

Offering Memorandum

4 Units in North Long Beach

817-823
New York Street
\$1,250,000

LONG BEACH



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Long Beach, CA 90813



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Property Overview

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Long Beach, CA 90813

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Property Overview

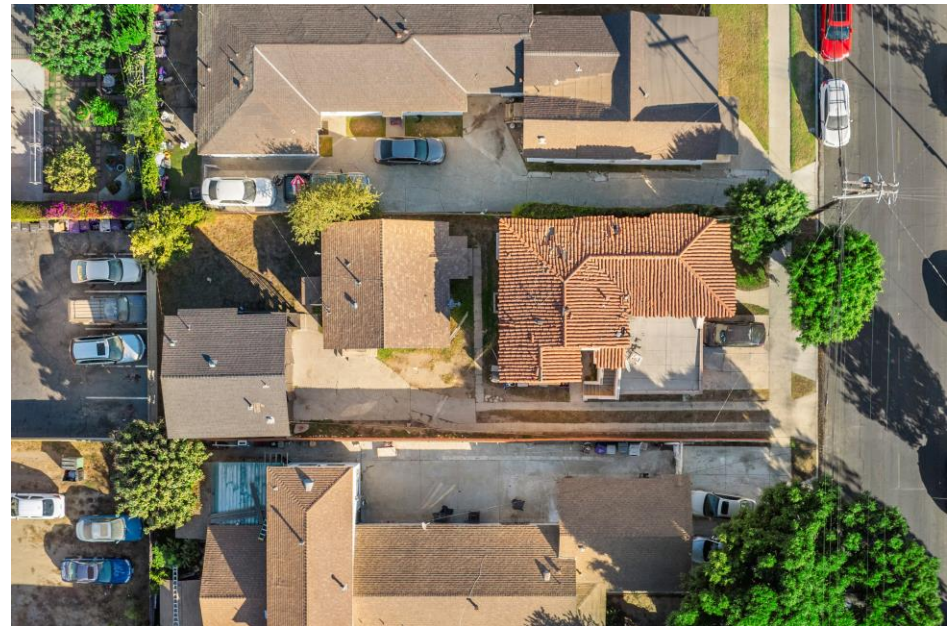
817 E New York St
Long Beach, CA 90813

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Property Summary

Price	\$1,250,000
Address	817 E New York St
City, State, Zip	Long Beach, CA, 90813
County	Los Angeles
Zoning	LBR1N
Year Built	1922
Number Of Units	4
Parking	(4) 1-Car Garages
Building Size	3,076 SF
Lot Size	6,802 SF
Cap Rate	5.14%
Pro Forma Cap Rate	5.51%
GRM	12.90
Pro Forma GRM	12.04
Price / Bldg Sf	\$406.37
Price / Unit	\$312,500



Property Overview

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817 E New York St
Long Beach, CA 90813



817 E New York St, Long Beach, CA 90813 4 Units | \$1,250,000

- (3) Buildings: | Lot Size: 6,802 SF | RSF: 3,076 SF
- Unit Mix: (1) 1-Bed/1-Bath, (2) 2-Bed/1-Bath, (1) 2-Bed/1-Bath House
- Great Owner-User Opportunity: (2) 2-Bed/1-Bath Units (819 & 821) are Currently Vacant & Newly Renovated
- Strong In-Place Income – **5.14% CAP | 12.90 GRM**
- Low Cost Per Unit: **\$312K/Unit**
- Prime North Long Beach Location Near 91 & 710 Freeways

817 E New York St presents a rare opportunity to acquire a 4-unit multifamily property in prime North Long Beach. Built in 1922, the asset consists of three separate buildings totaling 3,076 rentable square feet on a 6,802 square foot lot.

The unit mix includes (1) 1-bed/1-bath and (3) 2-bed/1-bath units, offering strong rental appeal. Two of the 2-bed/1-bath units (819 & 821) are currently vacant and have been newly renovated—providing an excellent owner-user opportunity or the ability to immediately capture market rents.

At just \$312,000 per unit, the property offers a low cost of entry and compelling fundamentals with a 5.14% CAP rate and 12.90 GRM on in-place income. Off-street parking is available for tenants, a valuable feature in this dense rental corridor.

Centrally located with convenient access to the 91 and 710 freeways, 817 E New York St benefits from North Long Beach's steady population growth, ongoing infrastructure investment, and strong housing demand.

