

WELL-PERFORMING 8-UNIT MULTIFAMILY BUILDING **FOR SALE**

1136 LINDEN AVENUE
Long Beach, CA 90813



This Brochure is owned by Team Ukropina

BUILDING SIZE: +/- 4,937 SF
LOT SIZE: +/- 7,271 SF
APN: 7274-001-008

NUMBER OF UNITS: 8 Units
SALE PRICE: \$1,725,000.00

JEFF WIGGINS
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OFFERING SUMMARY

ADDRESS	1136 Linden Avenue Long Beach, CA 90813
BUILDING SF	+/- 4,937 SF
LAND SF	+/- 7,271 SF
YEAR BUILT	1950
APN	7274-001-008
NUMBER OF UNITS	8 Units
ZONING	LBR4N

FINANCIAL SUMMARY

SALE PRICE	\$1,725,000.00
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	80,569	250,041	426,471
2026 Median HH Income	\$59,695	\$76,084	\$84,217
2026 Average HH Income	\$78,551	\$101,221	\$115,296



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PROPERTY DESCRIPTION

We are pleased to present a rare opportunity to acquire a well-performing 8-unit multifamily investment property located in one of Southern California's most desirable coastal rental markets. Situated at 1136 Linden Avenue in Long Beach, the property offers investors stable in-place income with significant value-add potential in a high-demand infill location.

The asset consists of eight spacious one- and two-bedroom units totaling approximately 4,937 rentable square feet, situated on a 7,271 square foot lot. The attractive unit mix appeals to a broad tenant base and supports consistent occupancy in a strong rental market.

Located in the North of East Village neighborhood, the property benefits from strong rental demand, a dense population base, and ongoing neighborhood revitalization. Residents enjoy convenient access to shopping, restaurants, entertainment, and public transportation.

The property is located just 1.5 miles from Downtown Long Beach, the Pacific Ocean, and the revitalized Shoreline District, placing tenants within minutes of major employment centers and lifestyle amenities.

A key highlight of the property is the ±968 square foot garage structure located at the rear of the lot, which is currently underutilized and presents multiple opportunities for additional income and long-term value creation.

A new owner could potentially:

- Lease the garages for additional parking income
- Convert the garages into Accessory Dwelling Units (ADUs), subject to city approval, creating additional rental units and increased revenue

With its prime coastal location, desirable unit mix, and clear upside through additional income opportunities, 1136 Linden Avenue represents a compelling opportunity for investors seeking stable cash flow and long-term appreciation in a supply-constrained Southern California rental market.

PROPERTY HIGHLIGHTS

- 8-Unit Multifamily Property
- Desirable one- and two-bedroom unit mix
- ±4,937 rentable square feet
- ±7,271 square foot lot
- Strong rental demand location
- Located in the North of East Village neighborhood
- 1.5 miles from Downtown Long Beach and the beach
- Close proximity to the Shoreline entertainment district
- ±968 SF garage structure with redevelopment potential
- ADU conversion potential (subject to city approval)

VALUE-ADD OPPORTUNITY

- The property provides multiple value-add opportunities that could increase revenue and overall asset value.
- **Garage Income Potential**
- The **±968 square foot garage structure located at the rear of the property** is currently not being utilized.
- Potential opportunities include:
 - Leasing garages for **additional monthly parking income**
 - Storage rental for tenants or third parties
- **ADU Development Potential**
- Subject to city approval, the garage structure may offer the opportunity to **convert into Accessory Dwelling Units (ADUs)**.
- ADU conversions could allow an investor to:
 - Increase the total number of rental units
 - Significantly boost annual rental income
 - Improve overall property valuation
- California's **ADU-friendly legislation** has made these conversions an increasingly attractive strategy for multifamily investors.

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INVESTMENT SUMMARY

1136 LINDEN AVENUE

Long Beach, CA 90813

List Price **\$1,725,000.00**

Building Data

Street 1136 Linden Ave
 City, State, Zip Long Beach, CA 90813
 APN 7274-001-008
 Number of Units 8
 Year Built 1950
 Building Size 4,937 SF
 Lot Size 7,271 SF
 Current Cap Rate 3.00%
 Market Cap Rate 5.76%
 Current GRM 16.3%
 Market GRM 11.30%
 Price Per Unit \$ 215,625.00
 Price / Sqft \$ 349.40

FINANCING SUMMARY

Down Payment \$ 431,250.00
 Loan Amount \$ 1,293,750.00
 Interest Rate 6.50%
 Monthly Payment \$ 8,177.00
 Annual Payment \$ 98,124.00
 Loan to Value 75%
 Ammortization (annual) 30
 Proposed/ Existing Proposed
 Debt Coverage Ratio 1.25
 Loan Term 360

