



1036

1036

1  
0  
2  
6

1036 Saint Louis Ave, Long Beach, CA 90804  
9-Apartment Units

**NRECOMMERCIAL**

BROKERED BY  
**exp**  
REALTY

# NRECOMMERCIAL

BROKERED BY  
**exp**<sup>®</sup>  
REALTY

Exclusively Listed by:  
eXp of Greater Los Angeles, Inc

---

Drew McAllister \ DIRECTOR  
Direct \ 562.528.8105  
Mobile \ 925.683.9203  
Email \ drew@nrecommercial.com  
DRE \ 01946829

320 Golden Shore Suite 200  
Long Beach, CA 90802  
NRECommercial.com

## DISCLAIMER

The material contained in this document is confidential, furnished solely for the purpose of considering investment in the property described therein and is not to be copied and/or used for any purpose or made available to any other person without the express written consent of NRECommercial. In accepting this, the recipient agrees to keep all material contained herein confidential. This information package has been prepared to provide summary information to prospective buyers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. NRECommercial and Seller have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any other aspect of the property, including but not limited to any potential environmental problems that may exist and make no warranty or representation whatsoever concerning these issues. The information contained in this informational package has been obtained from sources we believe to be reliable; however, NRECommercial and Seller have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any pro formas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.



1036 SAINT LOUIS AVENUE





## PROPERTY DETAILS

<b>Property Address:</b>	1036 Saint Louis Ave, Long Beach, CA 90804
<b>Property County:</b>	Los Angeles County
<b>Parcel Number:</b>	7262-007-010
<b>Number of Units:</b>	9
<b>Rentable Square Feet:</b>	6,770
<b>Lot Square Feet:</b>	6,501
<b>Year Built:</b>	1963
<b>Year Renovated:</b>	2021-2025
<b>Unit Mix:</b>	(1) 3 Bed / 1 Bath (6) 2 Bed / 1 Bath (2) 1 Bed / 1 Bath
<b>Rent Control:</b>	No Local Rent Control - Subject to CA Bill AB-1482
<b>Property Type:</b>	Low-Rise Garden Style
<b>Roof Type:</b>	Flat
<b>Electricity/Gas:</b>	Separately Metered (Tenant Pays)
<b>Water/Sewer/Trash:</b>	Master Metered (Landlord Pays)
<b>Parking:</b>	(6) On-Site Garages

## ***INVESTMENT SUMMARY***

**Suggested List Price:** \$2,395,000

**Price/Unit:** \$266,111

**Price/SF (Building):** \$354

**Price/SF (Lot):** \$368

**Current Cap Rate:** 6.23%

**Year 2 Cap Rate:** 6.85%

**Pro Forma Cap Rate:** 7.42%

**Current GRM:** 10.46

**Year 2 GRM:** 9.77

**Pro Forma GRM:** 9.22

## ***FINANCING QUOTE***

**Down Payment:** \$710,000 - 30%

**Loan Amount:** \$1,685,000 - 70%

**Interest Rate:** 5.65%

**Fixed Period:** 5 Years

**Interest Only Period:** 0 years



# INVESTMENT OVERVIEW ○○○

1036 Saint Louis Ave is a 9-unit, low-rise garden-style multifamily offering in Long Beach (90804) featuring an exceptional large-unit mix: (1) 3BD/2BA, (6) 2BD/1BA, and (2) 1BD/1BA across approximately 6,770 SF (built 1963). The property has seen meaningful upgrades from 2021–2025, with 3 of 9 units fully renovated and additional value-add remaining through continued interior renovations and rent growth.

The investment is supported by recent, tangible capital improvements totaling ~\$129K, including a new 400-amp main electrical panel (2025), partial main sewer line replacement (2025), SB 721 balcony compliance/repair work (2025), roof repairs with a 3-year warranty (2024), and multiple unit remodels (2022–2025). Operationally, the building offers (4) on-site garages, tenant-paid electricity/gas (separately metered), and a landlord-paid water/sewer/trash setup—helping keep the expense structure straightforward.