For investors seeking day-one cash flow with clear upside potential, this is a highly attractive opportunity in one of Long Beach's most active rental markets.



Financial Overview

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Long Beach, CA 90813

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Financial Overview

817 E New York St
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Property Summary			
ADDRESS	817 E New York St	YEAR BUILT	1922
DOWN PAYMENT	25% \$312,500	PARKING	(4) 1-Car Garages
NUMBER OF UNITS	4	CURRENT NOI	\$64,289
COST PER UNIT	\$312,500	PRO FORMA NOI	\$68,906
LOT SIZE	6,802 SF	CURRENT CAP RATE	5.14%
GROSS RENTABLE SF	3,076 SF	PRO FORMA CAP RATE	5.51%
PRICE PER BLDG SF	\$406.37	CURRENT GRM	12.90
PRICE PER LAND SF	\$183.77	PRO FORMA GRM	12.04

Proposed Financing			
LOAN AMOUNT	\$937,500	LOAN-TO-VALUE	75%
DOWN PAYMENT	\$312,500	AMORTIZATION	30-YEAR
INTEREST RATE	5.875%	LOAN TERM	30-YEAR
MONTHLY PAYMENT	\$5,546	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$66,548		

Financial Overview

817 E New York St
Long Beach, CA 90813



Annualized Operating Data				
	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$96,900		\$103,800	
VACANCY RATE RESERVE	\$2,907	3%	\$5,190	5%
GROSS OPERATING INCOME	\$93,993		\$98,610	
EXPENSES	\$29,704	31%	\$29,704	29%
NET OPERATING INCOME	\$64,289		\$68,906	
LOAN PAYMENTS	\$66,548		\$66,548	
PRE TAX CASH FLOWS	\$(2,259)	-0.72%	\$2,358	0.75%
PRINCIPAL REDUCTION	\$11,784		\$11,784	
TOTAL RETURN BEFORE TAXES	\$9,525	3.05%	\$14,142	4.53%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$7,975	\$8,250
Parking	\$100	\$400
ANNUALIZED SCHEDULED GROSS INCOME	\$96,900	\$103,800

Expense Summary		
New Taxes:	(New Estimated)	\$16,814
Repairs and Maintenance(4%)		\$3,876
Insurance: (\$1.5/SF)		\$4,614
Landscaping: (\$100/Mo)		\$3,200
Utilities (\$800/Unit)		\$1,200
Total Expenses		\$29,704
Expense Per Unit		\$7,426
Expense Per SF		\$4.37

Rent Roll

817 E New York St
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	Unit Type	Actual Rent	Market Rent	Move-in-Date	Notes
817	1-Bed/1-Bath	\$1,525	\$1,650		
819	2-Bed/1-Bath	\$2,000	\$2,000		Vacant
821	2-Bed/1-Bath	\$2,300	\$2,300		Vacant
823	2-Bed/1-Bath	\$2,150	\$2,150		
MONTHLY TOTALS		\$7,975	\$8,250		
PARKING		\$100	\$400		
ANNUALIZED TOTALS		\$96,900	\$103,800		

Loan Quotes

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817 E New York St
Long Beach, CA 90813



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Jonathan Yoo
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Prepared for:
Address: 817 New York St

10/2/2025
Quote #1

Loan Options	Option 1 30 Year Fixed	Option 2 30 Year Fixed	Option 3 5 Year Fixed	Option 4 10 Year Interest Only 5 Year Fixed ARM	Option 5 10 Year Interest Only 5 Year Fixed ARM
Market Value	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Loan Amount	\$937,500	\$875,000	\$937,500	\$937,500	\$937,500
Doc Type	Conventional Investment	Conventional Investment	Conventional Investment	Portfolio Investment	Portfolio Investment
Loan-to-Value	75.0%	70.0%	75%	75.0%	75%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with <u>NO</u> Buydown	6.000%	5.875%	5.875%	6.125%	6.000%
Rate with <u>Buydown</u>	5.625%	5.500%	5.375%	5.625%	5.500%
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	20	20
I/O Monthly Payment					
Monthly Payment (P+I+MI)	\$5,621	\$5,176	\$5,546	\$4,785	\$4,688
Monthly Payment with Buydown	\$5,397	\$4,968	\$5,250	\$4,395	\$4,297
PMI (Private Mortgage Insurance)	No	No	No	No	No
Index/Caps				SOFR 5/1/5	SOFR 5/1/5
Pre-Payment Penalty*	None	None	None	None	None
Loan Origination	1.00%	1.00%	1.00%	1.00%	1.00%
Buydown (If Selected)	1.000%	1.000%	1.000%	1.00%	1.00%
Estimated Costs:					
Appraisal	\$725	\$725	\$725	\$725	\$725
Closing/Processing/Underwriting	\$1,295	\$1,295	\$1,295	\$2,780	\$2,780