Income	Current	Market
Scheduled Rental Income	\$ 108,876.00	\$ 158,400.00
Vacancy (5%)	\$ 5,443.80	\$ 7,920.00
Garage income	\$ 1,200.00	\$ 1,200.00
Laundry Income	\$ 1,200.00	\$ 1,200.00
Effective Gross Income	\$ 105,832.20	\$ 152,880.00
Expenses	Current	Market
Property Tax	\$ 21,563.00	\$ 21,563.00
Insurance	\$ 9,874.00	\$ 9,874.00
Repairs & Maintenance	\$ 6,461.00	\$ 6,461.00
Property Management (6%)	\$ 6,240.00	\$ 6,240.00
Utilities	\$ 6,461.00	\$ 6,461.00
Gardening	\$ 1,200.00	\$ 1,200.00
Pest control	\$ 1,068.00	\$ 1,068.00
License & Fees	\$ 700.00	\$ 700.00
Total Expenses	\$ 53,567.00	\$ 53,567.00
Net Operating Income	\$ 52,265.20	\$ 99,313.00

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RENT ROLL

1136 LINDEN AVENUE
Long Beach, CA 90813

RENT ROLLS

UNIT #	TYPE	CURRENT RENT	Market
1	2 bed/ 1 bath	\$ 1,404.00	\$ 2,100.00
2	1 bed/ 1 bath	\$ 1,080.00	\$ 1,500.00
3	1 bed/ 1 bath	\$ 1,080.00	\$ 1,500.00
4	1 bed/ 1 bath	\$ 1,134.00	\$ 1,500.00
5	2 bed/ 1 bath	\$ 1,995.00	\$ 2,100.00
6	1 bed/ 1 bath	Vacant	\$ 1,500.00
7	1 bed/ 1 bath	\$ 1,080.00	\$ 1,500.00
8	1 bed/ 1 bath	\$ 1,300.00	\$ 1,500.00
Total Monthly Income		\$ 9,073.00	\$ 13,200.00
Total Annual Income		\$ 108,876.00	\$ 158,400.00

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Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$1,150,000	\$1,856,570	\$1,865,000	\$2,800,000
Sale Price Per Unit	\$206,818	\$232,071	\$233,150	\$271,666
Cap Rate	6.0%	6.7%	6.4%	9.3%
Land Price Per SF	\$159	\$246	\$264	\$329
Property Attributes	Low	Average	Median	High
Units	5	8	8	12
Year Built	1904	1939	1940	1963
Stories	1	2	2	2
Vacancy At Sale	3.2%	10.7%	4.1%	50.0%
Star Rating	★☆☆☆ 2	★☆☆☆ 2.2	★☆☆☆ 2	★☆☆☆ 3

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1 1209 Olive Ave
Long Beach, CA 90813 (Los Angeles County) - Downtown Long Beach Submarket

★★★★☆
Apartments

Sold	12/16/2025	Built	1928
Sale Price	\$1,300,000 (\$216,667/Unit)	Land Area	6,501 SF/0.15 AC
Units	6	Actual Cap Rate	6.58%
GBA (% Vacant)	3,540 SF (0%)	Sale Comp Status	Research Complete
Price per SF	\$367.23/SF	Sale Comp ID	7453419
Price Status	Confirmed	Parcel Numbers	7274-003-010



2 1415-1425 Martin Luther King Jr Ave
Long Beach, CA 90813 (Los Angeles County) - Downtown Long Beach Submarket

★★★★☆
Apartments

Sold	10/17/2025	Land Area	13,068 SF/0.30 AC
Sale Price	\$2,363,000 (\$236,300/Unit)	Actual Cap Rate	7.10%
Units	10	GRM	10.38
GBA (% Vacant)	7,282 SF (0%)	Sale Comp Status	Research Complete
Price per SF	\$324.50/SF	Sale Comp ID	7374450
Price Status	Confirmed	Parcel Numbers	7268-013-016 +1
Built	1930		



3 1332 Walnut Ave
Long Beach, CA 90813 (Los Angeles County) - Downtown Long Beach Submarket

★★★★☆
Apartments

Sold	11/14/2025	Land Area	6,525 SF/0.15 AC
Sale Price	\$2,149,000 (\$238,778/Unit)	Actual Cap Rate	6.60%
Units	9	GRM	9.80
GBA (% Vacant)	6,892 SF (0%)	Sale Comp Status	Research Complete
Price per SF	\$311.81/SF	Sale Comp ID	7408475
Price Status	Confirmed	Parcel Numbers	7261-027-007
Built	1963		



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4 1271 E 7th St
Long Beach, CA 90813 (Los Angeles County) - Downtown Long Beach Submarket

★★★★☆
Apartments

Sold	10/31/2025	Land Area	8,276 SF/0.19 AC
Sale Price	\$2,600,000 (\$216,667/Unit)	Actual Cap Rate	6.00%
Units	12	GRM	12.10
GBA (% Vacant)	10,113 SF (0%)	Sale Comp Status	Research Complete
Price per SF	\$257.09/SF	Sale Comp ID	7399672
Price Status	Confirmed	Parcel Numbers	7266-002-031
Built	1961		



5 1013 Locust Ave
Long Beach, CA 90813 (Los Angeles County) - Downtown Long Beach Submarket

★★★★☆
Apartments

Sold	4/28/2025	Built	1905
Sale Price	\$1,630,000 (\$271,667/Unit)	Land Area	7,405 SF/0.17 AC
Units	6	Actual Cap Rate	9.28%
GBA (% Vacant)	4,693 SF (0%)	Sale Comp Status	Research Complete
Price per SF	\$347.33/SF	Sale Comp ID	7158022
Price Status	Confirmed	Parcel Numbers	7273-006-016



