



OFFERING MEMORANDUM
1341 STANLEY AVENUE

LONG BEACH, CA 90804 4 UNITS

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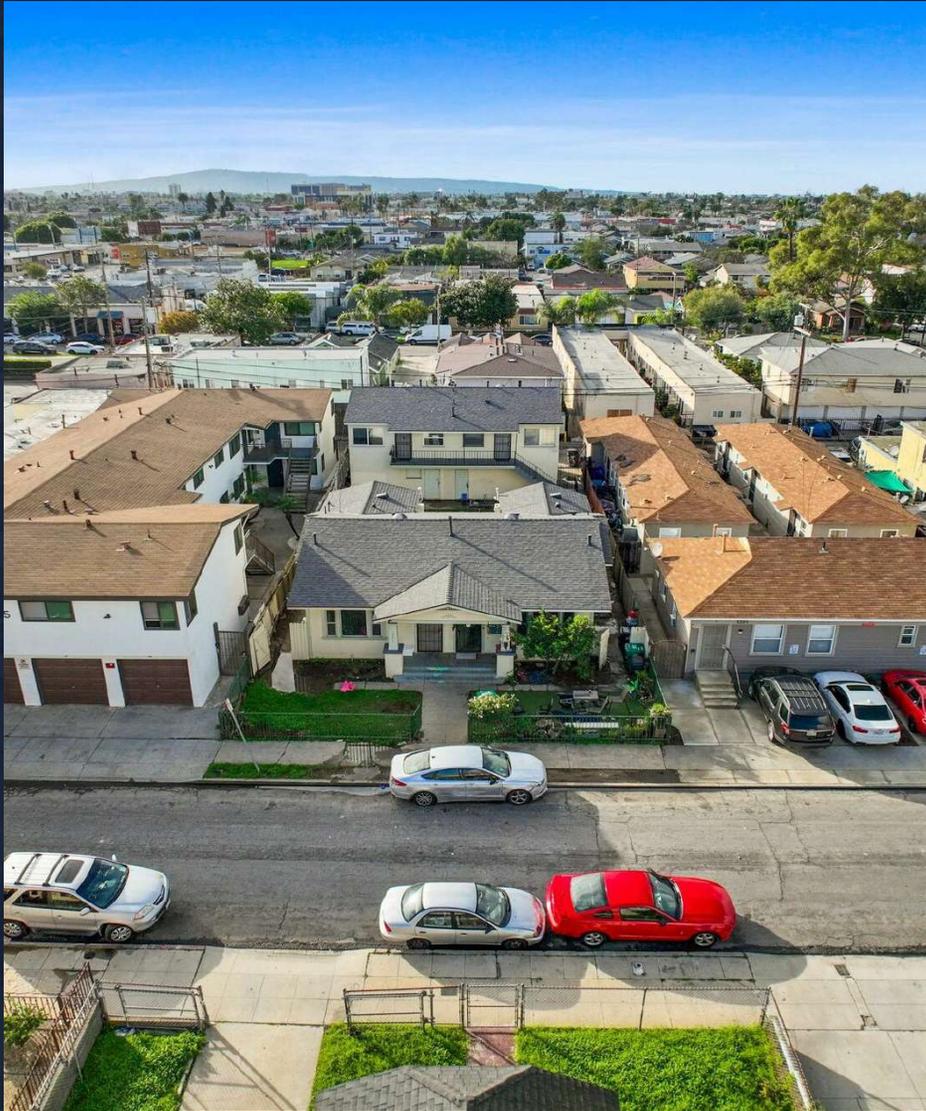
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PROPERTY INFORMATION

1341 Stanley Ave - Long Beach, CA 90804

THE OFFERING



1341 Stanley Avenue presents an exceptional opportunity to acquire a well-maintained **four-unit property** in the heart of Long Beach. The building encompasses approximately **2,456 square feet on a 6,431-square-foot lot** and features **(2) 2-bedroom/1-bath units and (2) 1-bedroom/1-bath units**, all occupied by reliable tenants with a history of on-time rent payments.

The property has benefited from **over \$70,000 in recent upgrades**, including **new warrantied roofs on all structures (2024)**, a **newly redone deck with stucco and waterproofing**, and replaced some underground piping. **Select units feature upgraded interiors**, new high-end Bradford White water heaters, and **new windows**. Additional highlights include **four private covered garages, on-site laundry, and separate utilities for gas and electricity**.

This desirable investment offers **strong in-place income** and is **eligible for 30-year residential financing**. With **no local rent control** and subject to AB 1482, annual rent increases of 5% + CPI (currently 8%) are permitted, making it an excellent opportunity for investors seeking a stable asset in a prime Long Beach location.

