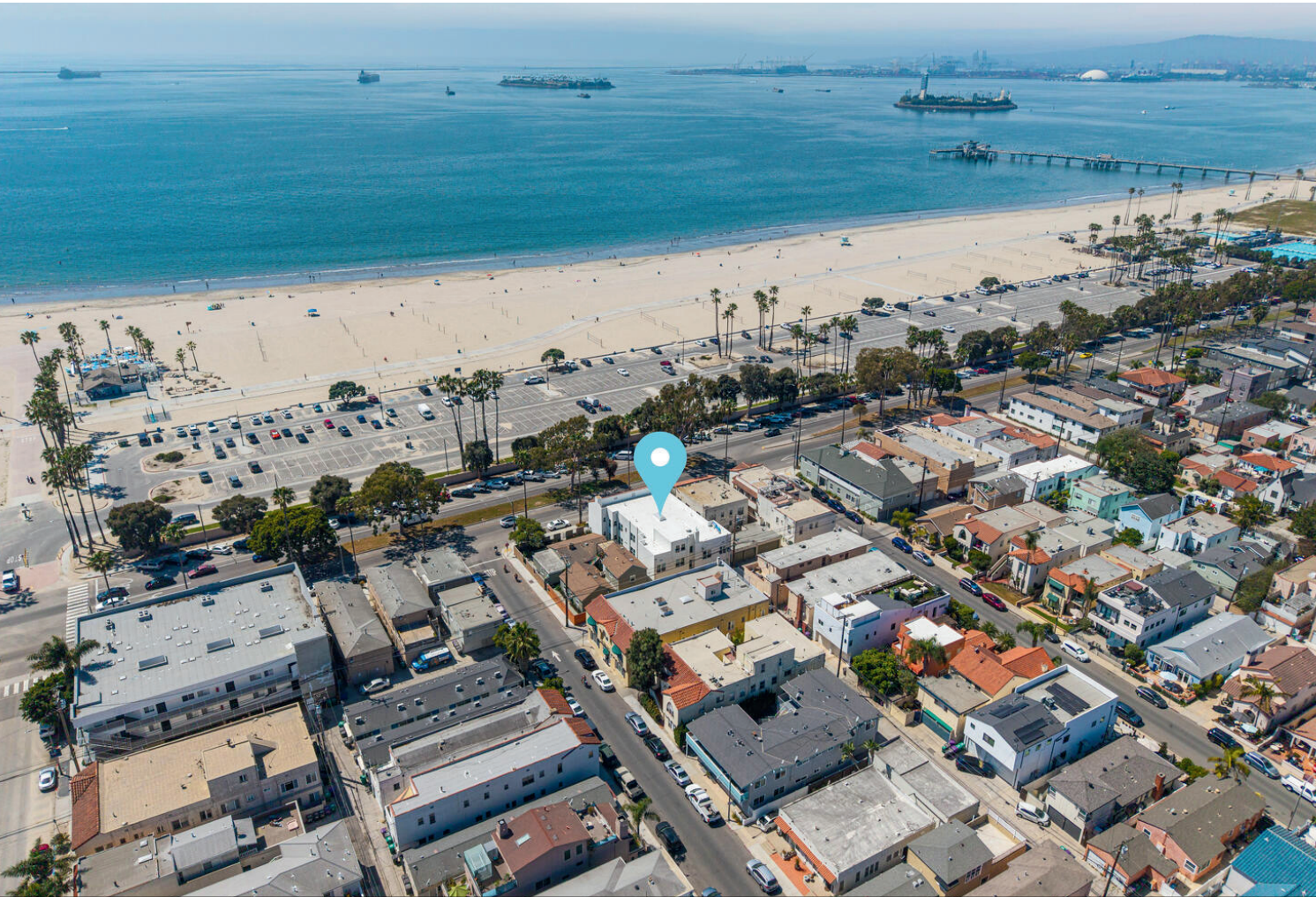


# FOR SALE: 4915 E Ocean Blvd / Seashore Apartments

Long Beach, CA 90803



## JOEL CARLSON, MJC Realty

714.271.7322 | Joel@joelcarlson.com

Broker | BRE #00546246

3 Upper Newport Plaza, Newport Beach, CA 92660

## BRIGITTE SCHROEDER, MJC Realty

562.716.8385 | Talk2Brigitte@gmail.com | DRE #01705827

## SILKE SCHROEDER, MJC Realty

562.310.3177 | silke@silkerealestate.com | DRE #0222212

## DAVID SCHEFF, Rodeo Realty

323.646.6777 | Dsrevolutioneyes@gmail.com

Realtor | DRE#02023064

12345 Ventura Blvd. #A, Studio City, CA 91604

## Offering Memorandum

Prime investment opportunity in a rare oceanfront location in Belmont Shore. This beautiful 10-unit apartment complex sits directly across from the beach, with sparkling ocean views that will never be blocked! The property offers (7) one-bedroom/one-bathroom units, (1) two-bedroom/one-bathroom, (1) studio unit, and (1) two-bedroom/two-bathroom unit under renovation that will be the jewel of the building. The property is being sold with seven occupied units, with a substantial rental upside, in an area of Long Beach with strong rental demand. The Owners have begun significant improvements to elevate the building and maximize the rental income potential, including a shared laundry room. Potential to use one unit as a short-term rental in accordance with city regulations, and upgrade the flat rooftop to a desirable shared space.



