

# MULTIFAMILY OFFERING MEMORANDUM



## 5 UNITS BELMONT SHORE \$1,945,000

24 ROSWELL AVENUE, LONG BEACH, CA 90803



## OFFERING MEMORANDUM

### COLDWELL BANKER COMMERCIAL

333 West Broadway, Suite 312  
Long Beach, CA 90802



### PRESENTED BY:

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24 ROSWELL AVENUE



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## COLDWELL BANKER COMMERCIAL BLAIR

333 West Broadway, Suite 312

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SECTION I

# PROPERTY INFORMATION



# PROPERTY SUMMARY

24 ROSWELL AVENUE | LONG BEACH, CA 90803



## Property Summary

Price:	\$1,945,000
Units:	5
Price / Unit:	\$389,000
NOI:	\$76,672
CAP Rate:	3.9%
Proforma Cap Rate:	4.5%
GRM:	15.3
Proforma GRM	14.0
Occupancy:	100%
Building SF:	2,779
Price / SF:	\$747.75
Lot Size:	4,099 SF
Parking:	7 carport spaces & 1 garage
Renovated:	2024/2025
Year Built:	1968

## Property Overview

Mid-Century Beach Property | Generational Legacy Asset with Endless Possibilities. Positioned on an oversized lot of approximately 4,099 sq. ft. This low maintenance property provides flexible space and potential development opportunities. The property features five well-appointed units—three spacious one-bedroom/one-bath residences (each averaging over 600± sq. ft.) and two studio units. Four of the five units have been recently renovated, showcasing modern kitchens, upgraded baths, new flooring, and new electrical sub-panels throughout. Tenant-valued amenities: dedicated parking for each unit (7 carport spaces + 1 garage), onsite laundry facility, 90 Walk Score – “Walker’s Paradise”. Additional upside potential includes the opportunity to add an ADU within the existing garage structure or explore short-term rental registration to enhance income streams.

## Location Overview

Ideally located in the heart of Belmont Shore, just steps from the beach. This vibrant neighborhood east of Downtown Long Beach is within close proximity to California State University, Long Beach, as well as premier shopping, dining, and nightlife. Walk to the 2nd Street restaurants and retail shops.

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# PROPERTY PHOTOS

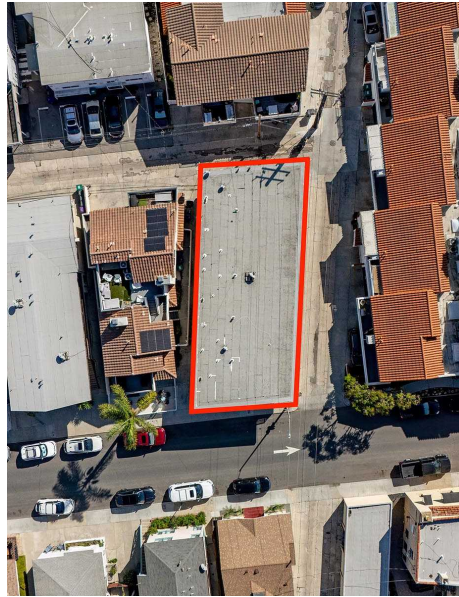
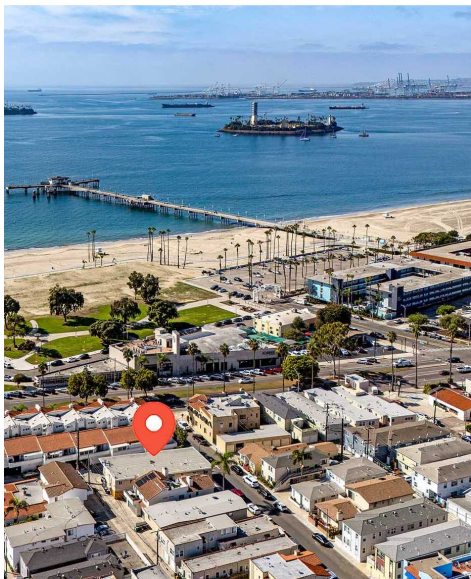
24 ROSWELL AVENUE | LONG BEACH, CA 90803





# PROPERTY PHOTOS

24 ROSWELL AVENUE | LONG BEACH, CA 90803



An aerial photograph of a city at sunset. The sky is a mix of orange, yellow, and blue. The city is densely packed with buildings, and a large body of water is in the foreground. A white circle with a black outline is positioned on the left side of the image, containing the text 'SECTION II'.

SECTION II

# FINANCIAL ANALYSIS

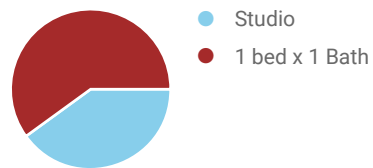


# UNIT MIX REPORT

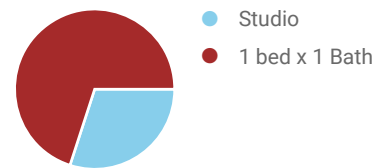
24 ROSWELL AVENUE | LONG BEACH, CA 90803

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
2	Studio	430	\$1,725	\$3,450	\$1,800	\$3,600
3	1 bed x 1 Bath	640	\$2,263	\$6,789	\$2,400	\$7,200
5		2,780		\$10,239		\$10,800

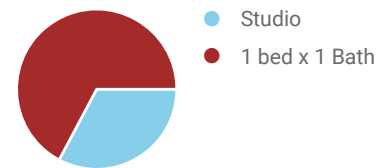
UNIT MIX



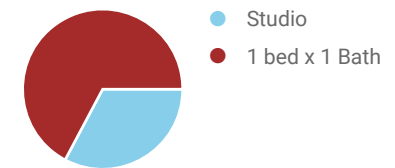
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



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# PRO FORMA SUMMARY

24 ROSWELL AVENUE | LONG BEACH, CA 90803



## Investment Summary

Price	\$1,945,000
Year Built	1968
Units	5
Price/Unit	\$389,000
RSF	2,780
Price/RSF	\$699.64
Lot Size	4,099 sf
Floors	2
Parking Spaces	2.8:1
APN	4256-037-034
Cap Rate	3.94%
Market Cap Rate	4.45%
GRM	15.34
Market GRM	13.97

## Financing Summary

Loan 1 (Fixed)	\$831,400
Initial Equity	\$1,113,600
Interest Rate	6%
Term	30 years
Monthly Payment	\$4,985
DCR	1.28

## Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
Studio	2	\$1,725	\$3,450	\$1,800	\$3,600
1 bed x 1 Bath	3	\$2,263	\$6,789	\$2,400	\$7,200
<b>Totals</b>	<b>5</b>		<b>\$10,239</b>		<b>\$10,800</b>