Can be sold with 1033 Stanley Ave as a package deal. Ask Broker for details.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	1341 Stanley Ave Long Beach, CA 90804
Total Units	4
Total Building Sqft.	2,456 SF
Total Lot Size	6,431 SF
Year Built	1959
Zoning	LBR2N
APN	7260-023-009



INVESTMENT HIGHLIGHTS

- **Unit Mix:** (4 Units) – (2) one-bed/one-bath and (2) two-bed/one-bath
- **Property Specs:** 2,456 sqft building on a 6,431 sqft lot
- **Recent Upgrades:** Over \$70,000 in improvements including new warrantied roofs (2024), redone deck with waterproofing, and select unit upgrades with new water heaters, windows, and interiors
- **Amenities:** Four private covered garages; on-site laundry; separately metered for gas and electricity
- **No Local Rent Control:** subject to AB 1482 (annual increases of 5% + CPI)
- **Financing:** Eligible for 30-year residential financing - ask broker for loan quotes
- **Desirable Location:** Well-maintained property offering strong income in a prime Long Beach location

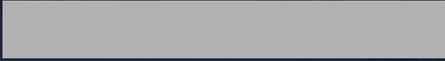
PROPERTY INFORMATION
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

1341 Stanley Ave - Long Beach, CA 90804



FINANCIAL OVERVIEW



FINANCIAL OVERVIEW

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT
1	2	1	728 SF	\$1,900	\$2,300
2	2	1	728 SF	\$1,935	\$2,300
3	1	1	500 SF	\$1,695	\$1,800
3	1	1	500 SF	\$1,695	\$1,800
TOTALS			2,456 SF	\$7,225	\$8,200

Assessor records indicate 4 beds and 4 baths. The property has been used as 6 beds and 4 baths prior to current ownership. A 2024 appraisal reports 2,456 sqft of living area, while assessor records show 2,400 sqft. Buyers and buyer's agents are advised to independently investigate and verify all information, including but not limited to bed/bath count, square footage, permits, rent control, ADUs, and potential uses.

SALES COMPARABLES

SALES COMPARABLES

SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	Price/Unit	COE	Unit Mix
1408 Walnut Ave, 90813	\$1,250,000	4	1929	3,538	4,904	12.66	\$312,500	11/17/2025	(1) 2+1, (2) 2+2, (1) 3+2
1070 Freeman Ave, 90804	\$1,400,000	4	1972	4,610	6,502	16.67	\$350,000	11/17/2025	(1) 2+1, (2) 2+2, (1) 3+2
932 Coronado Ave, 90804	\$1,300,000	4	1909	2,714	6,261	11.46	\$325,000	11/13/2025	(3) 1+1, (1) 2+1
833 Cherry Ave, 90813	\$1,050,000	4	1923	3,028	6,534	10.72	\$262,500	10/15/2025	(3) 1+1, (1) 2+1
3915 E 11th St, 90804	\$1,235,000	4	1949	3,091	4,796	13.60	\$308,750	10/10/2025	(2) 1+1, (1) 2+1, (1) 3+1
3320 E 8th St, 90804	\$1,200,000	4	1930	2,940	2,252	12.77	\$300,000	7/31/2025	(3) 1+1, (1) 2+1
1712 Cherry Ave, 90813	\$1,575,000	4	1964	4,122	5,995	11.77	\$393,750	6/18/2025	(2) 2+1, (1) 3+2, (1) 3+3
1534 Grand Ave, 90804	\$1,250,000	4	1963	3,570	2,196	15.63	\$312,500	6/10/2025	(3) 1+1, (1) 2+2
1124 Dawson Ave, 90804	\$1,650,000	4	1958	3,940	6,537	11.96	\$412,500	6/4/2025	(1) 1+1, (1) 2+1, (2) 3+2
2015 E 7th St, 90804	\$1,425,000	4	1919	3,510	6,304	11.67	\$356,250	5/27/2025	(1) 2+2, (1) 3+1, (2) 3+2
1200 Temple Ave, 90804	\$1,300,000	4	1913	2,316	6,502	12.31	\$325,000	4/14/2025	(2) 1+1, (2) 2+1
1033 Gladys Ave, 90804	\$1,449,015	4	1923	3,928	6,502	16.81	\$362,254	3/13/2025	(3) 1+1, (1) 2+1
1040 Gardenia Ave, 90804	\$1,000,000	4	1925	3,568	6,531	17.67	\$250,000	2/3/2025	(4) 1+1
Average			1937	3,452	5,524	13.52	\$328,539		
1341 Stanley Avenue, Long Beach, CA 90804	\$1,272,000	4	1959	2,456	6,431	14.67	\$318,000	N/A	(2) 1+1, (2) 2+1

EXCLUSIVELY MARKETED BY



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