Total Units	Price	Price / Unit	Building Size	Lot Size	Cap Rate	Year Built
10 + Laundry	\$4,975,000	\$497,500	8,372 SF	5,113 SF	4.47%	1930

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**RENTAL INCOME**  
**MARCH 1, 2026**

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	1 BR / 1 BA	\$1,685	\$2,495	Leased
2	1 BR / 1 BA	\$0	\$2,495	Owner Occupied
3	1 BR / 1 BA	\$1,700	\$2,495	Due for Rent Increase
4	1 BR / 1 BA	\$2,140	\$2,495	Renovated & Leased
5	-	\$0	\$1,500	Future Laundry / Storage
6	1 BR / 1 BA	\$2,100	\$2,495	Renovated & Leased
7	Studio / 1 BA	\$1,795	\$2,095	Renovated & Leased
8	1 BR / 1 BA	\$1,875	\$2,495	Due for Rent Increase
9 + 11	2 BR / 2 BA	\$0	\$4,950	Under Construction
10	1 BR / 1 BA	\$1,750	\$2,495	Leased
12	1 BR / 1 BA	\$0	\$2,495	Contractor's Unit
Monthly Total		\$13,045	\$28,505	
<b>Annual Total</b>		<b>\$156,540</b>	<b>\$342,060</b>	

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**OPERATING EXPENSES – 2025**

<b>INCOME SUMMARY</b>	<b>ACTUAL</b>	<b>PRO FORMA</b>
GROSS SCHEDULED INCOME	\$156,540	\$342,060
<b>EXPENSES SUMMARY</b>		
Taxes	\$29,936	-
Insurance	\$14,585	-
Electricity/Trash/Water	\$7,621	-
City Permits	\$981	-
Management	\$0	-
Repairs/Maintenance (est. \$500/unit)	\$5,000	-
Replacement reserves (est. \$200/unit)	\$2,000	-
<b>OPERATING EXPENSES</b>	<b>\$60,123</b>	<b>\$119,721 (35%)</b>
<b>NET OPERATING INCOME</b>	<b>\$96,417</b>	<b>\$222,339</b>

*Gross Annual Income current as of March 1, 2026.*

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**MARKET COMPARABLES**

- 1. 102 Argonne Ave.
- 2. 125 Ximeno Ave.
- 3. 208 Granada Ave.
- 4. 121 Ximeno Ave.



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## MARKET COMPARABLES

	<u>SUBJECT PROPERTY</u>	<u>COMPARABLE NO. 1</u>	<u>COMPARABLE NO. 2</u>
<b>Address</b>	4915 E Ocean Blvd., Long Beach	102 Argonne Ave., Long Beach	125 Ximeno Ave., Long Beach
<b>Unit Mix</b>	(1) 2 BR / 2 BA, (1) 2 BR / 1 BA, (7) 1 BR / 1 BA, (1) 0 BR / 1 BA	(10) 1 BR / 1 BA	(2) 2 BR / 1 BA, (16) 1 BR / 1 BA
<b>Proximity to Subject</b>	n/a	0.10 Miles	0.31 Miles
<b>Year Built</b>	1930	1931	1958
<b>No. Units</b>	10	10	18
<b>Lot Size</b>	5,113 SF	4,950 SF	9,460 SF
<b>Gross Building Area</b>	8,372 SF	6,786 SF	9,708 SF
<b>Parking / Laundry</b>	Street / Planned Construction	Street / Yes	Carport, Garage / Yes
<b>Sales Price</b>	\$4,975,000 (\$594/SF)	\$2,600,000 (\$383/SF)	\$5,300,000 (\$546/SF)
<b>NOI</b>	\$222,339 (proforma)	\$163,213	\$296,828
<b>Cap Rate</b>	4.47% (proforma)	4.43%	5.16%
<b>Date of Sale</b>	n/a	7/14/2025	4/14/2025

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## MARKET COMPARABLES

	<u>SUBJECT PROPERTY</u>	<u>COMPARABLE NO. 3</u>	<u>COMPARABLE NO. 4</u>
<b>Address</b>	4915 E Ocean Blvd., Long Beach	208 Granada Ave., Long Beach	121 Ximeno Ave., Long Beach
<b>Unit Mix</b>	(1) 2 BR / 2 BA, (1) 2 BR / 1 BA, (7) 1 BR / 1 BA, (1) 0 BR / 1 BA	(2) 2 BR / 2 BA, (4) 1 BR / 1 BA, (2) 0 BR / 1 BA	(2) 2 BR / 1 BA, (5) 1 BR / 1 BA, (2) 0 BR / 1 BA
<b>Proximity to Subject</b>	n/a	0.50 Miles	0.40 Miles
<b>Year Built</b>	1930	1948	1954
<b>No. Units</b>	10	8	9
<b>Lot Size</b>	5,113 SF	5,237 SF	3,160 SF
<b>Gross Building Area</b>	8,372 SF	4,892 SF	4,272 SF
<b>Parking / Laundry</b>	Street / Planned Construction	Garage (4 Spaces)	Street / None
<b>Sales Price</b>	\$4,975,000 (\$594/SF)	\$3,200,000 (\$654/SF)	\$3,524,930 (\$825/SF)
<b>NOI</b>	\$222,339 (proforma)	\$138,382	\$212,819
<b>Cap Rate</b>	4.47% (proforma)	4.19%	6.04%
<b>Date of Sale</b>	n/a	9/23/25	4/4/25