* Alternative fixed and adjustable rate options and Prepayment Penalty Periods may be available upon request
Quote subject to satisfactory lender review of credit, property condition, and borrower's financials

Rates and programs are subject to change without notice
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Property Photography

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Exterior Photos

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Interior Photos

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817 New York Street: 1-Bed/1-Bath



Interior Photos

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819 New York Street 2-Bed/1-Bath

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Interior Photos

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821 New York Street: 2-Bed/1-Bath

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Interior Photos

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823 New York Street: 2-Bed/1-Bath

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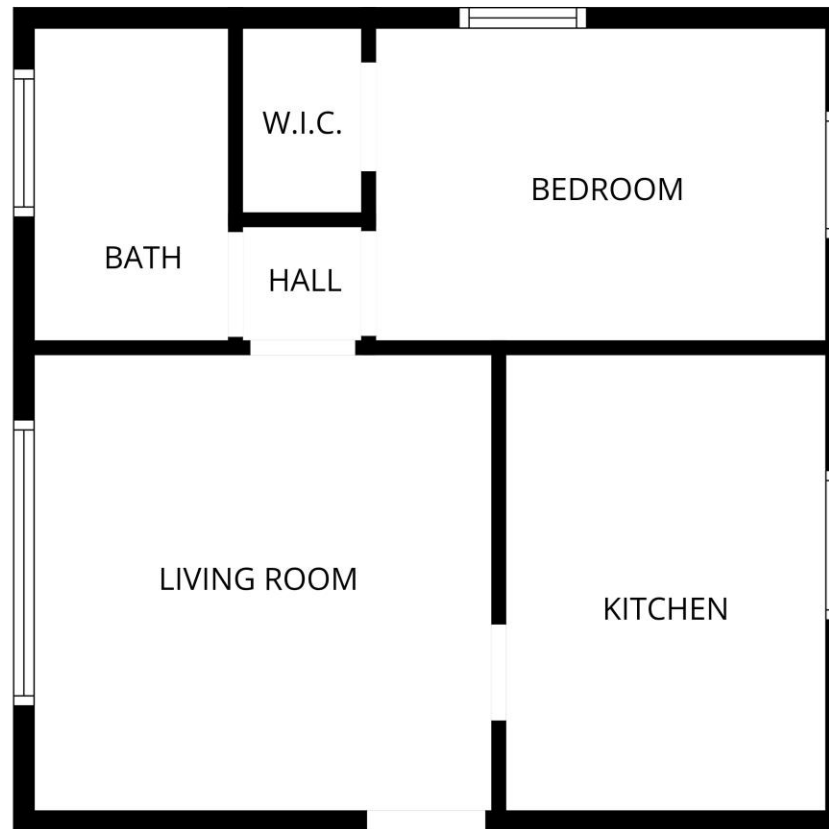
Floor Plans