At the \$2,395,000 offering price, the property is positioned as a strong in-place performer with clear runway: approximately a 6.23% current cap rate and 10.46 GRM on current rents, with a projected ~7.42% cap rate at market rents driven by roughly 13%+ rental upside as remaining units are renovated and rents are brought in line with pro forma levels. Additionally, the asset is not subject to local rent control (subject to statewide AB 1482), providing a more flexible path to capturing upside while maintaining durable tenant demand for larger floorplans in this Long Beach rental pocket.

## INCOME SUMMARY

UNIT MIX	TOTAL	EST. SF	AVG/UNIT	CURRENT	AVG RENT/SF	AVG/UNIT	YEAR 2	AVG RENT/SF	AVG/UNIT	PRO FORMA	AVG RENT/SF
3 Bed / 2 Bath	1	1,000	\$2,895	\$2,895	\$2.90	\$3,127	\$3,127	\$3.13	\$3,295	\$3,295	\$3.30
2 Bed / 1 Bath	6	750	\$2,012	\$12,070	\$2.68	\$2,173	\$13,036	\$2.90	\$2,295	\$13,770	\$3.06
1 Bed / 1 Bath	2	600	\$1,723	\$3,445	\$2.87	\$1,795	\$3,590	\$2.99	\$1,795	\$3,590	\$2.99
<b>TOTALS:</b>	<b>9</b>	<b>6,770</b>		<b>\$18,410</b>			<b>\$19,752</b>			<b>\$20,655</b>	
Laundry Income:				\$96			\$96			\$96	
Parking Income:				\$577			\$577			\$900	
<b>TOTAL MONTHLY INCOME:</b>				<b>\$19,083</b>			<b>\$20,426</b>			<b>\$21,651</b>	
<b>GROSS ANNUAL INCOME:</b>				<b>\$229,001</b>			<b>\$245,107</b>			<b>\$259,814</b>	

