# RARE TRI-PLEX AND SINGLE FAMILY HOME

## INVESTMENT OPPORTUNITY

## 638-644 E 7TH STREET

**638-644 E 7TH ST | LONG BEACH, CA**


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Voit
REAL ESTATE SERVICES

This Offering Memorandum (this “Memorandum”) is given to you for the sole purpose of evaluating the possible acquisition of 638-644 E 7th Street, Long Beach, CA 90813 (the “Property”), and is not to be used for any other purpose without the prior written consent of Owner or Voit Real Estate Services (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Evaluation Material, including any online drop boxes) are for general reference only. They are based on assumptions relating to the general economy, local competition, and other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts to evaluate this Property independently.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations therein have been satisfied or waived.

Owner has retained Broker, Voit Real Estate Services, as its exclusive broker. Broker is not authorized to make any representation or agreement on behalf of Owner.

This Memorandum is the property of the Broker and may be used only by parties approved by Broker.

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# THE OFFERING

Voit Real Estate Services is proud to present for sale 638-644 E. 7th Street, Long Beach, CA 90813, a rare Multifamily Investment Opportunity, centrally located near downtown Long Beach.

This property consists of one (1) Single Family Residence and a Tri-Plex, originally built in 1951, situated on a single parcel, totaling approximately 0.07 Acres (2,997 SF of Land Area). The Single-Family Residence is two (2) Bedrooms, and the Tri-Plex consists of two units with three (3) Bedrooms on the ground floor and one second floor unit with Four (4) Bedrooms.   With proximity to a variety of dining, retail, and entertainment amenities in downtown Long Beach, along with a highly desirable unit mix, this multifamily opportunity will ensure stable long-term tenancies and consistent cash flow for investors.

Long Beach is home to a major University, Cal State Long Beach, plans to host several Olympic Events for Summer 2028, and continues to enjoy major revitalization investments in the downtown corridor.

The City of Long Beach, has a population of 450,000 residents and boasts the second largest Port on the West Coast, serving as a major metropolitan and economic hub for Sothern California and beyond.

# EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS

| | |
|---|---|
| **LOCATION:** | 638-644 E. 7th Street, Long Beach, CA 90813 |
| **APN:** | 7274-018-024 |
| **PRICE:** | $1,320,000 |
| **UNIT MIX:** | SFR: 2 Bed / 1 Bath<br>Tri-Plex:<br>(2) 3 Bed / 1 Bath<br>(1) 4 Bed/ 2 Bath |
| **PRICE / UNIT:** | $330,000 |
| **CAP RATE:** | 6.6% Pro-Forma |
| **CONFIGURATION:** | (2) Buildings on a Single Parcel |
| **YEAR OF CONSTRUCTION:** | 1951 |
| **PARKING:** | Street |
| **LOT SIZE:** | 2,997 SF (0.07 Acres) |
| **EXCLUSIVE AGENT:** | Patrick McCredie, Multifamily Specialist<br>Voit Real Estate Services<br>949.263.5321 • 909.499.4665<br>pmccredie@voitco.com |
| | Chris Drzyzga, SIOR<br>Senior Vice President \| Partner<br>Voit Real Estate Services<br>949.263.5303<br>chrisd@voitco.com |

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# EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS

**ADDRESS:**
638-644 E 7th St
Long Beach, CA 90813

**UNITS:**
4

**PRICE:**
$1,320,000

**NET OPERATING INCOME**
$87,590 (On Market Rents)

**NUMBER OF STORIES:**
2

**LOT SIZE:**
2,997

**NUMBER OF BUIDLING:**
2

**YEAR BUILT:**
1951

**PARKING:**
Street Parking

**EST.RENTABLE SF:**
4,108 SF

## UTILITIES / METERING

**WATER / SEWER:**
Owner Pays

**TRASH:**
Individual Bins- Tenant Pays

**GAS:**
Individually Metered - Tenant Pays

**AIR CONDITIONING:**
Unit 642 Only

**ELECTRICITY:**
Individually Metered - Tenant Pays

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# EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS

### IMMEDIATE RENTAL UPSIDE:

» Units 638 & 644 Vacate July 2026, allowing new owner to achieve immediate market rents

» Unit 640 is below market, allowing for additional rental increases upon vacancy

### ROBUST RENTAL MARKET:

» 4.5% Vacancy Rate in the 90813 Submarket
Over 182,000 people within a 2- Mile Radius