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817 New York Street



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

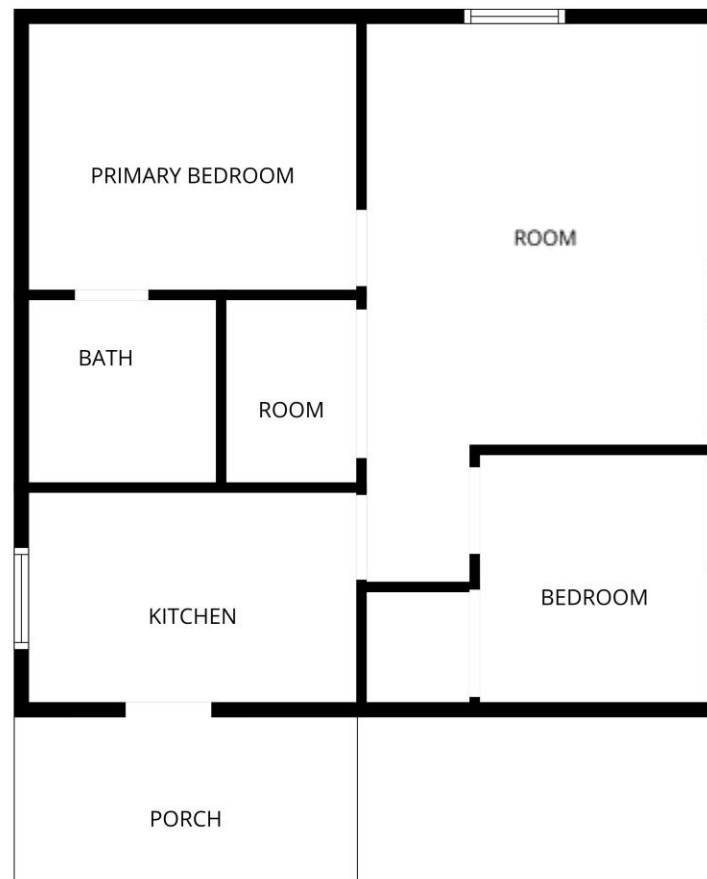
Floor Plans

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819 New York Street



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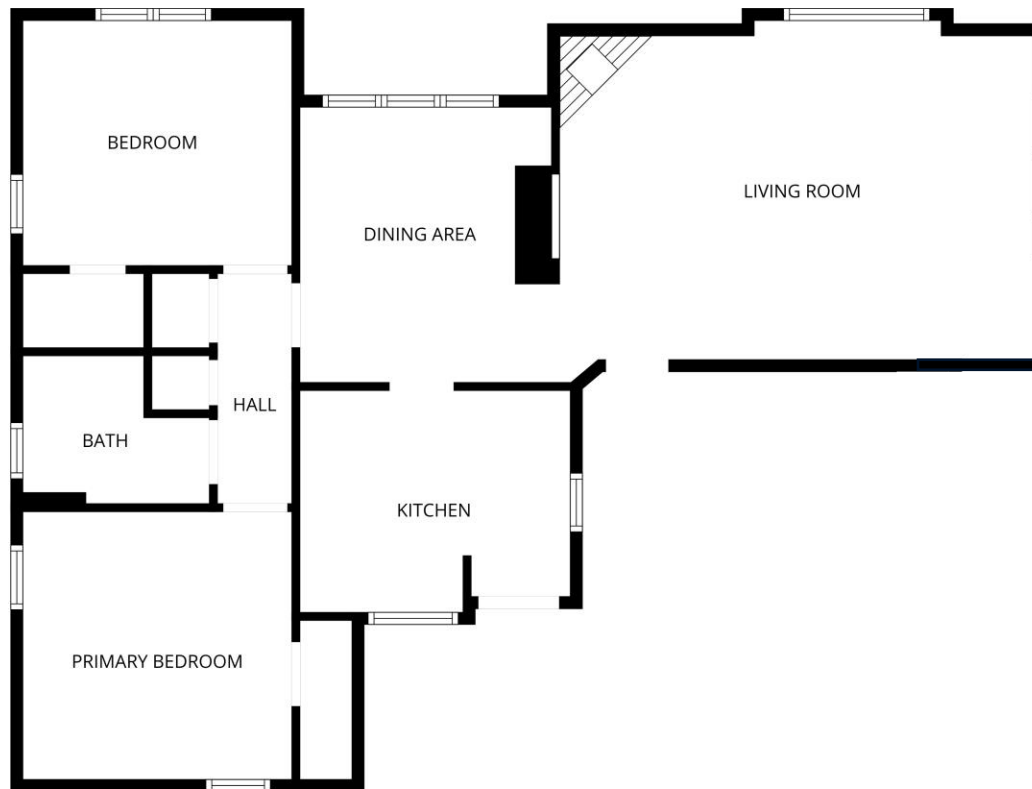
Floor Plans