## Annualized Income

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$122,868</b>	<b>\$129,600</b>
- Less: Vacancy	(\$3,686)	(\$3,888)
+ Misc. Income	\$3,960	\$9,600
<b>Effective Gross Income</b>	<b>\$123,142</b>	<b>\$135,312</b>
- Less: Expenses	(\$46,470)	(\$48,836)
<b>Net Operating Income</b>	<b>\$76,672</b>	<b>\$86,476</b>
- Replacement Reserves	(\$1,000)	(\$1,000)
- Debt Service	(\$59,816)	(\$59,816)
<b>Net Cash Flow after Debt Service</b>	<b>\$15,856</b>	<b>\$25,660</b>
+ Principal Reduction	\$10,210	\$10,210
<b>Total Return</b>	<b>\$26,066</b>	<b>\$35,870</b>

## Annualized Expenses

Description	Actual	Market
Property Management Fee	\$7,610	\$7,776
Building Insurance	\$6,200	\$6,200
Maintenance	\$1,200	\$1,200
Repairs	\$2,800	\$2,800
Taxes - Real Estate	\$25,300	\$27,500
Utilities	\$3,360	\$3,360
<b>Total Expenses</b>	<b>\$46,470</b>	<b>\$48,836</b>
<b>Expenses Per RSF</b>	<b>\$16.72</b>	<b>\$17.57</b>
<b>Expenses Per Unit</b>	<b>\$9,294</b>	<b>\$9,767</b>