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## LONG BEACH IN THE SPOTLIGHT – 2028 OLYMPICS



Long Beach will serve as a premier Venue City for the **2028 Olympic and Paralympic Games**, hosting more sporting events than any city other than Los Angeles. In preparation, the city has been undergoing significant infrastructure investment that will transform select areas into world-class venues. These improvements are designed to create a lasting legacy that enhances the city's livability for residents and visitors well beyond the Games. This **Belmont Shore** property sits along the Pacific Ocean and overlooks the waterfront that spans 11 miles of waterways connected to just over five miles of sandy beach. A beachside paradise, Belmont Shore is the perfect place to take in water sports during the 2028 Olympic Games.

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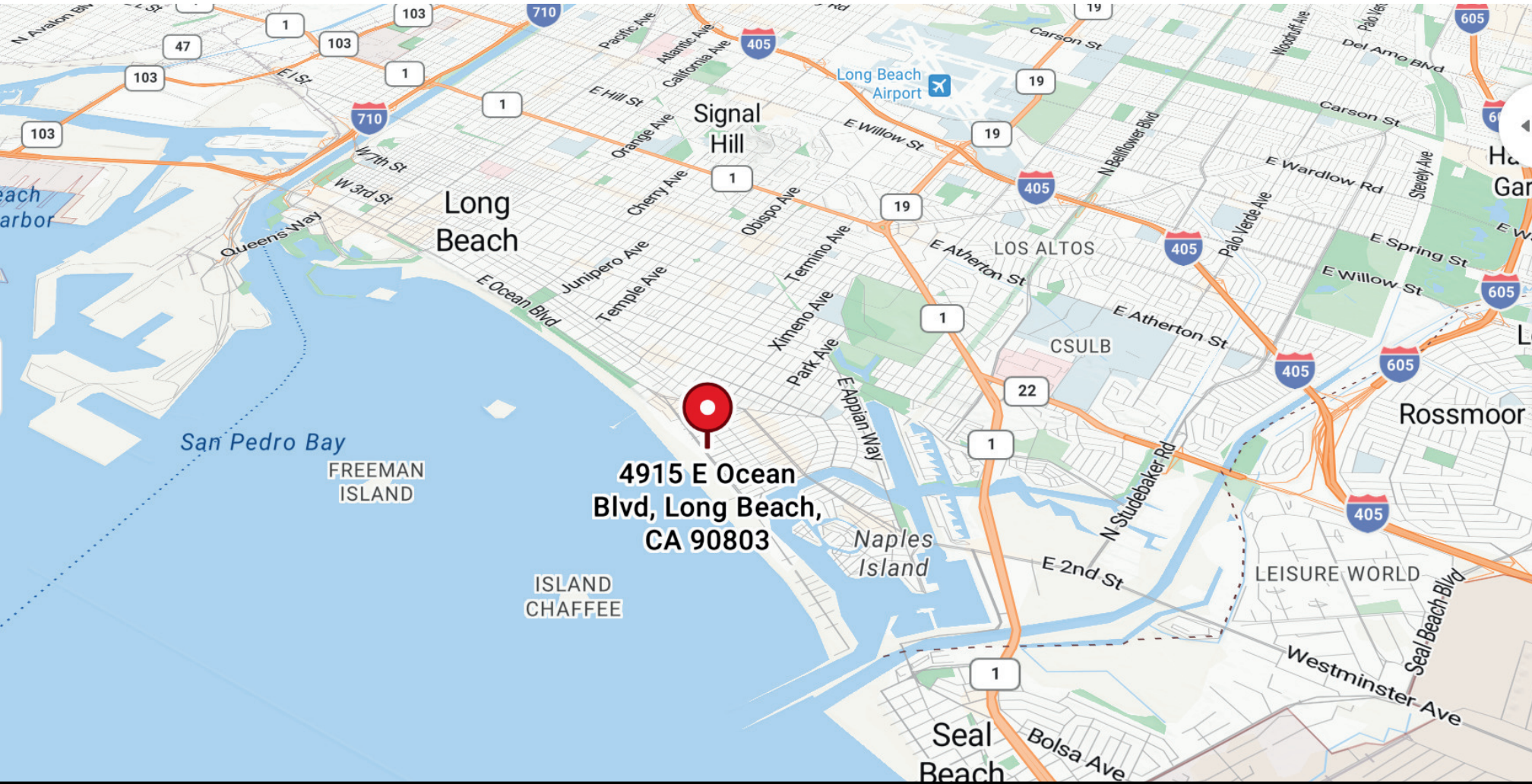
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# Thank You

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