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821 New York Street



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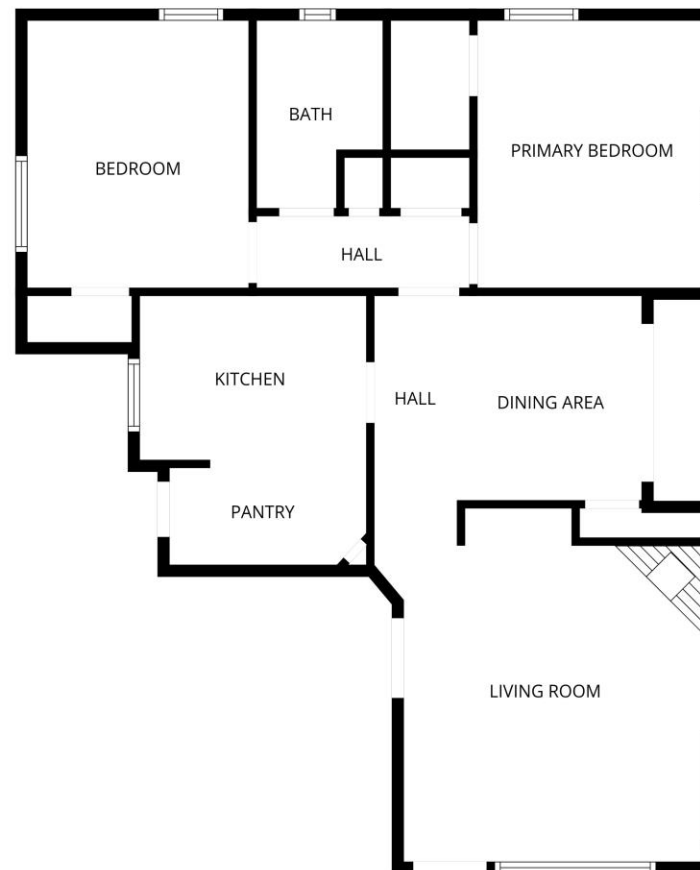
Floor Plans

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823 New York Street



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Comparables

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Sold Comparables

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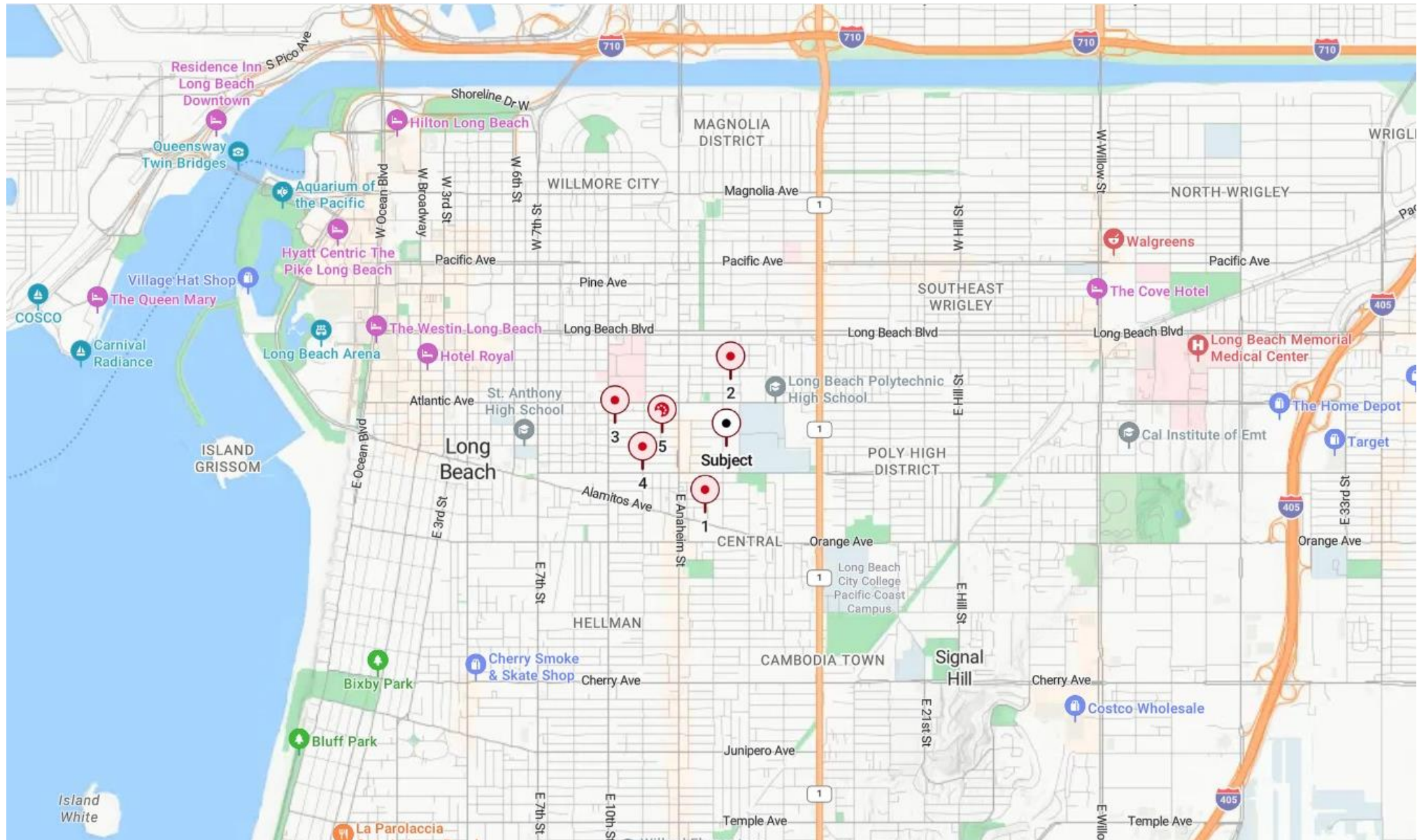