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SECTION III

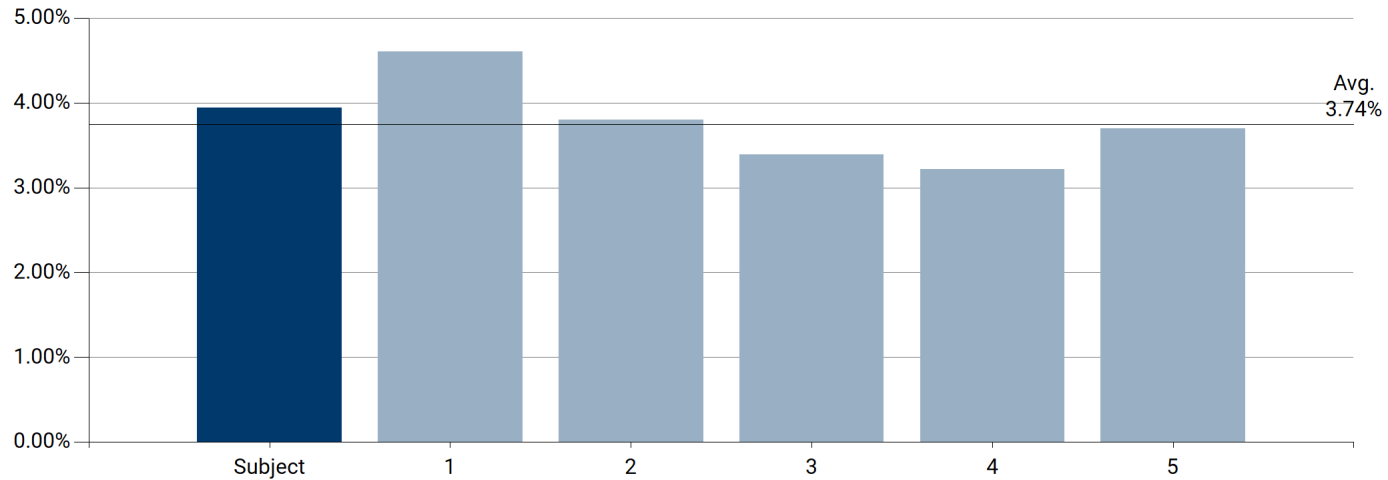
COMPARABLES



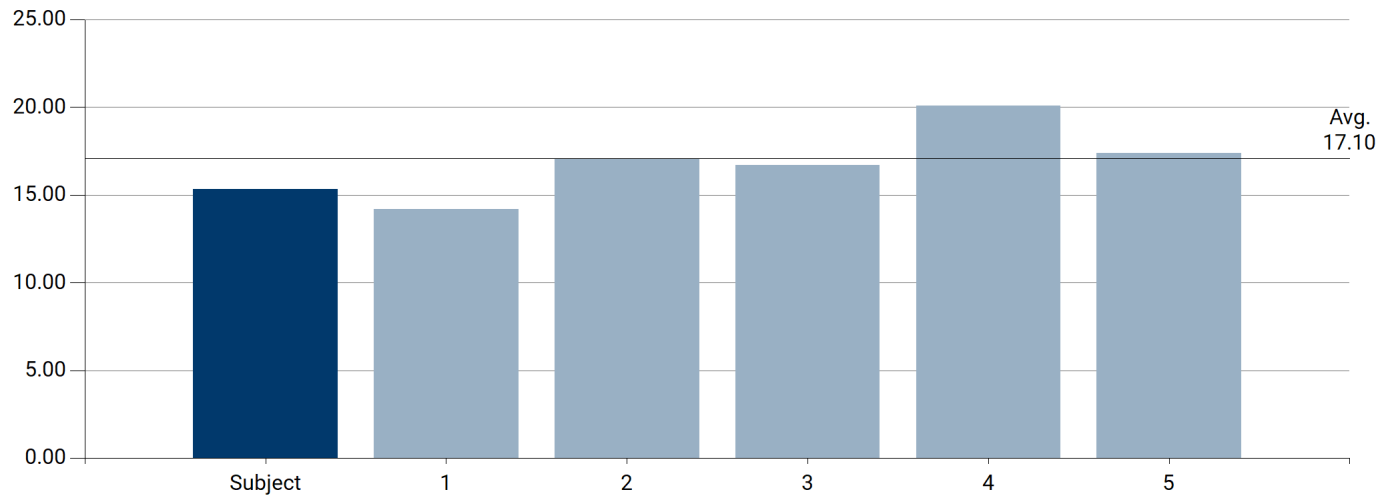
# SALE COMPARABLES

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## Cap Rate



## Gross Rent Multiplier



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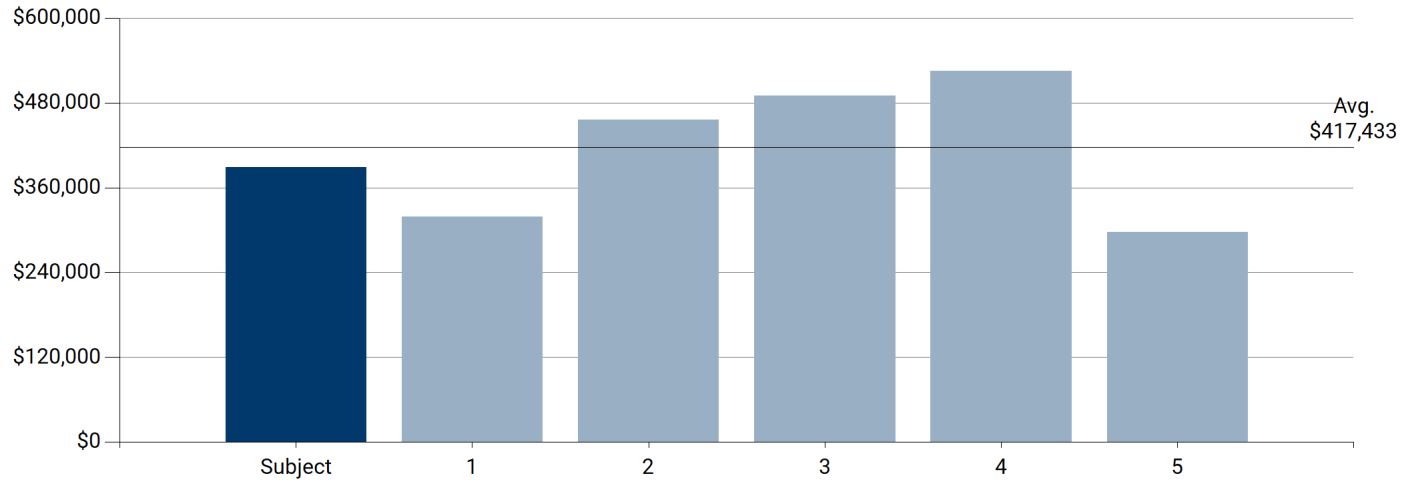
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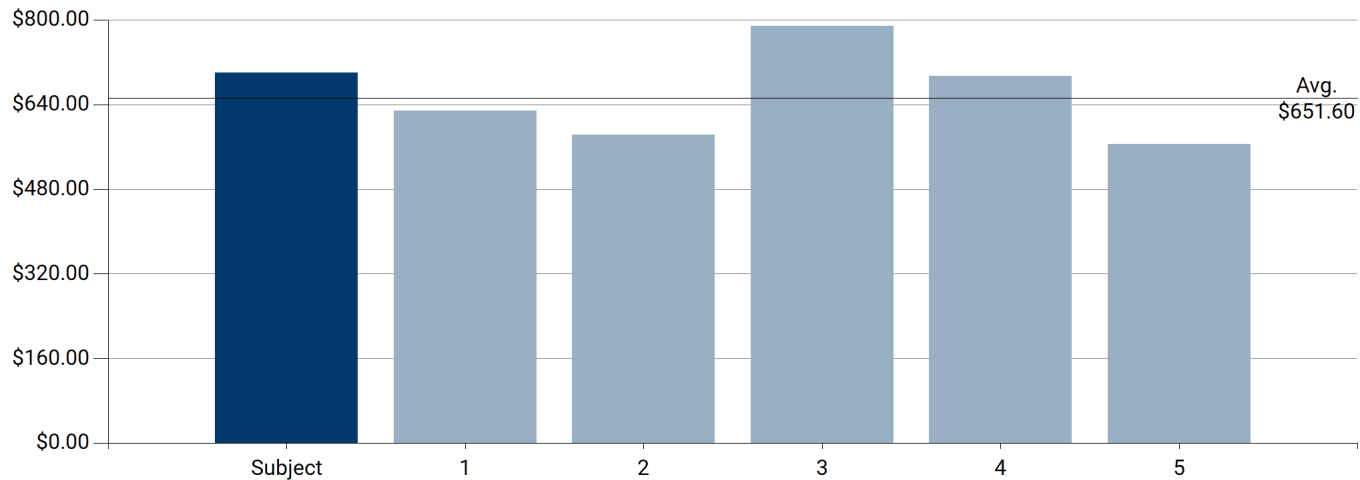
# SALE COMPARABLES

24 ROSWELL AVENUE | LONG BEACH, CA 90803

### Price per Unit



### Price per SF



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# SALE COMPARABLES

24 ROSWELL AVENUE | LONG BEACH, CA 90803



## 24 Roswell

24 Roswell Avenue, Long Beach, CA 90803

Sale Price	\$1,945,000
Units	5
Price/Unit	\$389,000
Price/SF	\$699.64
Lot Size	4,099
Cap Rate	3.94%
GRM	15.34
Year Built	1968

Units	Unit Type	Avg Rent	Size
2	Studio	\$1,725	430
3	1 bed x 1 Bath	\$2,263	640



## 5339 E Ocean

5339 East Ocean Boulevard, Long Beach, CA 90803

Sale Price	\$1,915,000
Units	6
Price/Unit	\$319,167
Price/SF	\$628.28
Lot Size	2,540
Cap Rate	4.6%
GRM	14.2
Year Built	1953