6 1024 Cedar Ave
Long Beach, CA 90813 (Los Angeles County) - Downtown Long Beach Submarket

★★★★☆
Apartments

Sold	2/19/2026	Land Area	7,405 SF/0.17 AC
Sale Price	\$2,275,000 (\$206,818/Unit)	Actual Cap Rate	6.00%
Units	11	GRM	10.42
GBA (% Vacant)	12,272 SF (0%)	Sale Comp Status	Research Complete
Price per SF	\$185.38/SF	Sale Comp ID	7535635
Price Status	Confirmed	Parcel Numbers	7272-005-025
Built	1963	Sale Conditions	1031 Exchange



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7 1471 Chestnut Ave
Long Beach, CA 90813 (Los Angeles County) - Downtown Long Beach Submarket

★★★★☆
Apartments

Sold	12/15/2025	Land Area	4,468 SF/0.10 AC
Sale Price	\$1,195,000 (\$239,000/Unit)	Actual Cap Rate	6.20%
Units	5	GRM	9.81
GBA (% Vacant)	4,276 SF (0%)	Sale Comp Status	Research Complete
Price per SF	\$279.47/SF	Sale Comp ID	7450439
Price Status	Confirmed	Parcel Numbers	7269-040-030
Built	1925		



8 1830-1838 E 7th St
Long Beach, CA 90813 (Los Angeles County) - Downtown Long Beach Submarket

★★★★☆
Apartments

Sold	6/27/2025	Land Area	11,761 SF/0.27 AC
Sale Price	\$2,566,842 (\$256,684/Unit)	Actual Cap Rate	6.02%
Units	10	GRM	10.83
GBA (% Vacant)	6,044 SF (0%)	Sale Comp Status	Research Complete
Price per SF	\$424.69/SF	Sale Comp ID	7222444
Price Status	Confirmed	Parcel Numbers	7266-023-009 +1
Built	1921		



9 1631 E 4th St
Long Beach, CA 90802 (Los Angeles County) - Downtown Long Beach Submarket

★★★★☆
Apartments

Sold	9/30/2025	Built	1904
Sale Price	\$1,700,000 (\$212,500/Unit)	Land Area	6,534 SF/0.15 AC
Units	8	Actual Cap Rate	6.82%
GBA (% Vacant)	4,734 SF (0%)	Sale Comp Status	Research Complete
Price per SF	\$359.10/SF	Sale Comp ID	7356282
Price Status	Full Value	Parcel Numbers	7266-019-026



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10 1715 Cherry Ave
Long Beach, CA 90813 (Los Angeles County) - Downtown Long Beach Submarket

★★★★☆
Apartments

Sold	5/9/2025	Land Area	8,276 SF/0.19 AC
Sale Price	\$1,320,000 (\$220,000/Unit)	Actual Cap Rate	6.39%
Units	6	GRM	12.68
GBA (% Vacant)	3,426 SF (0%)	Sale Comp Status	Research Complete
Price per SF	\$385.29/SF	Sale Comp ID	7160260
Price Status	Confirmed	Parcel Numbers	7261-005-008
Built	1949		



11 1600 Magnolia Ave
Long Beach, CA 90813 (Los Angeles County) - Downtown Long Beach Submarket

★★★★☆
Apartments

Sold	4/11/2025	Built	1955
Sale Price	\$1,150,000 (\$230,000/Unit)	Land Area	3,786 SF/0.09 AC
Units	5	Sale Comp Status	Research Complete
GBA (% Vacant)	3,366 SF (0%)	Sale Comp ID	7140097
Price per SF	\$341.65/SF	Parcel Numbers	7269-038-006
Price Status	Confirmed	Sale Conditions	High Vacancy Property



12 1335 Stanley Ave
Long Beach, CA 90804 (Los Angeles County) - Eastside Long Beach Submarket

★★★★☆
Apartments

Sold	12/19/2025	Land Area	6,423 SF/0.15 AC
Sale Price	\$2,030,000 (\$253,750/Unit)	Actual Cap Rate	6.30%
Units	8	Sale Comp Status	Research Complete
GBA (% Vacant)	6,810 SF (0%)	Sale Comp ID	7467808
Price per SF	\$298.09/SF	Parcel Numbers	7260-023-010
Price Status	Confirmed	Sale Conditions	1031 Exchange
Built	1963		