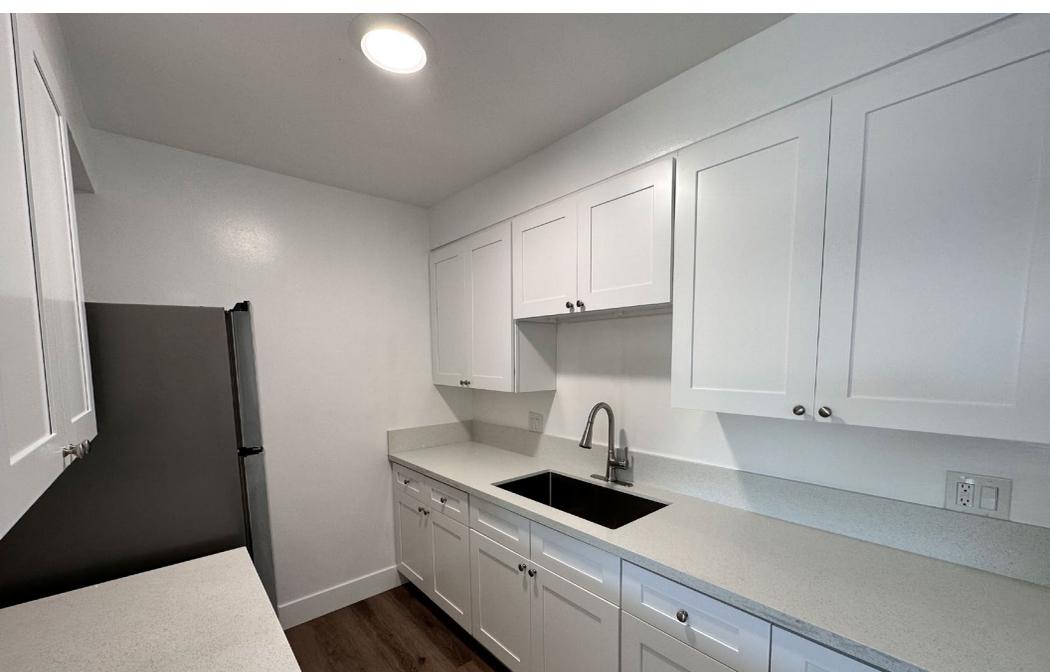


1036 SAINT LOUIS AVENUE

Unit #2



Unit #5



Unit #9



# INVESTMENT HIGHLIGHTS ○○○

**6.23%**

**6.23% Current Cap Rate**



**13% Upside**  
in Rents



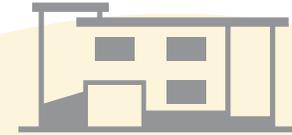
**Incredible Unit Mix**  
(1) 3 Bed & (6) 2 Bed Units

**7.42%**

**7.42% Cap Rate**  
at Market Rents



**10.46 GRM**  
on Current Rents



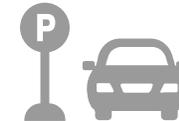
**3 out of 9 units**  
are Fully Renovated



**Large Units**  
with an Average Size over  
750 sqft



**Electrical Panel**  
New 400 Amp Main  
Electrical Panel in 2025



**(6) On-Site Garages**

# CAPITAL IMPROVEMENTS: \$128,962.75 ○○○

YEAR	DESCRIPTION	COST	YEAR	DESCRIPTION	COST
2025	New 400 Amp Main Electrical Panel Upgrade	\$35,000.00	2024	Roof Repairs w/ 3 Year Warranty	\$13,000.00
2025	Section of Main Sewer Line Replaced	\$5,300.00	2023	Unit 5 Remodel	\$25,947.90
2025	SB 721 - Balcony Compliance & Repair Work	\$5,150.00	2022	Unit 9 Remodel	\$22,028.56
2025	Unit 2 Remodel	\$22,536.29			

# RENT ROLL - 1036 Saint Louis Ave

UNITS	UNIT TYPE	EST. SF	CURRENT	YEAR 2	YEAR 2 RENT INCREASE	PRO FORMA	MOVE IN	LAST RENT INCREASE
1	1 Bed / 1 Bath	600	\$1,750.00	\$1,795	2.57%	\$1,795	3/6/12	3/1/26
2	1 Bed / 1 Bath	600	\$1,695.00	\$1,795	5.90%	\$1,795	9/25/25	N/A
3	2 Bed / 1 Bath	750	\$1,995.00	\$2,155	8.00%	\$2,295	2/1/17	3/1/26
4	2 Bed / 1 Bath	750	\$1,995.00	\$2,155	8.00%	\$2,295	5/1/16	3/1/26
5	2 Bed / 1 Bath	750	\$2,095.00	\$2,263	8.00%	\$2,295	3/12/23	N/A
6	2 Bed / 1 Bath	750	\$1,995.00	\$2,155	8.00%	\$2,295	7/15/12	3/1/26
7	2 Bed / 1 Bath	750	\$1,995.00	\$2,155	8.00%	\$2,295	11/1/11	3/1/26
8	2 Bed / 1 Bath	750	\$1,995.00	\$2,155	8.00%	\$2,295	5/15/16	3/1/26
9	3 Bed / 2 Bath	1,000	\$2,895.00	\$3,127	8.00%	\$3,295	8/23/24	3/1/26
<b>TOTALS:</b>		<b>6,700</b>	<b>\$18,410</b>	<b>\$19,752</b>		<b>\$20,655</b>	<b>NOTES</b>	
LAUNDRY:			\$96	\$96		\$96		
PARKING INCOME:			\$577	\$577		\$900		
<b>TOTAL MONTHLY INCOME:</b>			<b>\$19,083</b>	<b>\$20,426</b>		<b>\$21,651</b>		
			X 12	X 12		X 12		
<b>TOTAL ANNUAL INCOME:</b>			<b>\$229,001</b>	<b>\$245,107</b>		<b>\$259,814</b>		

