



2536 ATLANTIC AVE, LONG BEACH, CA 90806

Offering Memorandum

LYONSTAHLL
INVESTMENT REAL ESTATE


Jack McCann
MULTIFAMILY ADVISORS



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Investment Overview



Executive Summary

2536 Atlantic Avenue is a well-located four-unit multifamily property situated in a strong rental corridor of Long Beach. Originally built in 1929, the property consists of four spacious 2-bedroom / 1-bath units, each approximately 918 square feet, offering an ideal unit mix that continues to see strong demand among local renters.

The property also includes an additional 1-bedroom / 1-bath ADU structure that is currently vacant and not included in the official rent roll, presenting investors with additional income potential subject to buyer verification.

Three of the four primary units are currently occupied, generating \$7,100 in monthly rental income, while Unit #2 is currently vacant, providing immediate upside for a new owner to lease at market rents. Current rents range from \$1,550 to \$2,850, with comparable units in the area supporting rents of approximately \$2,900 per unit, representing significant rental growth potential through strategic lease-up and market adjustments.

Each unit benefits from in-unit laundry and garage plus on-site parking, attractive amenities that support strong tenant demand in the area. Utilities are largely tenant-paid, with tenants responsible for gas and electricity, and tenants cover any electricity charges exceeding \$200 per month, helping keep operating expenses manageable for ownership. Additionally, tankless water heaters were installed between 2024 and 2025 for Units 2536, 2538, and 2542, while Unit 2540 retains a traditional water heater.

Offered at an attractive price point relative to the surrounding market, 2536 Atlantic Avenue presents a compelling opportunity for both investors and owner-users. With one vacant unit ready for lease-up and an additional ADU offering potential upside, the property provides multiple avenues for value creation.





Investment Overview

Pricing Metrics

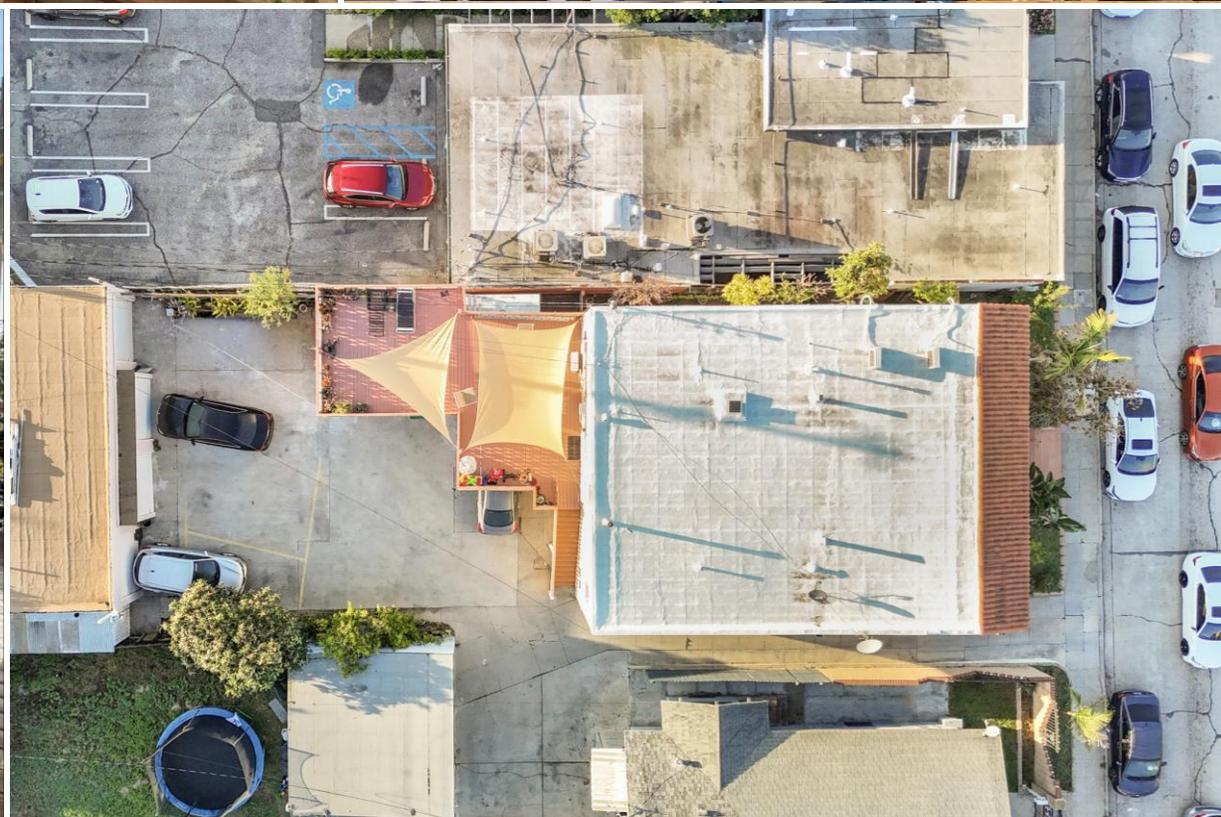
Offering Price	\$1,250,000
Price/Unit	\$312,500
Price/Sq Ft	\$340
CAP Rate (Current)	6.30%
GRM (Current)	10.42
CAP Rate (Market)	9.24%
GRM (Market)	7.86