Sale Date	6/10/2025
Days-On-Mkt	6

Units	Unit Type	Avg Rent	Size
6	1 Bedroom 1 Bath		

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# SALE COMPARABLES

24 ROSWELL AVENUE | LONG BEACH, CA 90803



## 16 38th Place

16 38th Place, Long Beach, CA 90803

Sale Price	\$3,192,000
Units	7
Price/Unit	\$456,000
Price/SF	\$583.23
Lot Size	5,257
Cap Rate	3.8%
GRM	17.1
Year Built	1962
Sale Date	3/29/2024
Days-On-Mkt	50

Units	Unit Type	Avg Rent	Size
4	1 Bedroom 1 Bath	\$2,583	
3	2 Bedroom 1 Bath	\$1,850	



## 257 5th St

257 5th Street, Seal Beach, CA 90740

Sale Price	\$2,450,000
Units	5
Price/Unit	\$490,000
Price/SF	\$788.03
Lot Size	5,663
Cap Rate	3.39%
GRM	16.7
Year Built	1954
Sale Date	5/27/2025
Days-On-Mkt	51

Units	Unit Type	Avg Rent	Size
5	1 Bedroom 1 Bath		

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# SALE COMPARABLES

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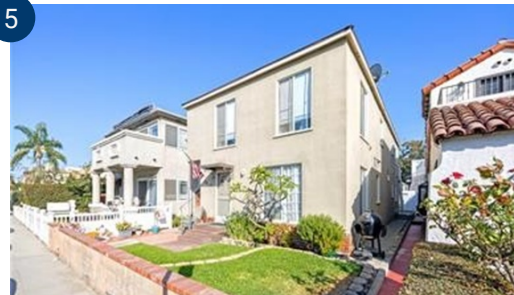


## 215 6th St

215 6th Street, Seal Beach, CA 90740

Sale Price	\$2,625,000
Units	5
Price/Unit	\$525,000
Price/SF	\$693.16
Lot Size	4,407
Cap Rate	3.22%
GRM	20.1
Year Built	1967
Sale Date	8/19/2024
Days-On-Mkt	6