OPERATING STATEMENT	
Gross Monthly Rental Income:	
Annualized	
Gross Scheduled Income:	
Less Physical Vacancy:	
Gross Operating Income:	
Laundry Income:	
Parking Income:	
<b>Gross Annual Income:</b>	

CURRENT
\$18,410
X 12
\$220,920
\$(6,628) 3%
\$214,292
\$1,154
\$6,927
<b>\$222,373</b>

YEAR 2
\$19,752
X 12
\$237,026
\$(7,111) 3%
\$229,916
\$1,154
\$6,927
<b>\$237,996</b>

PRO FORMA
\$20,655
X 12
\$247,860
\$(7,436)
\$240,424
\$1,154
\$10,800
<b>\$252,378</b>

ESTIMATED EXPENSES:	Current
New Property Taxes:	1.269%
Property Tax Assessments:	Actual
Professional Management:	5.0%
New Insurance:	\$800/Unit
Utilities:	2025 Actual
Repairs & Maintenance:	\$750/Unit
Gardener & Landscaping:	\$100/Mth
Pest Control:	\$40/Mth
Reserves:	\$250/Unit

\$30,395
\$(1,736)
\$(11,119)
\$(7,200)
\$(12,121)
\$(6,750)
\$(1,200)
\$(480)
\$(2,250)

\$30,395
\$(1,736)
\$(11,900)
\$(7,200)
\$(12,121)
\$(6,750)
\$(1,200)
\$(480)
\$(2,250)

\$30,395
\$(1,736)
\$(12,619)
\$(7,200)
\$(12,121)
\$(6,750)
\$(1,200)
\$(480)
\$(2,250)

\$30,395
\$(1,736)
\$(12,619)
\$(7,200)
\$(12,121)
\$(6,750)
\$(1,200)
\$(480)
\$(2,250)

<b>TOTAL EXPENSES:</b>	
------------------------	--

\$(73,250) 34%
----------------

\$(74,031) 32%
----------------

\$(74,751) 31%
----------------

NET OPERATING INCOME:
-----------------------

<b>\$149,123</b>
------------------

<b>\$163,965</b>
------------------

<b>\$177,627</b>
------------------

New Debt Service:	
Cash Flow:	

\$(116,717)
\$32,406

\$(116,717)
\$47,248

\$(116,717)
\$60,910

Cash on Cash Return:
----------------------

<b>4.56%</b>
--------------

<b>6.65%</b>
--------------

<b>8.58%</b>
--------------

Plus Principal Reduction:	
---------------------------	--

\$22,081
----------

\$22,081
----------

\$22,081
----------

<b>Total Return:</b>
----------------------

<b>\$54,486</b>
-----------------

<b>\$69,328</b>
-----------------

<b>\$82,991</b>
-----------------

<b>Total Rate of Return:</b>
------------------------------

<b>7.67%</b>
--------------

<b>9.76%</b>
--------------

<b>11.69%</b>
---------------

# LOCATION OVERVIEW

Prime Eastside / 90804 Long Beach Location ○○○

1036 Saint Louis Ave is positioned in Long Beach's Eastside / 90804 area—an amenity-rich, coastal-adjacent rental pocket that sits between Alamitos Beach and the city's main employment + entertainment centers. The neighborhood is commonly described as being approximately two blocks from the beach and about two miles from Downtown Long Beach, creating a strong “live-close-to-everything” tenant draw.

## ○ Lifestyle + Amenities Nearby + Transit + Demand



**Dining & Retail:** The property is a short trip to Retro Row (4th Street), one of Long Beach's most recognizable neighborhood retail corridors. Retro Row stretches along 4th Street (commonly cited between Cherry and Junipero) and is anchored by 40+ independent merchants—vintage + contemporary retail, coffee, restaurants, wine bars, and local services.



**Parks & Recreation:** This location offers quick access to coastal recreation and major Long Beach open-space amenities—an important quality-of-life driver for tenant demand. Nearby destinations commonly cited include Colorado Lagoon, Aquarium of the Pacific, and the Earl Burns Miller Japanese Garden, plus larger regional park options like El Dorado East Regional Park.