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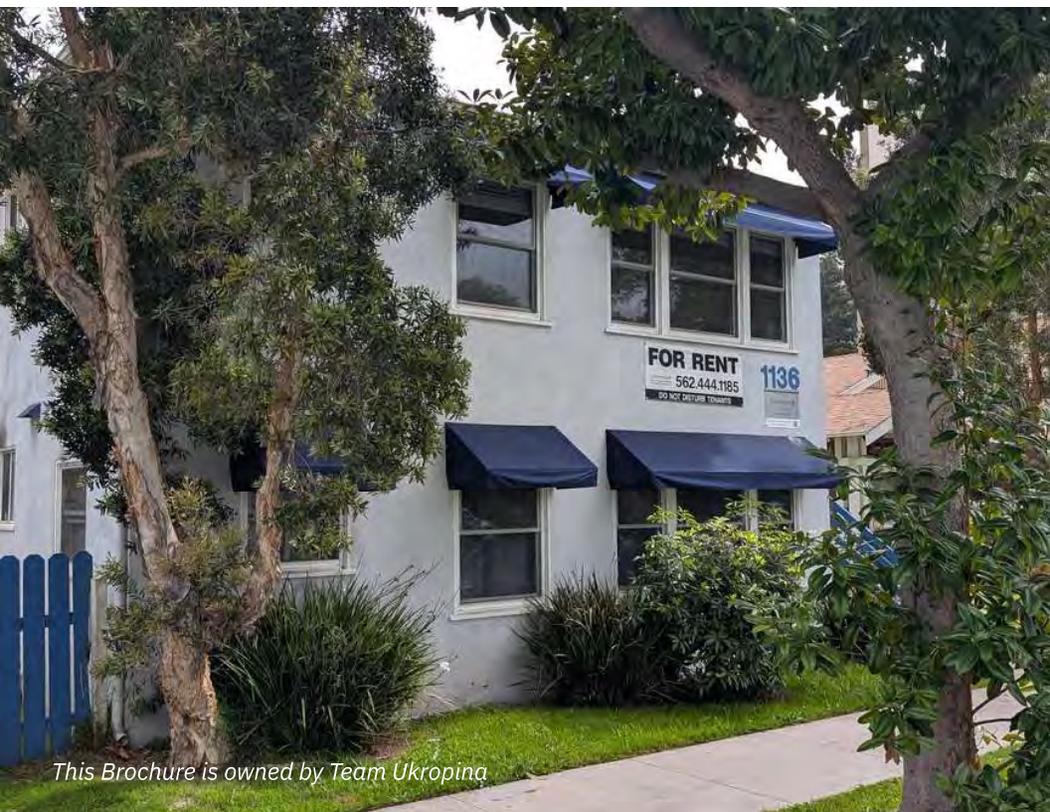