Property Details

Units	4
Year Built	1929
Rentable Square Feet	3,672
Lot Size	6,273
APN	7211-001-007
Zoning	LBPD25
Rent Control	AB 1482

Property Photos









Financial Analysis



Subject Property: *Rent Roll & Leases*

RENT ROLL

UNIT	UNIT MIX	UNIT SQFT	RENT/SQFT	CURRENT	RENT/SQFT	PRO FORMA
2536	2 BED / 1 BATH	918	\$2.94	\$2,700	\$3.16	\$2,900
2538	2 BED / 1 BATH	918	\$3.16	\$2,900	\$3.16	\$2,900
2540	2 BED / 1 BATH	918	\$1.69	\$1,550	\$3.16	\$2,900
2542	2 BED / 1 BATH	918	\$3.10	\$2,850	\$3.16	\$2,900
ADU	1 BED / 1 BATH	400	\$0.00	\$0	\$4.13	\$1,650
TOTAL		3672	\$2.18	\$10,000	\$3.35	\$13,250

LEASES

*adu is not included in the total square footage or total current rental income. It is included in the pro-forma rental income.

UNIT	UNIT MIX	PARKING	LAUNDRY	NOTES	UTILITIES PAID	EXPIRATION
2536	2 BED / 1 BATH	GARAGE + ON-SITE	IN-UNIT	OCCUPIED	GAS/ELECTRIC	MTM
2538	2 BED / 1 BATH	GARAGE + ON-SITE	IN-UNIT	VACANT	GAS/ELECTRIC	N/A
2540	2 BED / 1 BATH	GARAGE + ON-SITE	IN-UNIT	OCCUPIED	GAS/ELECTRIC	MTM
2542	2 BED / 1 BATH	GARAGE + ON-SITE	IN-UNIT	OCCUPIED	GAS/ELECTRIC	MTM
ADU	1 BED / 1 BATH	ON-SITE	N/A	VACANT	N/A	N/A

Subject Property: *Financials*

OFFERING PRICE

\$1,250,000

\$/SQFT	\$340
\$/UNIT	\$312,500
TOTAL SQFT	3,672
TOTAL UNITS	4

33%

RENTAL UPSIDE

CURRENT METRICS

CAP RATE 6.30%

\$340

PRICE PER SQFT

GRM 10.42

PRO FORMA METRICS

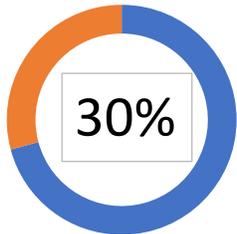
1929

YEAR BUILT

CAP RATE 9.24%

GRM 7.86

EXPENSE RATIO



UPSIDE ANALYSIS



PROPOSED DEBT

LOAN AMOUNT	\$937,500	INTEREST RATE	6.125%
DOWN PAYMENT	25% \$312,500	FIXED (YRS)	30
DEBT COVERAGE RATIO	1.15	AMORTIZATION (YRS)	30
MONTHLY LOAN PAYMENT	\$5,696		

INCOME

	CURRENT	PRO FORMA
Gross Potential Income	\$120,000	\$159,000
Vacancy Reserve	(\$3,600)	(\$4,770)
Effective Gross Income	\$116,400	\$154,230