### CENTRAL LONG BEACH LOCATION:

» Less than 1 Mile from Downtown Long Beach and Ocean Blvd

### RECENT UNIT IMPROVEMENTS:

» Unit 642: Completely Renovated Including new electrical

» Unit 638 & 644: New Wood Laminate Flooring & Cabinets

### EXTERIOR RENOVATIONS :

» Roof Tune- up Repairs

» Stucco Repairs

» Repainted Exterior

» Waterproofing

# RENT ROLL & PROJECTIONS

| Unit | Unit Type | SF (Approx.) | Lease Start | Lease End | Mo. Rent (Current) | Mo. Rent (Market) | Annual Rent (Current) | Annual Rent (Market) | Variance to Market |
|---|---|---|---|---|---|---|---|---|---|
| 638 | 2 BD / 1 BA | 500 | Vacant | Vacant | $0 | $2,250 | $0 | $27,000 | ($2,250) |
| 640 | 3 BD / 1 BA | 900 | Unknown | MTM | $1,604 | $2,750 | $19,248 | $33,000 | ($1,146) |
| 644 | 3 BD / 1 BA | 900 | Vacant | Vacant | $0 | $2,750 | $0 | $33,000 | ($2,750) |
| 642 | 4 BD / 2 BA | 1,800 | 03/01/2026 | 03/01/2027 | $3,100 | $3,150 | $37,200 | $37,800 | ($50) |
| | **Totals** | **4,100** | | | **$4,704** | **$10,900** | **$56,448** | **$130,800** | **($6,196)** |

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| Summary Metric | |
|---|---|
| Gross Potential Rent (Annual – Current) | $56,448 |
| Gross Potential Rent (Annual – Market) | $130,800 |
| Avg. Monthly Rent / Unit (Current) | $1,176 |
| Avg. Monthly Rent / Unit (Market) | $2,725 |
| Total Rentable SF | 4,100 |

# CURRENT OPERATING STATEMENT & PROFORMA

| Property Information & Assumption | |
|---|---|
| Purchase Price | $1,320,000 |
| Number of Units | 4 |
| Gross SF | 4,108 |
| Year Built | 1951 |
| Down Payment % | 45.0% |
| Interest Rate | 6.5% |
| Amortization (yrs) | 30 |
| Vacancy Rate | 5.0% |
| Management Fee % | 4.0% |
| | |
| Loan Amount | $726,000 |
| Down Payment ($) | $594,000 |
| Price / Unit | $330,000 |
| Price/ SF | $321.32 |

**Return & Key Metrics**

| | Actuals (Current Rents) | Pro Forma |
|---|---|---|
| Cap Rate | 2.1% | 6.6% |
| GRM | 23.38x | 10.09x |
| Cash-on- Cash Return | -4.5% | 5.5% |
| Debt Service Coverage | 0.51x | 1.59x |
| Price/ Unit | $330,000 | |
| Price/ SF | $321.32 | |
| Loan-to-Value | 55.0% | |

**Annual Income & Expense Analysis**

| Income | Actuals (Current Rents) | Pro Forma |
|---|---|---|
| Gross Potential Rent | $56,448 | $130,800 |
| Less: Vacancy (5%) | ($2,822) | ($6,540) |
| **Effective Gross Income** | **$53,626** | **$124,260** |
| **Expenses** | | |
| Property Taxes | $10,200 | $17,800 |
| Insurance | $6,000 | $6,000 |
| Water/ Sewer | $1,200 | $1,500 |
| Trash | $0 | $0 |
| Gas/ Electric (Common) | $400 | $400 |
| Landscaping | $0 | $0 |
| Repairs & Maintenace | $2,500 | $3,000 |
| Management Fee | $2,145 | $4,970 |
| Reserves | $3,000 | $3,000 |
| **Total Expenses** | $25,445 | $36,670 |
| **NET Operting Income** | **$28,181** | **$87,590** |

**Debt Service**

| | Actuals (Current Rents) | Pro Forma |
|---|---|---|
| Annual Mortage Payment | $55,066 | $55,066 |
| Cash Flow After Debt Service | ($26,885) | $32,524 |

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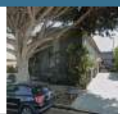
# RENT COMPARABLES

| | | Property Address<br>City, State | Rent | Unit Mix | Distance from<br>Subject Property |
|---|---|---|---|---|---|
| 1 |  | 1018 E 3rd St<br>Long Beach, CA 90802 | $3,200 | 2 Bed/ 2 Bath | 0.6 Miles |
| 2 |  | 1349-1357 Dawson Ave<br>Long Beach, CA 90804 | $2,900 | 3 Bed/ 1.5 Bath | 1.5 Miles |
| 3 |  | 1060 Cherry Ave<br>Long Beach, CA 90813 | $2,850 | 4 Bed/ 2 Bath | 1.2 Miles |
| 4 |  | 736 Olive Ave<br>Long Beach, CA 90813 | $2,495 | 3 Bed/ 1 Bath | 0.1 Miles |

