



OFFERING MEMORANDUM

**737 E 5TH STREET,
LONG BEACH, CA 90802**

14-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY

EXCLUSIVELY LISTED BY:

JOSEPH LINKOGLE
Principal | DRE # 01212631

jlinkogle@leelalb.com
310.408.4364

LEE & ASSOCIATES
Los Angeles - Long Beach Inc.

DRE LIC 01069854

5000 E Spring St, Suite 600,
Long Beach, CA 90815

TABLE OF CONTENTS

PROPERTY SUMMARY.....	3
INVESTMENT OVERVIEW	4
FINANCIAL ANALYSIS	5
PROPERTY RENT ROLL	6
PROPERTY PHOTOS	7
CITY OVERVIEW	8

OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



PROPERTY SUMMARY

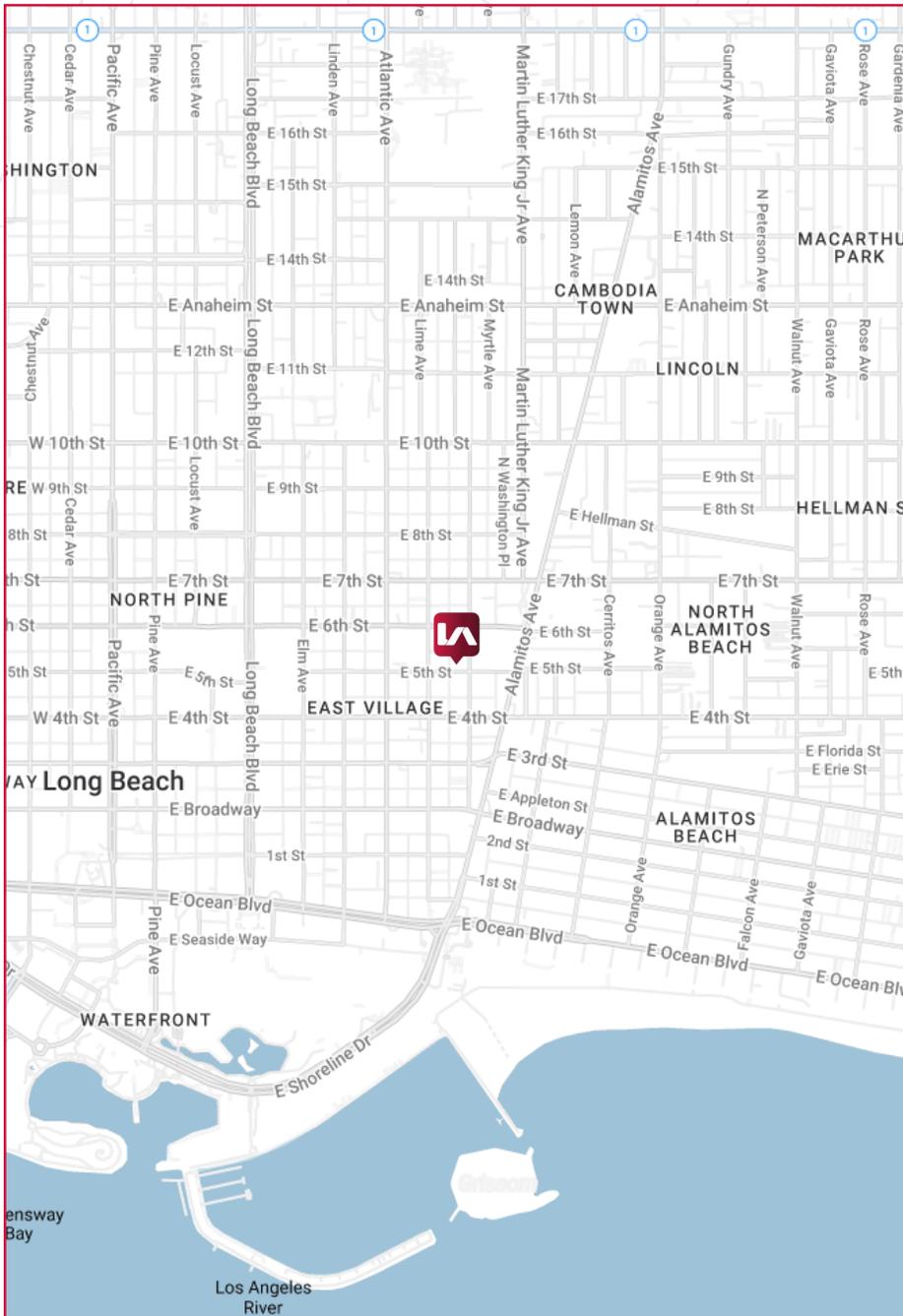
NUMBER OF UNITS	14
GROSS LEASABLE AREA	12,412 SF
PRICE PER SF	\$330.33
PRICE PER UNIT	\$292,857
YEAR BUILT	1964
APPROX. LOT SIZE	7,468 SF (0.17 AC)
CURRENT CAP RATE	6.60%
PRO FORMA CAP RATE	7.10%
APN	7281-003-019
ZONING	LBPD30



\$4,100,000
OFFERING PRICE

6.60%
CURRENT CAP RATE

10.56
CURRENT GRM



INVESTMENT OVERVIEW

Lee & Associates is pleased to present a very well maintained 14-unit apartment in a fantastic East Village location. The building was built in 1964 and features 4 one-bedroom units, 4 two-bedroom units, and 6 two-bedroom two bath units. Current ownership has taken extremely good care of these buildings and over the years has replumbed the building, upgraded the electrical, installed new windows, installed a new roof and in general created a turnkey asset for a new investor. The current rents are slightly below market allowing a new owner to raise rents without turnover.