**Transit + Connectivity:** Residents benefit from easy access to the city's primary east–west corridors (4th Street / 7th Street) and Pacific Coast Highway, supporting fast connectivity to coastal Long Beach, Downtown, and the broader region.



**Major Demand Drivers** The Eastside/90804 area is frequently positioned as a renter-friendly hub with proximity to California State University, Long Beach and key Long Beach employment and activity centers—supporting consistent rental demand for well-located multifamily assets.



**Walk Score:** 89 (Very Walkable)  
**Transit Score:** 50 (Good Transit)  
**Bike Score:** 60 (Bikeable)

# ECONOMIC HIGHLIGHTS ○○○

---



Dense Population (1-Mile Radius)  
**258,000+**



Average Household Income  
**\$75,000+**



Renter Occupancy  
**±60%**

# CITY INVESTMENT & GROWTH ○○○

---

Long Beach has committed over \$6 billion to major projects downtown, including:



\$520M Civic Center redevelopment



\$250M Queen Mary waterfront plan



The Economic Development Department actively supports green business certifications, workforce programs, and waterfront development



# MARKET OVERVIEW

## Brand New Hard Rock Hotel Slated To Be Built At 100 E Ocean Blvd

A 31-story, first full-service hotel in 30 years, located at 100 E. Ocean Blvd (corner of Ocean & Pine), adjacent to the Convention Center [reddit.com+15prnewswire.com+15visitlongbeach.com+15](http://reddit.com+15prnewswire.com+15visitlongbeach.com+15).

Will contain 427–429 rooms, including luxury “Rock Star” and penthouse suites.

Offers 50,000 sq ft of meeting and dining space—a major boost for convention business



## Business-Class Hotels

Hyatt Regency, Westin, Hilton, and Renaissance all located within walking distance of the Convention Center.



# Aquarium of the Pacific

With over 1.6 million visitors a year, the Aquarium of the Pacific is Long Beach's primary tourist attraction. The aquatic zoo is seeing a \$53 million expansion called the "Pacific Visions" which intends to be a section dedicated to education on conservation.



1.6 Million Visitors  
Per Year



# Queen Mary

The Queen Mary is Long Beach's other primary attraction with over 1.5 million visitors a year. The historic ship and surrounding 65 acres is currently getting a \$250 million overhaul that will expand the surrounding area into an entertainment complex called the Queen Mary Island. The complex will contain 700,000 square feet of space including a zoo room, a hotel, a boardwalk and a public amphitheater.



1.5 Million Visitors  
Per Year





## Downtown Long Beach (DTLB)

Downtown Long Beach is a major economic center that includes Pine Avenue Shopping, The Promenade, The Civic Center, The Queen Mary, The Carnival Departure Port, The Aquarium of the Pacific, The Pike Outlets, The Long Beach Convention Center and much more. DTLB has become a hub for tourists and locals alike to walk, bike and explore the plentiful retail, restaurants and attractions. The location also hosts the annual Grand Prix which attracts 185,000 attendees every year.

## Civic Center Development

Constructed by the Clark Construction group, the new Long Beach Civic Center is a \$520 million development that includes a new city hall, headquarters for the Port of LB, new library, revamp of Lincoln Park, as well as public plazas and pathways to link the new buildings. The second phase of the project is set to include a \$350 million mixed-use project with high-rise residential towers and retail space.



## Long Beach Airport

The Long Beach Airport is a public airport for domestic flights.

The airport has expenditures of almost \$130 million between 2015-2019 for major construction and renovation projects, yielding almost 800 new jobs. Airlines include JetBlue, Southwest, Hawaiian, American Airlines, and Delta.

jetBlue



Southwest



## California State University of Long Beach

CSULB is a 322-acre campus that houses almost 40,000 students with well over 100,000 applicants in 2018. The campus encompasses 80 buildings and 63 academic programs. One of its notable landmarks is the gymnasium known as the Walter Pyramid.