Units	Unit Type	Avg Rent	Size
2	2 Bedroom 1 Bath		
2	3 Bedroom 1 Bath		



## 32 La Verne Ave

32 La Verne Avenue, Long Beach, CA 90803

Sale Price	\$1,485,000
Units	5
Price/Unit	\$297,000
Price/SF	\$565.28
Cap Rate	3.7%
GRM	17.4
Year Built	1947
Sale Date	11/12/2025
Days-On-Mkt	117

Units	Unit Type	Avg Rent	Size
2	Studio/Efficiency		
3	1 Bedroom 1 Bath		

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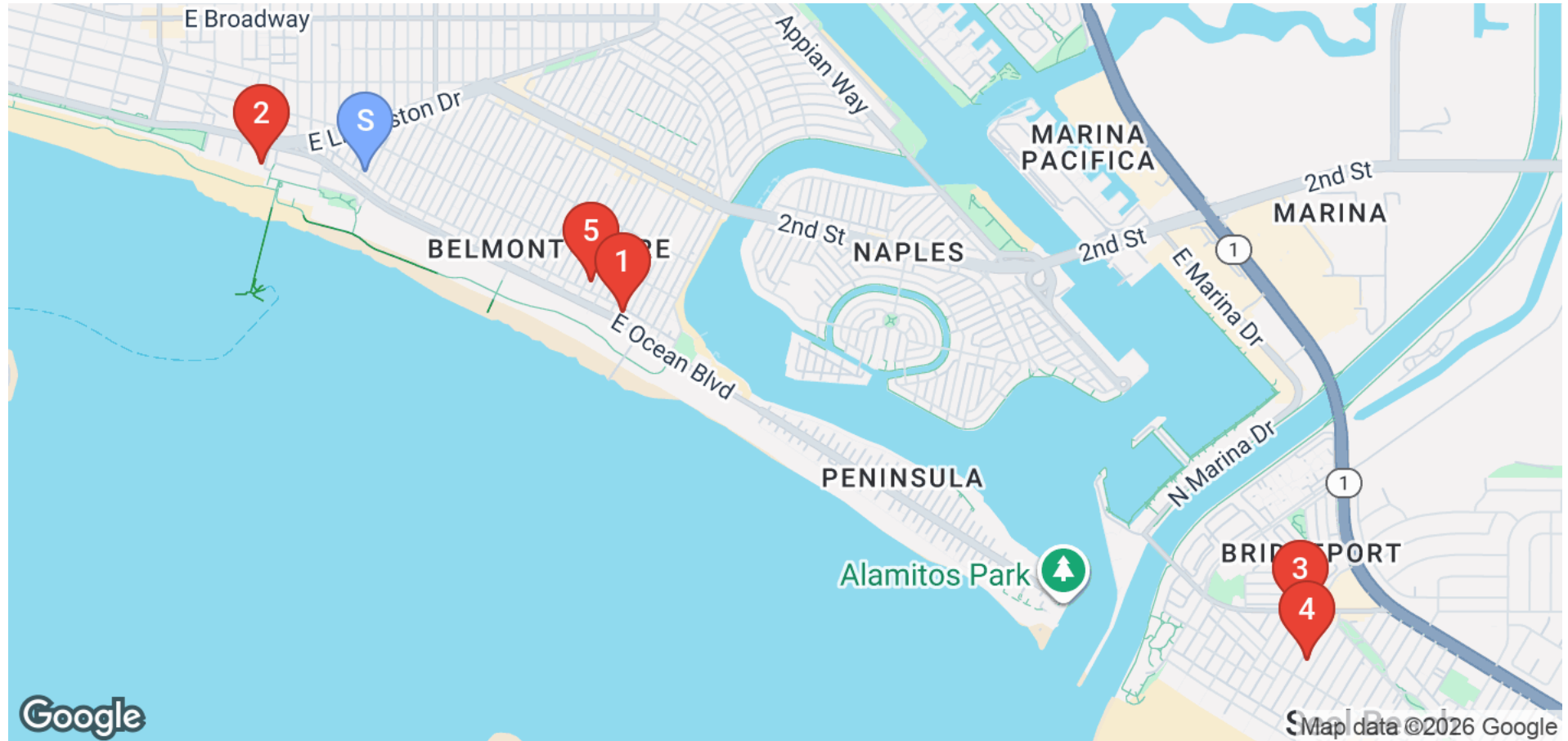
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# SALE COMPARABLES

24 ROSWELL AVENUE | LONG BEACH, CA 90803



**S** 24 Roswell  
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Long Beach, CA, 90803  
\$1,945,000

**4** 215 6th St  
215 6th Street  
Seal Beach, CA, 90740  
\$2,625,000

**1** 5339 E Ocean  
5339 East Ocean Boulevard  
Long Beach, CA, 90803  
\$1,915,000

**5** 32 La Verne Ave  
32 La Verne Avenue  
Long Beach, CA, 90803  
\$1,485,000

**2** 16 38th Place  
Long Beach, CA, 90803  
\$3,192,000

**3** 257 5th St  
257 5th Street  
Seal Beach, CA, 90740  
\$2,450,000

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# RENT SURVEY

24 ROSWELL AVENUE | LONG BEACH, CA 90803

## Belmont Shore - Long Beach

				Studio	1x1
1	165 Prospect Ave	Long Beach	90803		\$2,325
2	103 Corona Ave	Long Beach	90803	\$2,300	
3	3916 E 2nd St	Long Beach	90803		\$2,895
4	4109 E Ocean Blvd	Long Beach	90803	\$1,825	
5	29 Ximeno Ave	Long Beach	90803		\$1,995
6	118 Ximeno Ave	Long Beach	90803		\$2,275
7	130 Roycroft	Long Beach	90803	\$1,795	
8	70 Roycroft	Long Beach	90803		\$2,475
9	4109 E Ocean Blvd	Long Beach	90803	\$1,825	
10	34 Garanada Ave	Long Beach	90803	\$1,525	
Average				\$1,854	\$2,393

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A large passenger ship, the Queen Mary, is docked at a pier. The ship is white with a dark blue hull and three prominent red and white funnels. It is surrounded by water, and a red buoy is visible in the foreground. The ship's name "QUEEN MARY" is visible on the side. The background shows some trees and a clear sky.

SECTION IV

# LOCATION INFORMATION



# CITY OF LONG BEACH OVERVIEW

24 ROSWELL AVENUE | LONG BEACH, CA 90803

## Long Beach: Coastal Living at Its Finest

Nestled along the sun-drenched coast of Southern California, Long Beach offers a one-of-a-kind blend of seaside charm, cultural vibrancy, and modern sophistication. Home to nearly 470,000 residents, this dynamic city is celebrated for its diversity, energy, and scenic waterfront lifestyle.