EXPENSES

	CURRENT	PRO FORMA
Property Taxes	\$15,625	\$15,625
Insurance	\$4,312	\$5,508
Repairs and Maintenance	\$4,800	\$4,770
Utilities	\$9,552	\$9,552
Gardener	\$900	\$900
Spectrum Internet (\$145/mo.)	\$1,740	\$1,740
City of Long Beach Fee	\$685	\$685
Total Expenses	(\$37,614)	(\$38,780)
Net Operating Income	\$78,786	\$115,450

UNIT MIX ANALYSIS

TYPE	% OF TOTAL	TOTAL	AVG. RENT
STUDIO	0%	0	\$0
1 BEDROOM	0%	0	\$0
2 BEDROOM	100%	4	\$2,468
3 BEDROOM	0%	0	\$0
4 BEDROOM	0%	0	\$0

AGENT CONTACT

JACK MCCANN (310) 382-1063 JACK@LYONSTAHL.COM

Location Overview



WALKABILITY

2536 Atlantic Avenue has a Walk Score of 84 out of 100. This location is Very Walkable so most errands can be accomplished on foot. 2536 Atlantic Avenue is a 10-minute walk from the Metro A Line (Blue) at the Willow Street Station stop. This location is in the Sunrise Park neighborhood in Long Beach. Nearby parks include Veterans Memorial Park, Martin Luther King Junior Park and Chittick Field Park.

Walk Score

84

Very Walkable

Most errands can be accomplished on foot.

Transit Score

60

Good Transit

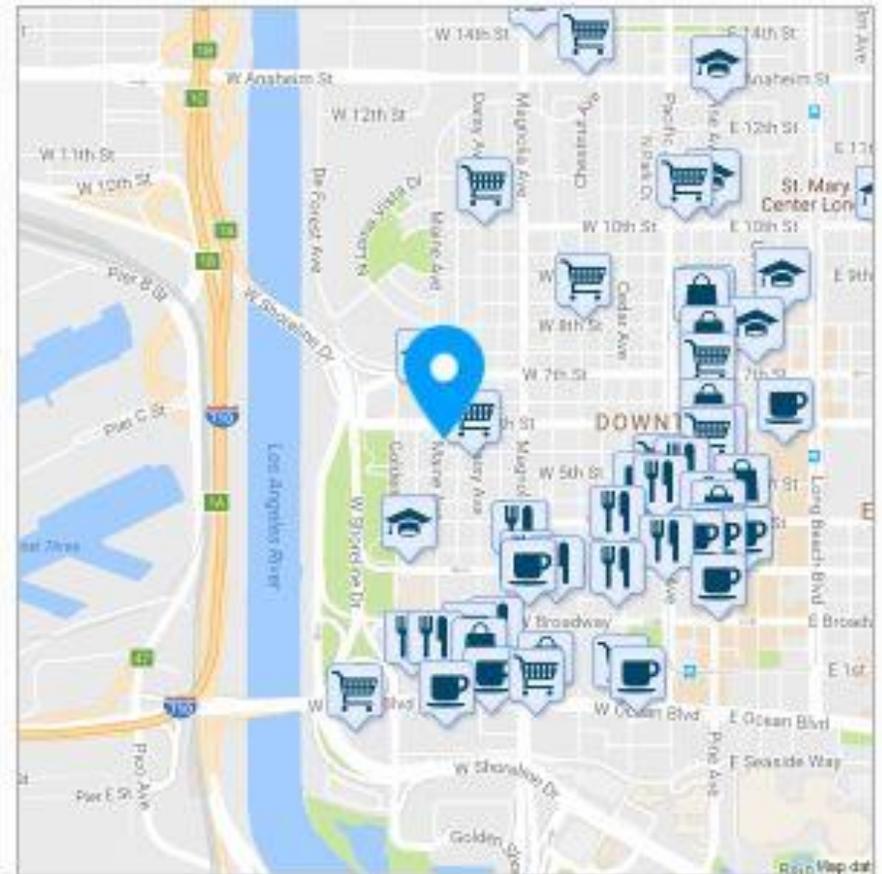
Transit is convenient for most trips.

Bike Score

62

Somewhat Bikeable

Biking is convenient for some trips.