## Belmont Shore and Naples

Belmont Shore is an affluent neighborhood in Long Beach that is well-known for its shopping district along second street. This section alone sees a traffic count of over 30,000 vehicles per day. Naples is an adjacent neighborhood known for its canals that encircle some of Long Beach's most premium properties.



\$120,000 Average Household Income



Median Home Value

## 2nd & PCH

On the southwest corner of the major intersection of the Pacific Coast Highway and 2nd Street is a big development of an outdoor mall aptly named "2nd & PCH." This project will contain over 220,000 square feet of retail and restaurants. The adjacent intersection receives over 40,100 vehicles per day and the mall is projected to be a huge economic center for the city.



## Retro Row (4th Street)

Retro Row is a long stretch along 4th street that contains a diverse collection of over 40 retail and restaurant destinations with a retro vibe. The aptly named location houses a historic 1920s theater and plenty of kitschy and hip shops that sell various vintage articles from clothing to furniture.



## Steelcraft

Steelcraft is an outdoor urban eatery that sits on Long Beach Blvd in Bixby Knolls. Initially a Long Beach landmark, the successful model of repurposing defunct shipping containers into food halls has allowed the concept to expand into the cities of Bellflower and Garden Grove.



## Long Beach Convention Center

A 400,000+ sq ft event venue, hosting trade shows, tech conferences, car expos, and esports. Hosts events like ComplexCon, Anime Expo Chibi, and national corporate meetings.



1.3 Million Visitors  
Per Year

## The Pike Outlets/Shoreline Village

The Pike Outlets and The Shoreline Village are two adjacent shopping destinations that generated almost \$150 million in 2017. Both sites encompass many retail and restaurant locations. The Harbor Breeze Cruises which takes off from the village waterfront attracts 320,000 attendees annually.



## Live Music & Entertainment

Terrace Theater at the Long Beach Performing Arts Center:  
concerts, ballet, and national touring acts.

Long Beach Arena: mid-size concerts and events (home of the  
“floating ceiling”).



## East Village Arts District

Long Beach's creative core with art galleries, studios, indie shops, and restaurants.

# SALES COMPARABLES ○○○

## COMP #1: 1035 Orange Ave



Address: 1035 Orange Ave  
 City, State, Zip: Long Beach, CA 90813  
 County: Los Angeles County  
 Price: \$1,440,000  
 Number of Units: 6  
 Year Built: 1923  
 Building SF: 4,093  
 Lot SF: 7,405  
 Unit Mix: (1) 3 Bed / 2 Bath  
 (5) 2 Bed / 1 Bath  
 Price/SF (Bldg): \$352  
 Price/SF (Lot): \$194  
 Price/Unit: \$240,000  
 GRM: 10.17  
 Cap Rate: 6.60%  
 Sale Date: 1/27/26

## COMP #2: 615 Cerritos Ave



Address: 615 Cerritos Ave  
 City, State, Zip: Long Beach, CA 90802  
 County: Los Angeles County  
 Price: \$2,025,000  
 Number of Units: 8  
 Year Built: 1963  
 Building SF: 6,144  
 Lot SF: 6,098  
 Unit Mix: (8) 2 Bed / 1 Bath  
 Price/SF (Bldg): \$330  
 Price/SF (Lot): \$332  
 Price/Unit: \$253,125  
 GRM: 9.65  
 Cap Rate: 6.10%  
 Sale Date: 12/31/25

## COMP #3: 433 Nebraska Ave



Address: 433 Nebraska Ave  
 City, State, Zip: Long Beach, CA 90802  
 County: Los Angeles County  
 Price: \$3,260,000  
 Number of Units: 12  
 Year Built: 1959  
 Building SF: 7,482  
 Lot SF: 8,782  
 Unit Mix: (3) 2 Bed / 1 Bath  
 (9) 1 Bed / 1 Bath  
 Price/SF (Bldg): \$436  
 Price/SF (Lot): \$371  
 Price/Unit: \$271,667  
 GRM: 10.88  
 Cap Rate: 6.14%  
 Sale Date: 12/19/25