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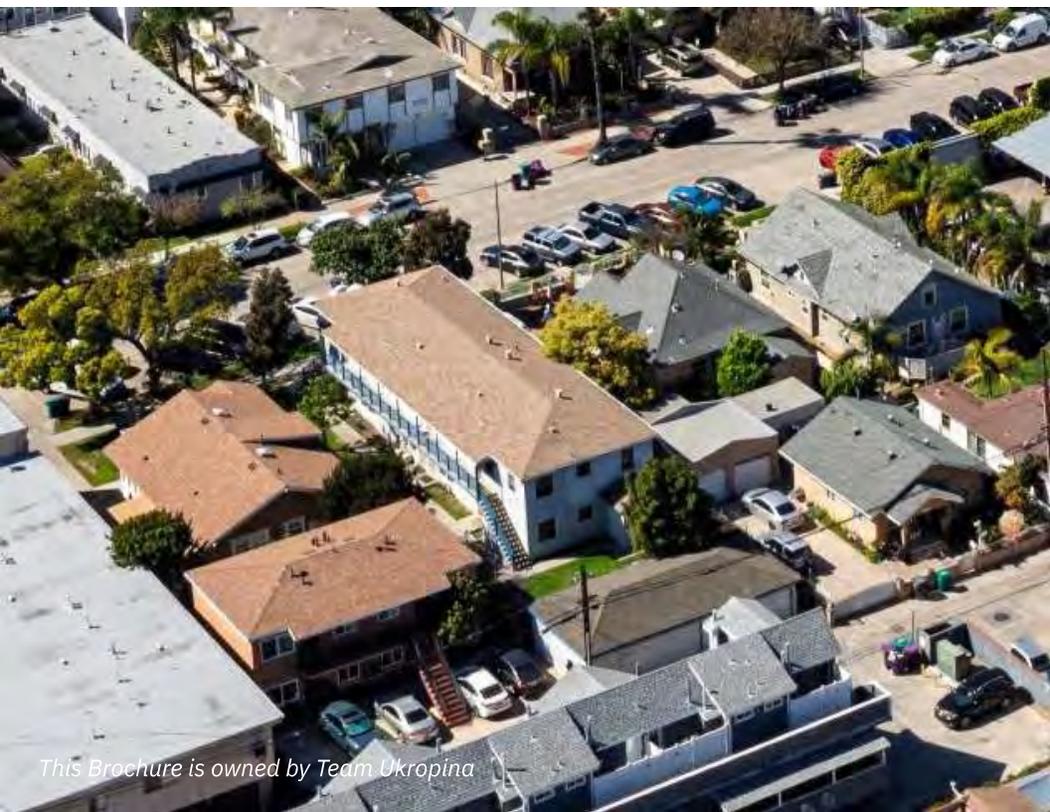
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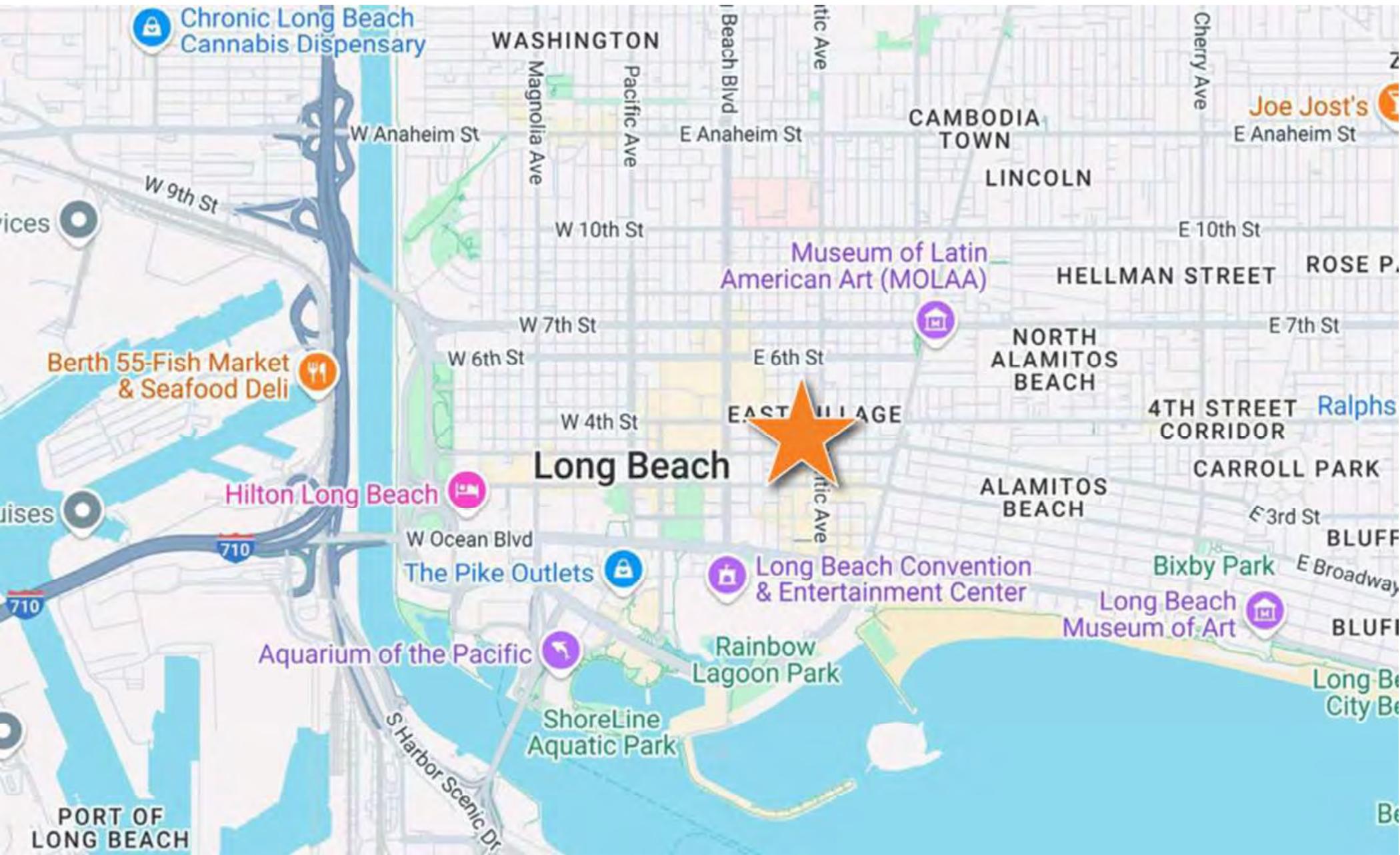
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