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## Rent Comparables

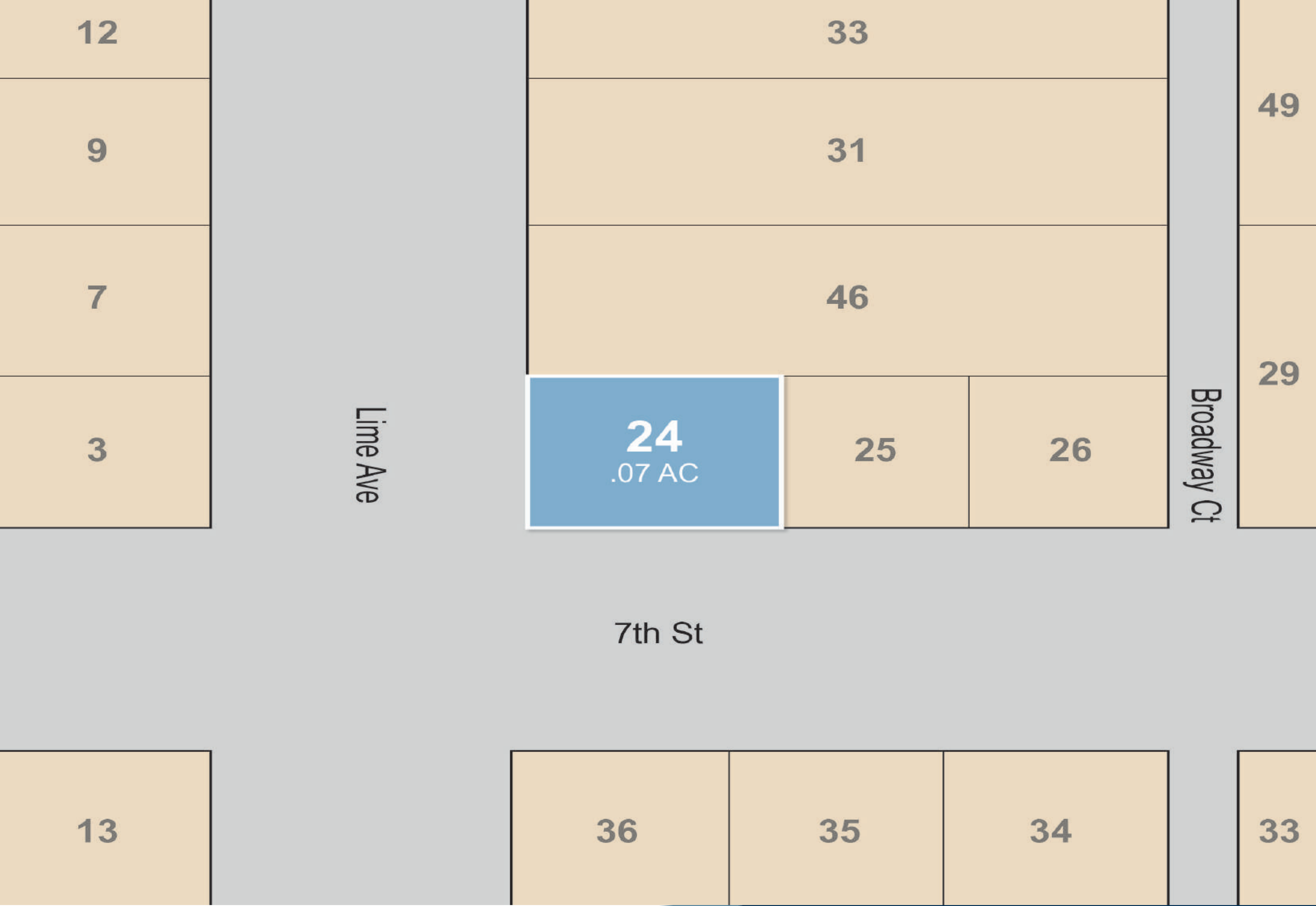
| | | |
|---|---|---|
| 1 | 1018 E. 3rd St | Long Beach |
| 2 | 1349-1357 Dawson Ave | Long Beach |
| 3 | 1060 Cherry Ave | Long Beach |
| 4 | 736 Olive Ave | Long Beach |


# RENT COMPARABLES MAP





# BUILDING PHOTOS


12
33
49
9
31
7
46
29
3
Lime Ave
24
.07 AC
25
26
Broadway Ct
7th St
13
36
35
34
33

# PARCEL MAP


# AERIAL MAP


## AMENITIES AERIAL

# DOWNTOWN LONG BEACH SUBMARKET (2 MILES RADIUS FROM 90813)

**POPULATION**

**182,000**

**NUMBER OF HOUSEHOLDS**

**71,510**

**EDUCATION**

**27%**
Bachelor's Degree or Advanced

**37**
Median Age

**62,000**
Total Employees

**$90,900**
Average Household Income

**$710,000**
Median Home Value

**26%**
Some College / Associates Degree

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