Long Beach boasts a stunning variety of residential options, from beautifully restored Craftsman homes and charming historic bungalows to sleek modern condos overlooking the Pacific. With a median home price around \$790,000, the city continues to attract those seeking distinctive residences and an elevated quality of life in a truly desirable location.

Life in Long Beach means endless opportunities to enjoy the outdoors and connect with the community. Stroll along the iconic Shoreline, explore the picturesque Naples Canals, or spend the day paddleboarding and soaking up the sun. The city's pristine parks, waterfront promenades, and family-friendly spaces make it easy to embrace the coastal California lifestyle every day.

For shopping, dining, and entertainment, residents flock to Belmont Shore, a lively district known for its boutique stores, artisanal eateries, and vibrant street art. Long Beach's thriving arts and culture scene—featuring local galleries, theaters, and live performances—ensures there's always something new and inspiring to experience.

Beyond its lifestyle appeal, Long Beach offers a robust and diverse economy anchored by industries such as shipping, technology, and tourism. This strong business environment creates exceptional career opportunities while supporting the city's continued growth and prosperity. Just minutes from the beaches of Los Angeles County, Long Beach provides the perfect balance of coastal relaxation and urban excitement. Year-round festivals, food fairs, and live events bring neighbors together and celebrate the city's rich cultural heritage, fostering a true sense of community.

Long Beach isn't just a place to live—it's a place to thrive. With its breathtaking waterfront, vibrant amenities, and distinctive character, this remarkable city invites you to experience the very best of Southern California living.



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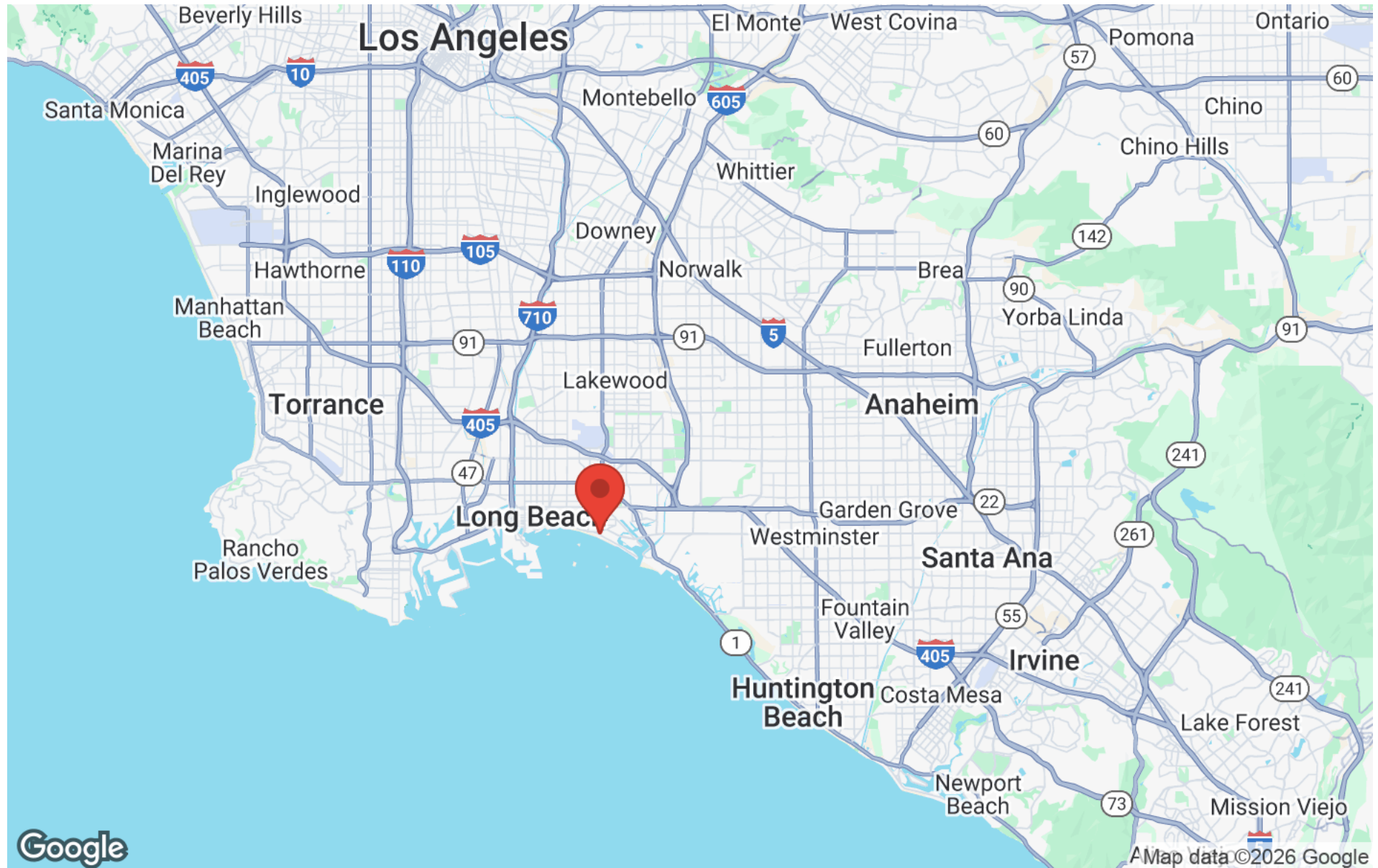
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# REGIONAL MAP