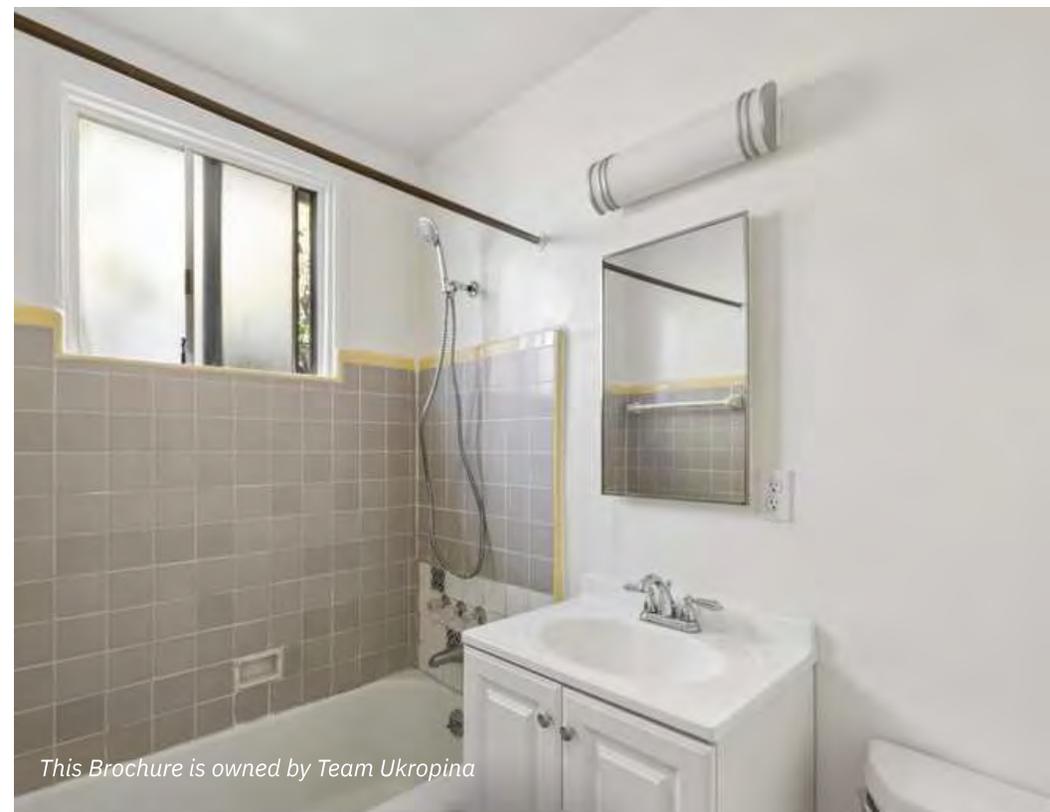
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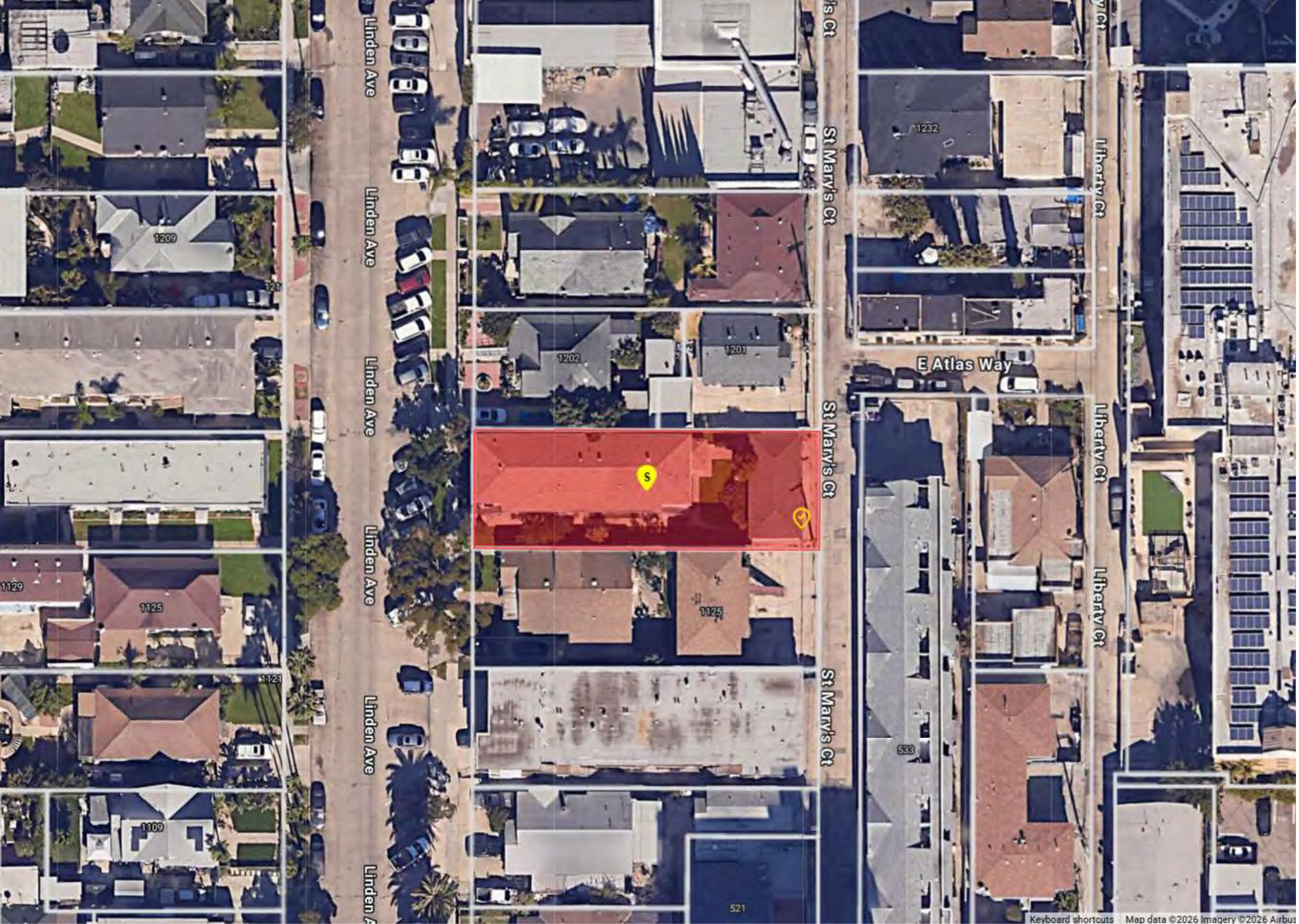
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*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