	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	Sold Date
1	1148 E Arcadia Ct Long Beach, CA 90813	\$1,053,191	4	1915	2,503 SF	\$262,500	\$420.77	5.48%	07/02/2024
2	1478 Linden Ave, Long Beach, CA 90813	\$915,000	3	1923	2,630 SF	\$298,333	\$347.91	5.28%	05/22/2025
3	1010 Lime Ave Long Beach, CA 90813	\$1,056,000	3	1911	3,209 SF	\$380,000	\$329.07	3.92%	10/28/2024
4	930 E 11 th St Long Beach, CA 90813	\$999,975	4	1923	2,952 SF	\$249,994	\$338.74	4.99%	08/30/2024
5	1201 Olive Ave Long Beach, CA 90813	\$980,000	4	1919	2,552 SF	\$218,750	\$384.01	6.90%	11/18/2024
Averages		\$1,000,833	4	1918	2,769 SF	\$281,915	\$364.10	5.31%	
*	817 E New York St Long Beach, CA 90813	\$1,250,000	4	1922	3,076	\$312,000	\$406.37	5.14%	ACTIVE

Sold Comparables

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Lease Comparables

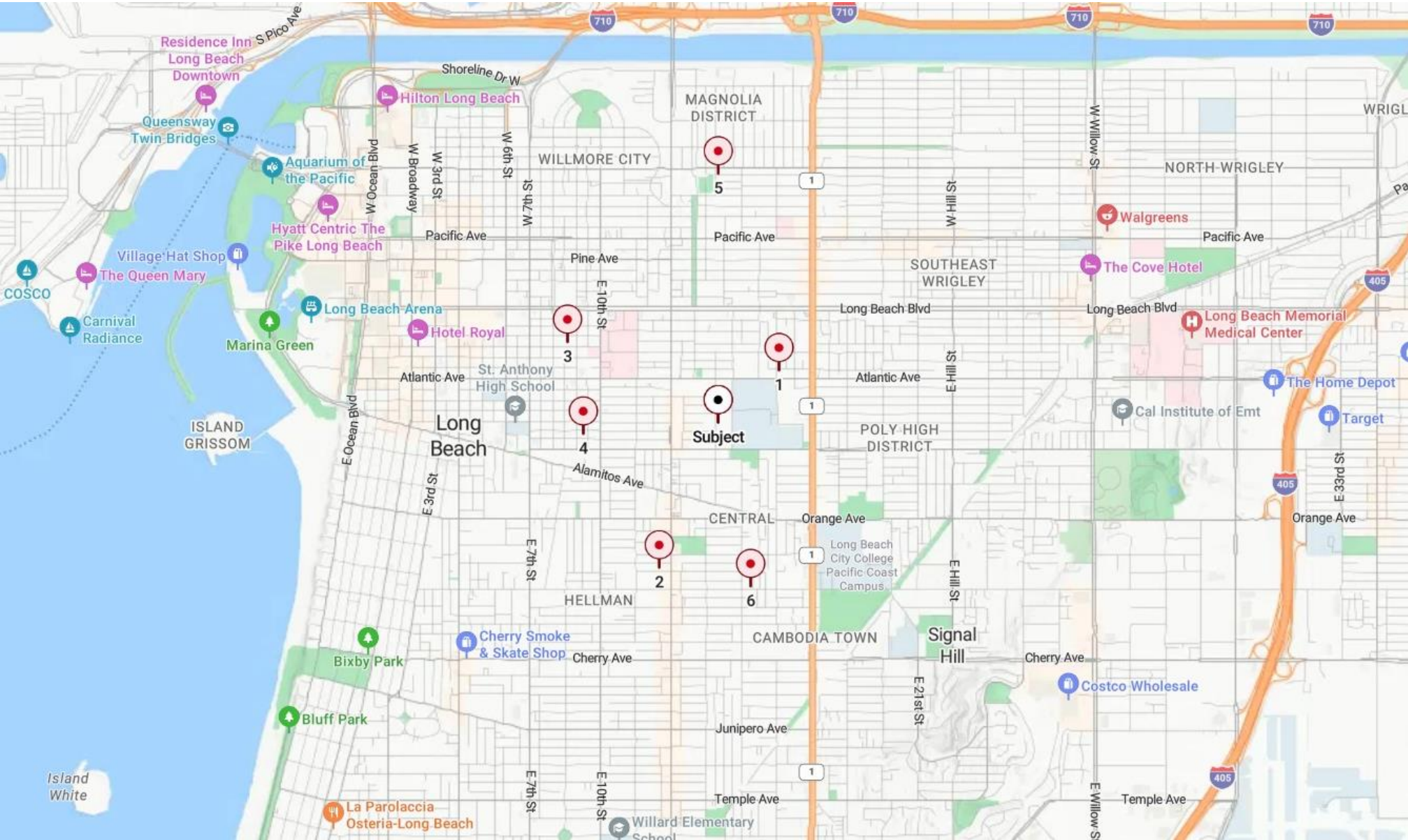
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	Address	Date Listed	Unit Type	Unit Size	Rental Rate
1	549 E 17 th St Long Beach, CA 90813	DEC 2024	1-Bed/1-Bath	650 SF	\$1,700
2	1212 Hoffman Ave Long Beach, CA 90813	SEP 2024	1-Bed/1-Bath	800 SF	\$1,600
3	842 Elm Ave, Long Beach, CA 90813	SEP 2024	1-Bed/1-Bath	540 SF	\$1,725
4	839 E 9 th St Long Beach, CA 90813	OCT 2024	2-Bed/1-Bath	980 SF	\$2,395
5	455 W Cowles St Lakewood, CA 90813	JUN 2025	2-Bed/1-Bath	710 SF	\$2,450
6	1521 Walnut Ave Long Beach, CA 90813	DEC 2024	2-Bed/1-Bath	1,002 SF	\$2,695
Average			2-Bed/1-Bath		\$2,513
			1-Bed/1-Bath		\$1,675
*	817 E New York St Long Beach, CA 90813		2-Bed/1-Bath		\$2,150
			1-Bed/1-Bath		\$1,525

Lease Comparables Map

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Area Overview

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City Overview