## COMP #4: 1335 Stanley Ave



Address: 1335 Stanley Ave  
 City, State, Zip: Long Beach, CA 90804  
 County: Los Angeles County  
 Price: \$2,030,000  
 Number of Units: 8  
 Year Built: 1963  
 Building SF: 6,810  
 Lot SF: 6,423  
 Unit Mix: (2) 3 Bed / 1 Bath  
 (4) 2 Bed / 1 Bath  
 (2) 1 Bed / 1 Bath  
 Price/SF (Bldg): \$298  
 Price/SF (Lot): \$316  
 Price/Unit: \$253,750  
 GRM: 10.35  
 Cap Rate: 6.30%  
 Sale Date: 12/19/25

# SALES COMPARABLES ○○○

## COMP #5: 1734 E Erie St



Address: 1734 E Erie St  
 City, State, Zip: Long Beach, CA 90802  
 County: Los Angeles County  
 Price: \$1,925,000  
 Number of Units: 7  
 Year Built: 1987  
 Building SF: 7,499  
 Lot SF: 5,189  
 Unit Mix: (5) 2 Bed / 2.5 Bath  
 (2) 1 Bed / 1 Bath  
 Price/SF (Bldg): \$257  
 Price/SF (Lot): \$371  
 Price/Unit: \$275,000  
 GRM: 11.17  
 Cap Rate: 6.00%  
 Sale Date: 11/24/25

## COMP #6: 1332 Walnut Ave



Address: 1332 Walnut Ave  
 City, State, Zip: Long Beach, CA 90813  
 County: Los Angeles County  
 Price: \$2,149,000  
 Number of Units: 9  
 Year Built: 1963  
 Building SF: 6,892  
 Lot SF: 6,525  
 Unit Mix: (2) 3 Bed / 1 Bath  
 (6) 2 Bed / 1 Bath  
 (1) 1 Bed / 1 bath  
 Price/SF (Bldg): \$312  
 Price/SF (Lot): \$329  
 Price/Unit: \$238,778  
 GRM: 9.80  
 Cap Rate: 6.60%  
 Sale Date: 11/14/25

## COMP #7: 767 Freeman Ave



Address: 767 Freeman Ave  
 City, State, Zip: Long Beach, CA 90804  
 County: Los Angeles County  
 Price: \$1,800,000  
 Number of Units: 7  
 Year Built: 1961  
 Building SF: 10,030  
 Lot SF: 6,830  
 Unit Mix: (7) 2 Bed / 1 Bath  
 Price/SF (Bldg): \$179  
 Price/SF (Lot): \$264  
 Price/Unit: \$257,143  
 GRM: 11.02  
 Cap Rate: 5.40%  
 Sale Date: 11/14/25

## COMP #8: 1517 E 1st St



Address: 1517 E 1st St  
 City, State, Zip: Long Beach, CA 90802  
 County: Los Angeles County  
 Price: \$2,100,000  
 Number of Units: 6  
 Year Built: 1914  
 Building SF: 5,014  
 Lot SF: 8,276  
 Unit Mix: (1) 2 Bed / 2 Bath  
 (1) 2 Bed / 1 Bath  
 (3) 1 Bed / 1 bath  
 (1) Studio  
 Price/SF (Bldg): \$419  
 Price/SF (Lot): \$254  
 Price/Unit: \$350,000  
 GRM: 12.66  
 Cap Rate: 5.31%  
 Sale Date: 11/10/25

# SALES COMPARABLES ○○○

## COMP #9: 3009 3rd St



Address: 3009 3rd St  
 City, State, Zip: Long Beach, CA 90814  
 County: Los Angeles County  
 Price: \$1,860,000  
 Number of Units: 7  
 Year Built: 1950  
 Building SF: 4,148  
 Lot SF: 4,356  
 Unit Mix: (7) 1 Bed / 1 Bath

