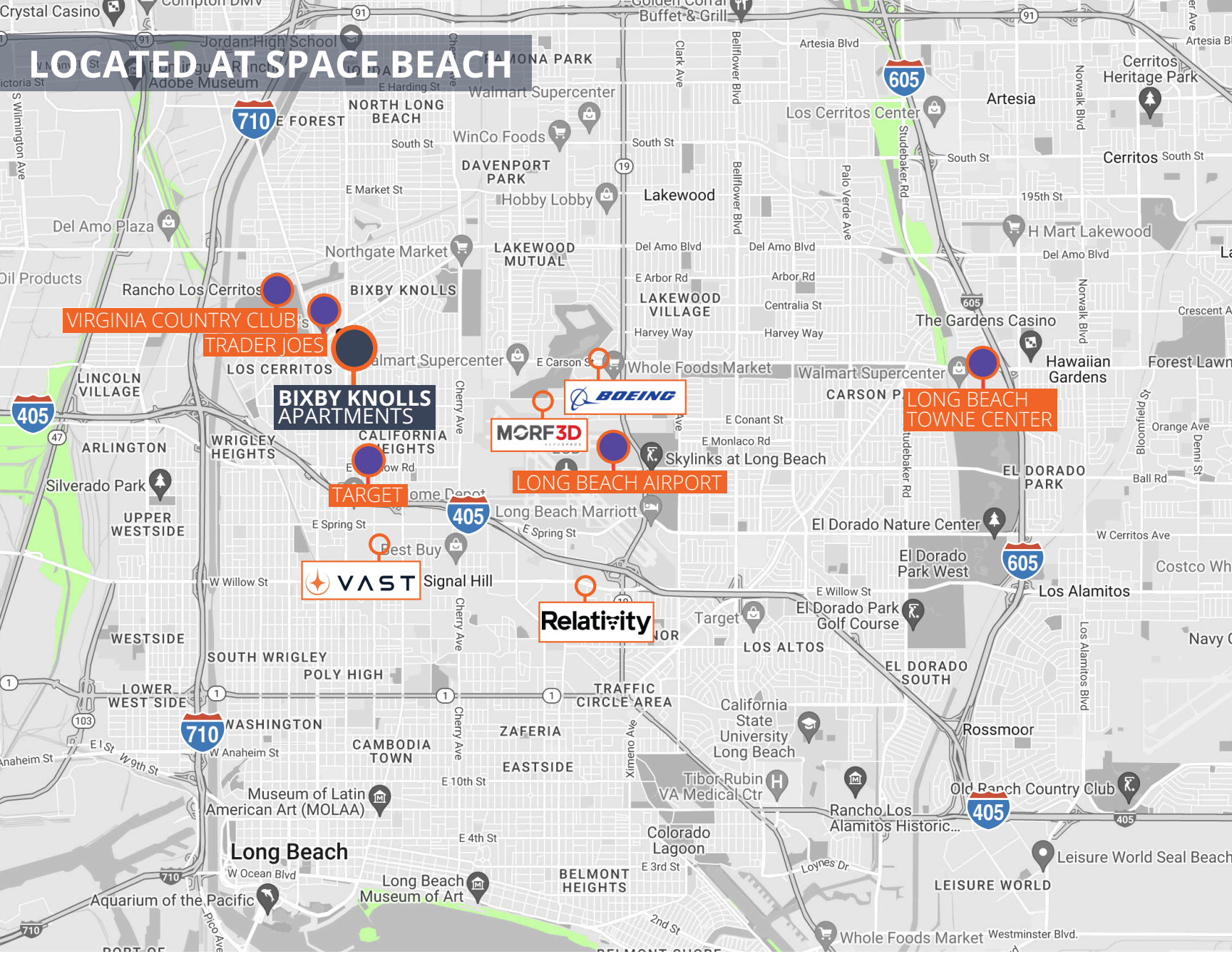




45% VALUE UPSIDE

BIXBY KNOLLS APARTMENTS

639-645 E. CARSON ST LONG BEACH, CA 90807



LOCATED AT SPACE BEACH

UNIT MIX

UNIT TYPE	AVG SF	# OF UNITS	%
Studio	450	13	76.5%
1 BD/1 BA	800	3	17.6%
3 BD/1BA	1,100	1	5.9%
Total / Avg	550	17	100.0%

DESCRIPTION

Address:	639-645 E CARSON ST LONG BEACH, CA 90807
Lot/Parcel Area:	0.39 Acres (16,860 SF)
APN:	7138-010-013
Year Built:	1941
Stories:	2
Building Area:	10,330 SF



COMMUNITY AMENITIES

- 13 Separate Garage Spaces
- On-Site Laundry Facilities
- Shared Courtyard
- 3 Storage Spaces
- Potential Amenity Deck and Office Space

Bixby Knolls Apartments offers a compelling value-add opportunity with a remarkable 45% upside potential and 'walkers paradise' score of 91. Under current ownership for 14+ years, the focus on full occupancy has kept rents significantly below market rates. Simply aligning current rents with market rates alone promises substantial upside. Further, strategic renovations coupled with operational enhancements pave the way for meaningful rent hikes and a dramatically improved NOI.

Long Beach's business friendly policies are driving new businesses to flock to the city, joining an already thriving, diverse employment base including healthcare, aerospace & defense, and the bustling Port of Long Beach. Bixby Knolls Apartments is poised to attract high earning, well-educated residents with its immediate access to key transportation arteries, ensuring seamless connectivity to nearby destinations.

CONTACTS

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