LONG BEACH

Long Beach has emerged as a popular coastal community in Southern California. Located south of the city of Los Angeles, it has a population of about 471,000. Located near the 405 and 710 freeways, and with access to the Metro Blue Line train, Long Beach provides easy commutes to major employment hubs in Los Angeles and Orange County. Long Beach is also home to major businesses such as Verizon, Molina Healthcare and the Port of Los Angeles.



Dozens of projects are transforming the city's landscape, with more than \$2.5M billion in capital pouring into Long Beach. These include the Douglas Park Redevelopment, a 261 acre mixed-use project on the site of the former Boeing campus. It will bring over 5000 jobs to Long Beach and will be home to nearly 30 businesses such as Mercedes-Bez US West headquarters and Virgin Galactic.

Downtown Long Beach is a burgeoning urban environment, featuring a waterfront harbor, a historic architectural district and a cultural arts scene. The Pine Avenue district provides many restaurants, shopping and night life options. Downtown Long Beach boasts many tourist attractions such as the Aquarium of the Pacific, the Toyota Grand Prix, and the Long Beach Convention Center. The Queen Mary is a major waterfront attraction, and the \$250 million Queen Mary Island retail and entertainment complex is planned for the surrounding area. The Long Beach Civic Center is undergoing a complete overhaul including development of a new Civic Center with a new City Hall, library headquarters for the port of Long Beach and multi-family housing.

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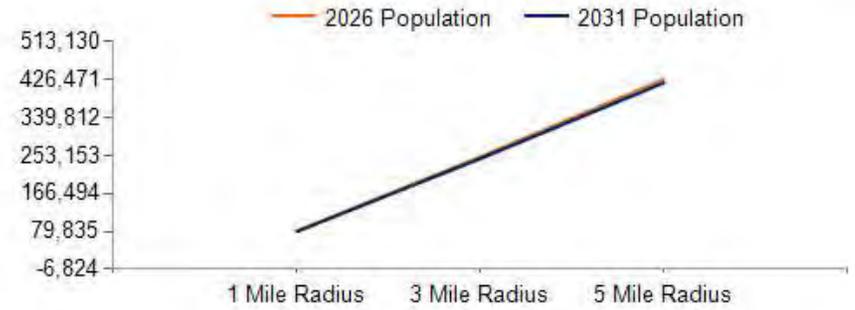
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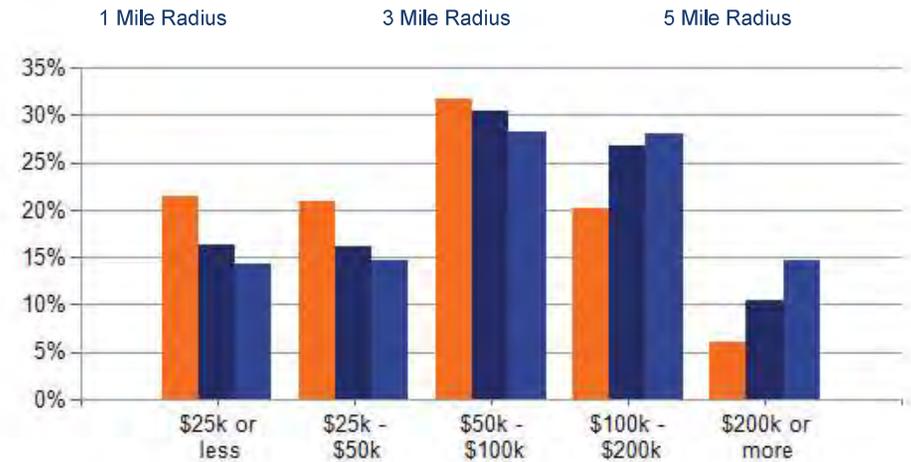
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	88,891	261,582	438,327
2010 Population	85,428	258,271	440,318
2026 Population	80,569	250,041	426,471
2031 Population	79,835	246,049	418,808
2026 African American	11,809	33,056	46,398
2026 American Indian	1,558	4,188	6,696
2026 Asian	9,568	37,346	58,550
2026 Hispanic	46,279	116,942	199,892
2026 Other Race	31,172	72,286	119,446
2026 White	15,103	65,816	127,957
2026 Multiracial	10,858	35,404	63,745
2026-2031: Population: Growth Rate	-0.90%	-1.60%	-1.80%

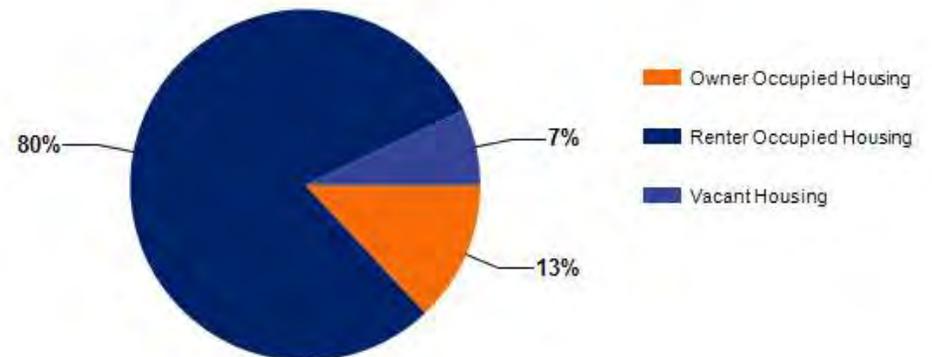
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,299	10,078	14,111
\$15,000-\$24,999	2,447	6,272	9,394
\$25,000-\$34,999	2,747	6,644	9,816
\$35,000-\$49,999	3,807	9,616	14,264
\$50,000-\$74,999	5,909	16,847	24,982
\$75,000-\$99,999	4,063	13,695	21,357
\$100,000-\$149,999	4,571	17,503	28,717
\$150,000-\$199,999	1,757	9,320	17,221
\$200,000 or greater	1,868	10,517	23,863
Median HH Income	\$59,695	\$76,084	\$84,217
Average HH Income	\$78,551	\$101,221	\$115,296