Price/SF (Bldg): \$448  
 Price/SF (Lot): \$427  
 Price/Unit: \$265,714  
 GRM: 12.50  
 Cap Rate: 5.00%  
 Sale Date: 10/29/25

## COMP #10: 1004 E 5th St



Address: 1004 E 5th St  
 City, State, Zip: Long Beach, CA 90802  
 County: Los Angeles County  
 Price: \$2,150,000  
 Number of Units: 9  
 Year Built: 1963  
 Building SF: 9,952  
 Lot SF: 7,405  
 Unit Mix: (7) 2 Bed / 1 Bath  
 (2) 1 Bed / 1 Bath

Price/SF (Bldg): \$216  
 Price/SF (Lot): \$290  
 Price/Unit: \$238,889  
 GRM: 11.79  
 Cap Rate: 5.68%  
 Sale Date: 9/29/25

## COMP #11: 2320 E 6th St



Address: 2320 E 6th St  
 City, State, Zip: Long Beach, CA 90814  
 County: Los Angeles County  
 Price: \$3,550,000  
 Number of Units: 9  
 Year Built: 1961  
 Building SF: 7,098  
 Lot SF: 6,534  
 Unit Mix: 9 Units

Price/SF (Bldg): \$500  
 Price/SF (Lot): \$543  
 Price/Unit: \$394,444  
 GRM: N/A  
 Cap Rate: N/A  
 Sale Date: 9/19/25

## COMP #12: 285-295 Cerritos Ave



Address: 285-295 Cerritos Ave  
 City, State, Zip: Long Beach, CA 90802  
 County: Los Angeles County  
 Price: \$1,950,000  
 Number of Units: 6  
 Year Built: 1921  
 Building SF: 5,548  
 Lot SF: 8,712  
 Unit Mix: (3) 2 Bed / 1 Bath  
 (3) 1 Bed / 1 Bath  
 (2) Studios

Price/SF (Bldg): \$351  
 Price/SF (Lot): \$224  
 Price/Unit: \$325,000  
 GRM: 10.60  
 Cap Rate: 6.20%  
 Sale Date: 7/29/25

# SALES COMPARABLES

COMP #	Address	Units	Sale Price	Price/Unit	Price/SF	Cap Rate	GRM	Year Built	COE
1	1035 Orange Ave	6	\$1,440,000	\$240,000	\$352	6.60%	10.17	1923	1/27/26
2	615 Cerritos Ave	8	\$2,025,000	\$253,125	\$330	6.10%	9.65	1963	12/31/25
3	433 Nebraska Ave	12	\$3,260,000	\$271,667	\$436	6.14%	10.88	1959	12/19/25
4	1335 Stanley Ave	8	\$2,030,000	\$253,750	\$298	6.30%	10.35	1963	12/19/25
5	1734 E Erie St	7	\$1,925,000	\$275,000	\$257	6.00%	11.17	1987	11/24/25
6	1332 Walnut Ave	9	\$2,149,000	\$238,778	\$312	6.60%	9.80	1963	11/14/25
7	767 Freeman Ave	7	\$1,800,000	\$257,143	\$179	5.40%	11.02	1961	11/14/25
8	1517 E 1st St	6	\$2,100,000	\$350,000	\$419	5.31%	12.66	1914	11/10/25
9	3009 3rd St	7	\$1,860,000	\$265,714	\$448	5.00%	12.50	1950	10/29/25
10	1004 E 5th St	9	\$2,150,000	\$238,889	\$216	5.68%	11.79	1963	9/29/25
11	2320 E 6th St	9	\$3,550,000	\$394,444	\$500	N/A	N/A	1961	9/19/25
12	285-295 Cerritos Ave	6	\$1,950,000	\$325,000	\$351	6.20%	10.60	1921	7/29/25
Total/Average:		8	2186583.333	\$280,293	\$342	5.94%	10.96	1952	
Subject:		9	\$2,395,000	\$266,111	\$354	6.23%	10.46	1963	-

