innovation, exemplified by companies like Virgin Orbit developing cutting-edge rocket launch technology. The local economy also benefits from the Port of Long Beach, the second busiest container port in the U.S., which supports over 50,000 jobs within the city and drives economic activity across related sectors such as logistics, warehousing, trucking, and retail. This port activity contributes roughly \$9 billion in economic output locally.



Long Beach Transport Network

Long Beach benefits from a well-developed transportation network including Long Beach International Airport, the Metro A Line light rail, and an extensive bus system operated by Long Beach Transit. This robust infrastructure enhances connectivity and accessibility, making Long Beach an attractive location for commercial real estate investment by facilitating employee commutes, customer access, and efficient goods movement.



LONG BEACH TRANSIT

Long Beach Transit operates 37 bus routes and two water taxi lines, carrying around 19.1 million riders through its system in 2024, with approximately 60,400 weekday riders in 2025. Its network directly links Long Beach neighborhoods, CSULB, shopping destinations, and waterfront attractions.



LONG BEACH INTERNATIONAL AIRPORT

Long Beach Airport handled over 4.1 million passengers in 2024, ranking as California's 10th busiest airport.

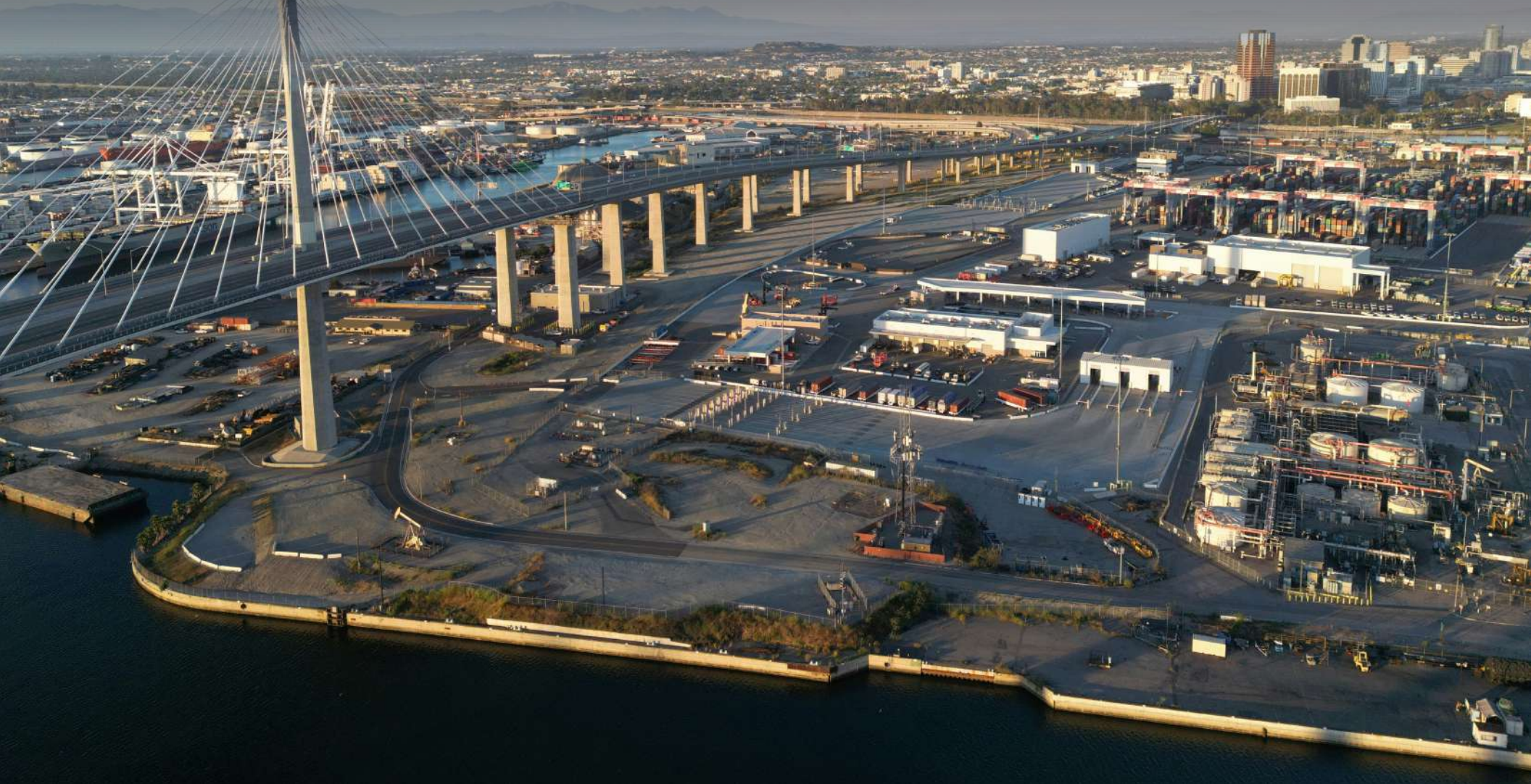


METRO A LINE

The Metro A Line is the busiest light rail route in Los Angeles Metro's system, carrying over 22 million riders in 2024 and averaging nearly 69,200 weekday boardings.

Port of Los Angeles

The Port of Los Angeles, known as America's Port, is a vast seaport managed by the Los Angeles Harbor Department that spans 7,500 acres (3,000 hectares) of land and water with 43 miles (69 km) of waterfront, adjoining the neighboring Port of Long Beach. In 2025, the port handled over 10.5 million twenty-foot equivalent units (TEUs), making it one of the busiest ports in the Western Hemisphere and supporting employment for approximately 2.7 million people across the United States. It accounts for nearly 29% of the nation's total cargo volume, playing a critical role in the supply chain and economic vitality of the country.



ANDURIL CAMPUS LONG BEACH



Anduril Industries is establishing its second major Southern California campus in Long Beach, signaling a renaissance in advanced manufacturing and defense innovation. Costa Mesa-based Anduril announced late January 2026 plans for a 1.185 million sq ft facility—750,000 sq ft office and 435,000 sq ft industrial—slated to open in 2027 amid surging demand for autonomous military tech.

This joins Anduril's national network of manufacturing sites, following its \$1B Arsenal-1 facility in Ohio.

The campus will generate 5,500 direct jobs plus construction and support roles, revitalizing Long Beach's legacy as a naval and complex aircraft hub.

Nestled in "Space Beach," Anduril neighbors Vast Space, Coronal, Rebel Space Technologies, Orbital Operations, and Boeing, leveraging port proximity, industrial capacity, and deep aerospace talent.

Southern California's \$4.7B in 2025 aerospace/defense funding underscores the ecosystem's dominance in software-driven defense over traditional hardware.



EXCLUSIVELY MARKETING BY

SAMIMI
INVESTMENTS

LYONSTAHN
INVESTMENT REAL ESTATE

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