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

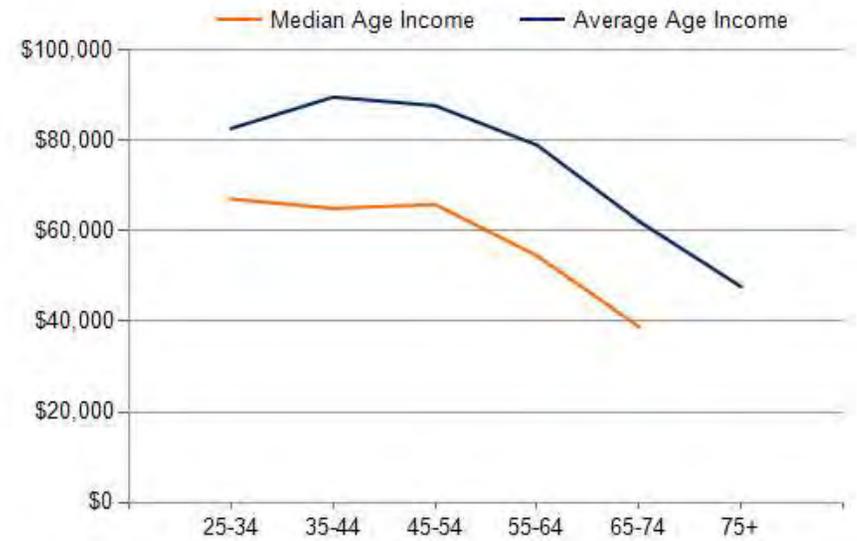
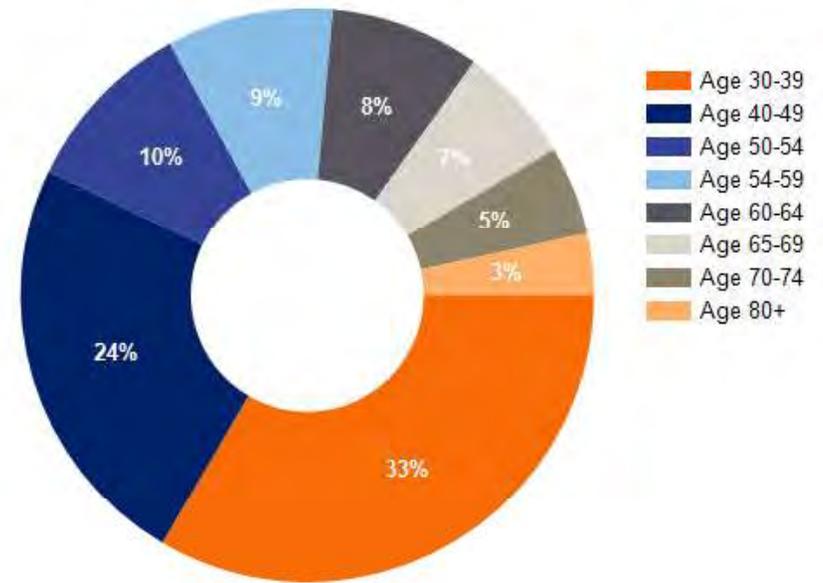


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	8,498	25,654	38,512
2026 Population Age 35-39	6,718	21,517	33,338
2026 Population Age 40-44	5,882	18,572	30,318
2026 Population Age 45-49	4,896	15,543	26,422
2026 Population Age 50-54	4,525	14,827	26,187
2026 Population Age 55-59	4,270	14,447	25,578
2026 Population Age 60-64	3,848	13,409	24,223
2026 Population Age 65-69	3,014	11,217	21,077
2026 Population Age 70-74	2,299	8,882	17,195
2026 Population Age 75-79	1,571	6,287	12,582
2026 Population Age 80-84	850	3,542	7,399
2026 Population Age 85+	633	2,904	6,068
2026 Population Age 18+	64,052	204,640	346,303
2026 Median Age	34	36	38
2031 Median Age	35	38	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,136	\$78,329	\$82,852
Average Household Income 25-34	\$82,709	\$97,432	\$106,095
Median Household Income 35-44	\$65,013	\$85,683	\$98,097
Average Household Income 35-44	\$89,647	\$114,608	\$129,740
Median Household Income 45-54	\$65,917	\$88,900	\$103,820
Average Household Income 45-54	\$87,749	\$117,736	\$136,680
Median Household Income 55-64	\$54,540	\$79,748	\$95,823
Average Household Income 55-64	\$79,023	\$108,611	\$128,966
Median Household Income 65-74	\$38,824	\$59,016	\$71,714
Average Household Income 65-74	\$62,141	\$87,503	\$102,449
Average Household Income 75+	\$47,690	\$67,435	\$77,266

Population By Age



**1136 LINDEN AVE.
LONG BEACH, CA 90813**

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Exclusively Marketed by:

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