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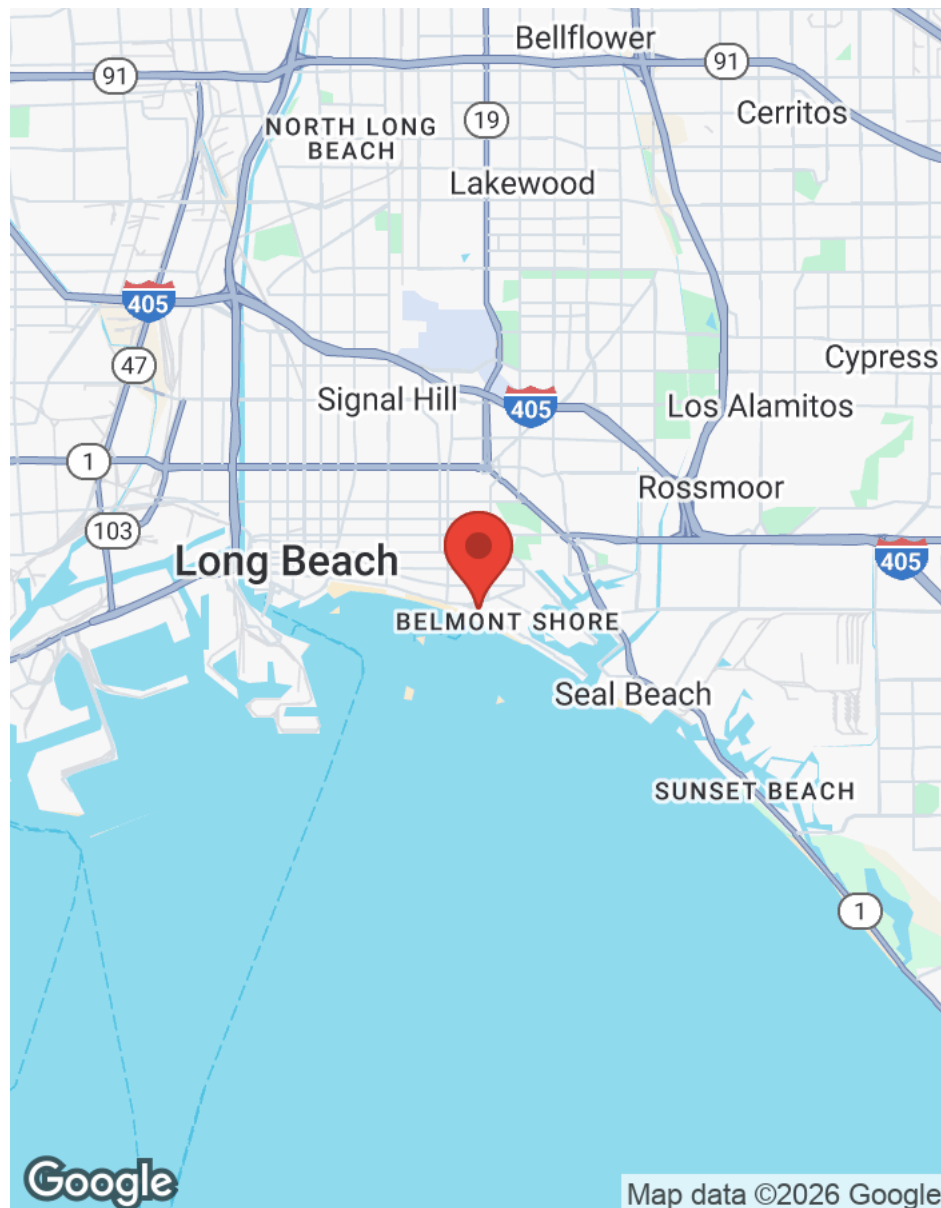
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# LOCATION MAPS

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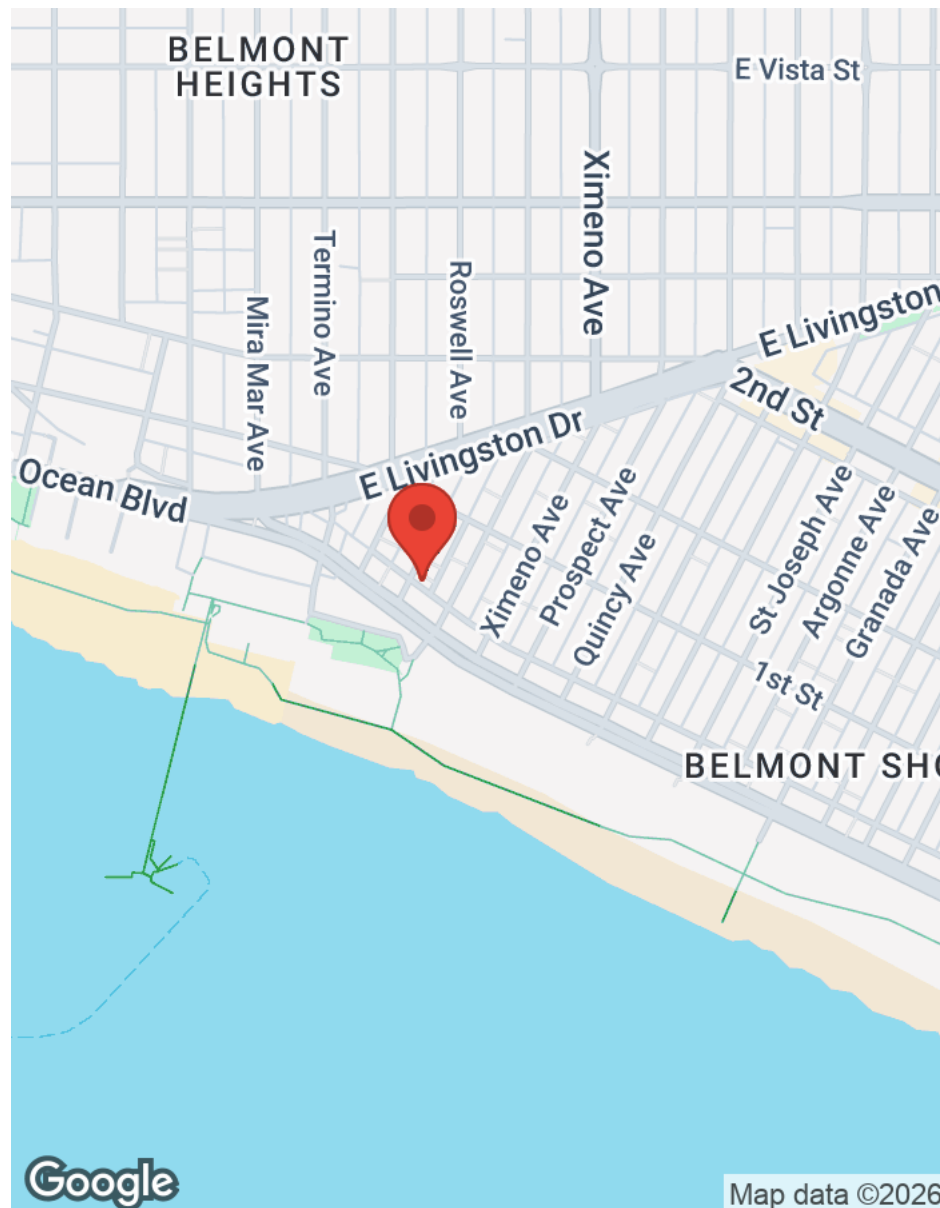
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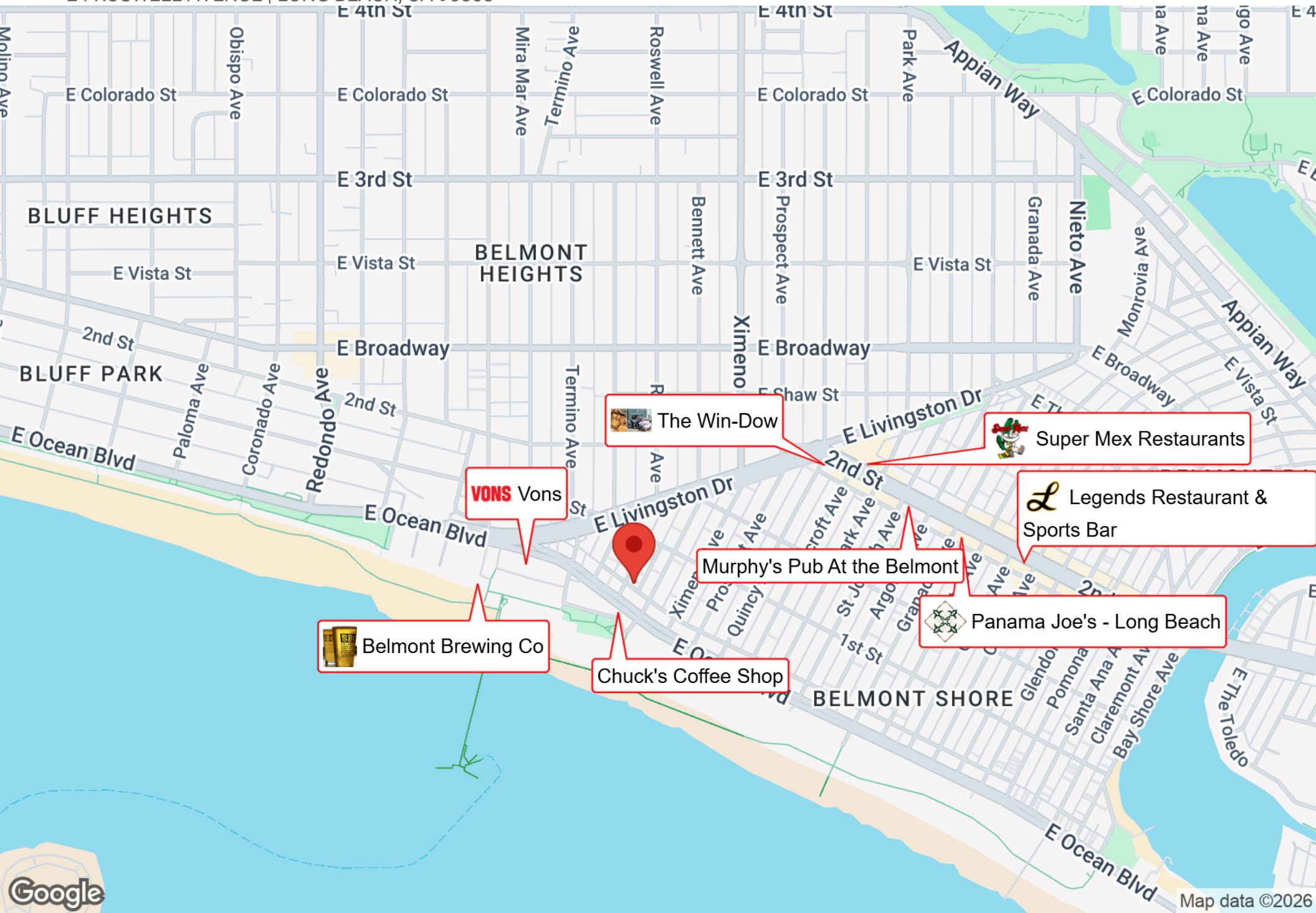
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# BUSINESS MAP