PROPERTY HIGHLIGHTS

- First Time on the Market in 30 years!
- Extremely Well Maintained
- New Roof, New Windows, Copper Plumbing, New Electrical
- Great Long Beach Location
- Excellent Unit Mix With Mostly 2 Bedroom Units
- Good Upside In Rents

PRICING BREAKDOWN

OFFERING PRICE	\$4,100,000
PRICE PER SF:	\$330.33
PRICE PER UNIT:	\$292,857
CURRENT GRM	10.56
PRO FORMA GRM	10.01
CURRENT CAP RATE	6.60%
PRO FORMA CAP RATE	7.10%

THE PROPERTY

UNITS	14
YEAR BUILT	1964
GROSS LEASABLE AREA	12,412 SF
LOT SIZE	7,468 SF (0.17 AC)
APN	7281-003-019
ZONING	LBPD30

ANNUALIZED OPERATING DATA

CURRENT RENTS			MARKET RENTS		
Scheduled Gross Income	\$388,200		Scheduled Gross Income	\$409,500	
Vacancy Rate Reserve	11,646	3.00% ¹	Vacancy Rate Reserve	12,285	3.00% ¹
Gross Operating Income	376,554		Gross Operating Income	397,215	
Expenses	105,989	27.30% ¹	Expenses	105,989	25.88% ¹
Net Operating Income	\$270,565		Net Operating Income	\$291,226	
Loan Payments	0		Loan Payments	0	
Pre Tax Cash Flows	\$270,565	6.60%²	Pre Tax Cash Flows	\$291,226	7.10%²
Principal Reduction	0		Principal Reduction	0	
Total Return Before Taxes	\$270,565	6.60%²	Total Return Before Taxes	\$291,226	7.10%²

¹ As a percent of Scheduled Gross Income | ² As a percent of Down Payment

ESTIMATED ANNUALIZED EXPENSES

Taxes	1.24%	\$51,015
Direct Assessments		\$3,023
Insurance		\$12,000
City of LB - H2O, Gas		\$10,178
Electricity		\$2,300
Maint. & Rep.	5%	\$18,828
Onsite Manager		\$4,800
Lic. & Permits		\$1,500
Laundry		\$2,345
Total Expenses:		\$105,989
Per Net Sq. Ft:		\$8.54
Per Unit:		\$7,571

PROPERTY RENT ROLL

UNIT #	BDRMS / BATHS	MOVE IN DATE	CURRENT		PRO FORMA	
			MONTHLY RENT	MONTHLY INCOME	MONTHLY RENT	MONTHLY INCOME
1	1+1	7/20/2025	\$1,855	\$1,855	\$1,900	\$1,900
2	1+1	5/1/2013	\$1,760	\$1,760	\$1,900	\$1,900
3	1+1	3/17/2021	\$1,855	\$1,855	\$1,900	\$1,900
4	1+1	2/1/2025	\$1,850	\$1,850	\$1,900	\$1,900
5	2+2	2/1/2010	\$2,265	\$2,265	\$2,500	\$2,500
6	2+1	10/1/2022	\$2,320	\$2,320	\$2,350	\$2,350
7	2+1	11/7/2022	\$2,320	\$2,320	\$2,350	\$2,350
8	2+1	7/1/2013	\$2,300	\$2,300	\$2,350	\$2,350
9	2+2	1/1/2013	\$2,180	\$2,180	\$2,500	\$2,500
10	2+2	5/17/2005	\$2,350	\$2,350	\$2,500	\$2,500
11	2+2	9/1/2007	\$2,265	\$2,265	\$2,500	\$2,500
12	2+1	8/1/2022	\$2,320	\$2,320	\$2,350	\$2,350
14	2+2	3/1/2022	\$2,320	\$2,320	\$2,500	\$2,500
15	2+2	4/1/2018	\$2,265	\$2,265	\$2,500	\$2,500
TOTAL SCHEDULED RENT				\$30,225	\$32,000	
LAUNDRY				\$550	\$550	
OTHER INCOME				\$1,575	\$1,575	
MONTHLY SCHEDULED GROSS INCOME				\$32,350	\$34,125	
ANNUALIZED SCHEDULED GROSS INCOME				\$388,200	\$409,500	





CITY OF LONG BEACH OVERVIEW

Long Beach is a charter city located in southern Los Angeles County along the Pacific coastline, approximately 25 miles south of Downtown Los Angeles. Encompassing roughly 52 square miles, Long Beach is one of the largest cities in California, with a population of over 450,000 residents. The city serves as a major economic and cultural hub within the greater Los Angeles metropolitan area.

Strategically positioned along the 710, 405, and 605 freeways, Long Beach offers strong regional connectivity to Los Angeles, Orange County, and the South Bay. The city is home to the Port of Long Beach, one of the busiest seaports in the United States, supporting a significant employment base across logistics, trade, healthcare, education, and professional services.

737 E 5th Street is located in the East Village Arts District, a premier coastal locale in the heart of Downtown Long Beach. Centered roughly between Long Beach Boulevard and Alamitos Avenue, and extending from Ocean Boulevard north toward 7th Street, East Village is known for its walkability, historic buildings, independent retailers, art galleries, coffee shops, and diverse dining options. The neighborhood's live-work-play environment and proximity to the waterfront, public transportation, and major employment centers continue to drive strong residential demand.

From a multifamily investment perspective, Long Beach is characterized by high renter occupancy, limited supply in established downtown neighborhoods, and durable long-term rental fundamentals. Relative affordability compared to neighboring coastal markets continues to attract a broad tenant base, supporting stable occupancy and long-term rent growth within the East Village submarket.

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