LONG BEACH



THE PIKE OUTLETS

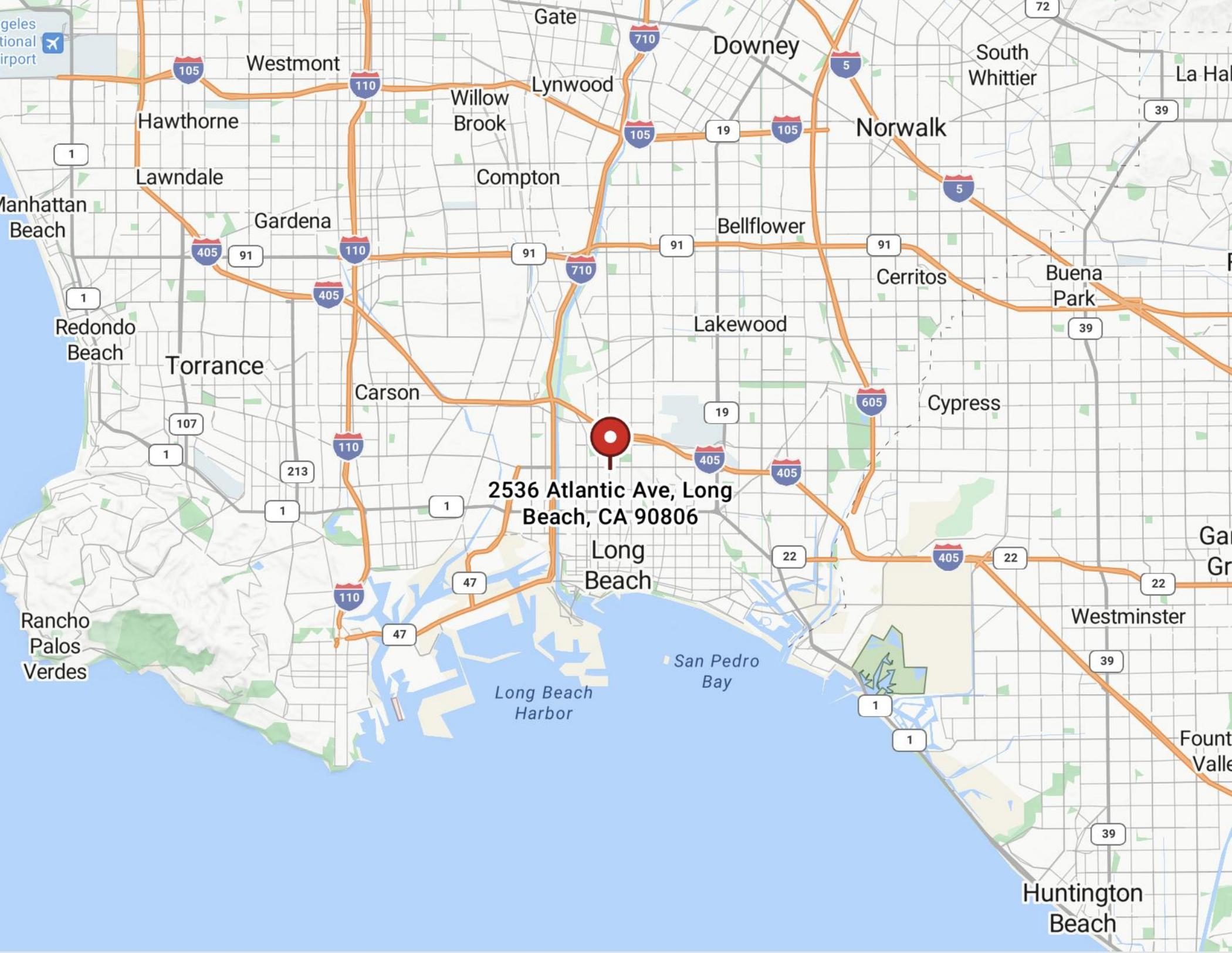
Long Beach is one of Southern California's most vibrant and economically diverse cities. As the seventh-largest city in the state, it has a population of over 460,000 residents.

The city's strategic location between Los Angeles and Orange County makes it a central hub for commerce, tourism, and transportation.



QUEEN MARY

Long Beach is home to the Port of Long Beach, one of the busiest ports in the world, which plays a crucial role in global trade and generates billions in economic activity annually. The port serves as a major economic driver, supporting industries such as logistics, shipping, and transportation, and creating thousands of jobs across the region.



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