24 ROSWELL AVENUE | LONG BEACH, CA 90803



The Win-Dow



Super Mex Restaurants



Legends Restaurant & Sports Bar



Panama Joe's - Long Beach



Murphy's Pub At the Belmont



VONS Vons



Belmont Brewing Co



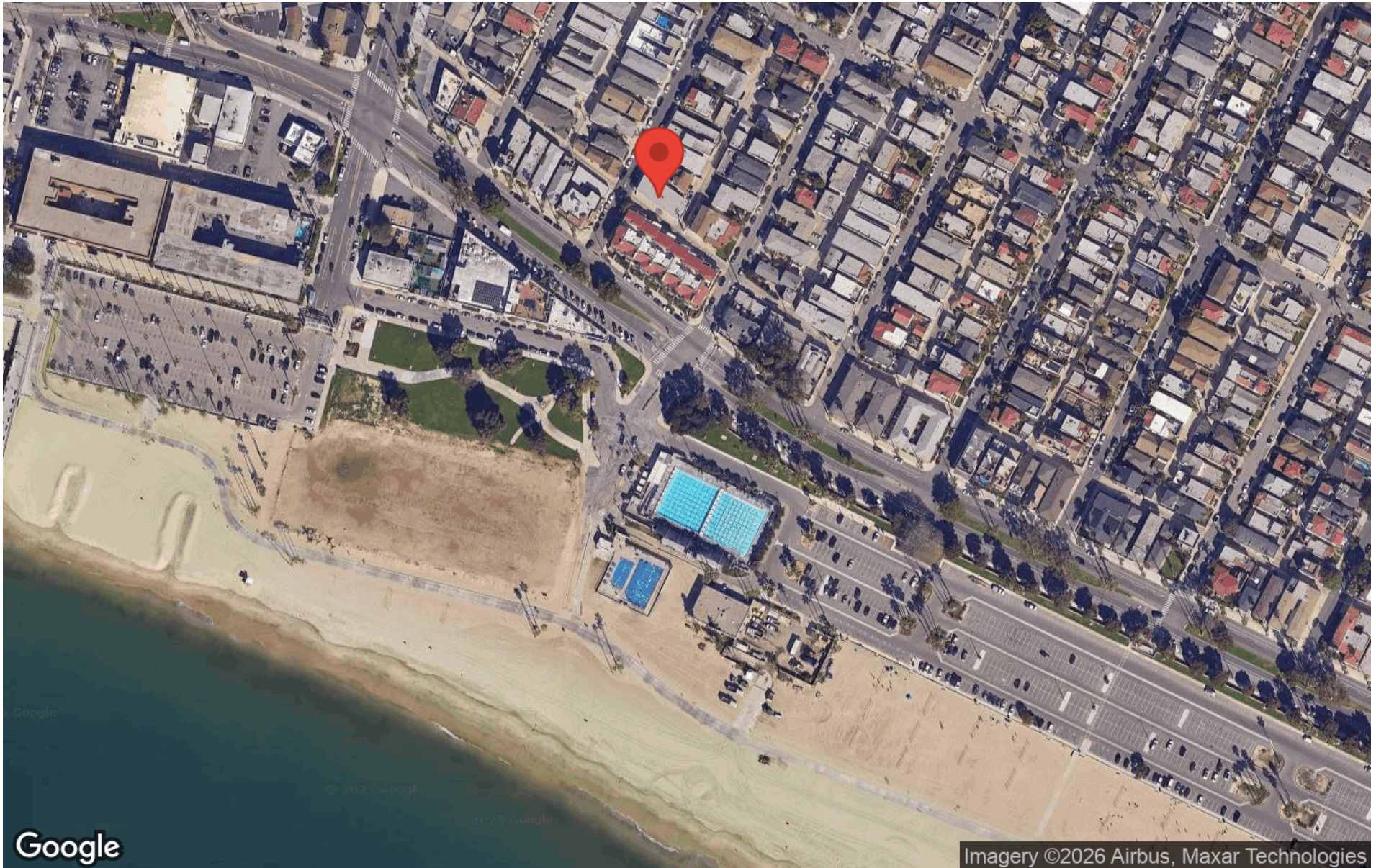
Chuck's Coffee Shop





# AERIAL MAP

24 ROSWELL AVENUE | LONG BEACH, CA 90803



**COLDWELL BANKER COMMERCIAL BLAIR**  
333 West Broadway, Suite 312  
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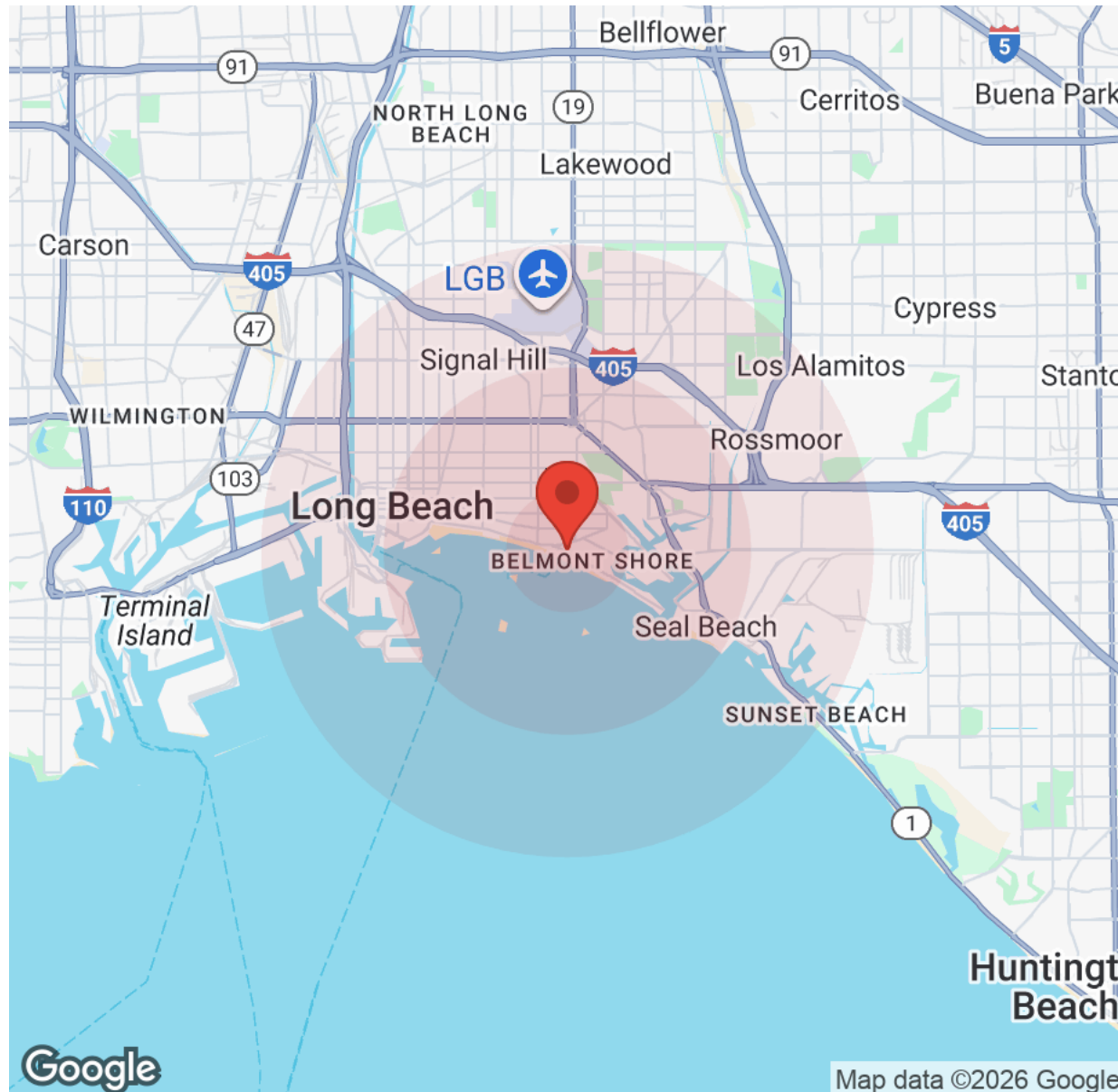
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# DEMOGRAPHICS

24 ROSWELL AVENUE | LONG BEACH, CA 90803



Population	1 Mile	3 Miles	5 Miles
Male	12,720	102,693	177,431
Female	13,136	97,289	174,815
Total Population	25,856	199,982	352,246

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,828	27,513	52,702
Ages 15-24	2,001	24,320	41,677
Ages 25-54	12,641	92,243	152,581
Ages 55-64	3,630	24,755	44,162
Ages 65+	4,755	31,151	61,122

Race	1 Mile	3 Miles	5 Miles
White	13,595	67,894	112,895
Black	1,396	21,078	36,352
Am In/AK Nat	34	340	528
Hawaiian	47	640	1,268
Hispanic	7,245	75,293	137,305
Asian	2,487	27,698	51,956
Multi-Racial	918	6,199	10,638
Other	134	860	1,268

Income	1 Mile	3 Miles	5 Miles
Median	\$114,357	\$92,074	\$92,005
< \$15,000	743	7,046	11,411
\$15,000-\$24,999	520	4,525	7,846
\$25,000-\$34,999	426	4,945	8,775
\$35,000-\$49,999	651	6,938	11,873
\$50,000-\$74,999	1,608	12,247	19,941
\$75,000-\$99,999	1,682	11,107	17,842
\$100,000-\$149,999	3,288	16,469	26,031
\$150,000-\$199,999	1,648	9,594	15,958
> \$200,000	2,828	13,704	24,290

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,802	95,064	157,077
Occupied	13,392	86,575	143,966
Owner Occupied	4,413	27,581	59,357
Renter Occupied	8,979	58,994	84,609
Vacant	1,410	8,489	13,111

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24 ROSWELL AVENUE



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