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North Long Beach

North Long Beach, often referred to by locals as “North Town,” is a vibrant and diverse region located in the northern section of Long Beach, California. Known for its strong sense of community, cultural richness, and strategic location, North Long Beach is undergoing a wave of revitalization that continues to attract families, entrepreneurs, and real estate investors alike.

The neighborhood features a variety of housing options, from early 20th-century bungalows and mid-century homes to newer multi-family developments and townhomes. With an emphasis on affordability and accessibility, North Long Beach offers opportunities for first-time homeowners and renters looking for value without sacrificing convenience.

One of the cornerstones of the neighborhood is **Houghton Park**, a sprawling green space that provides recreational programs, sports fields, and a modern community center. The area also boasts easy access to DeForest Park and the Los Angeles River bike path, offering residents a balance between urban living and outdoor recreation.

The commercial corridors along **Atlantic Avenue and Artesia Boulevard** have seen a resurgence in local businesses, including family-owned restaurants, coffee shops, and retail stores. North Long Beach's diverse dining scene showcases everything from Mexican and Cambodian cuisine to soul food and vegan options, reflecting the area's multicultural identity.

Economically, North Long Beach is benefiting from city-led investment and redevelopment initiatives under the **Uptown Renaissance** plan, aimed at improving infrastructure, supporting local business, and fostering mixed-use developments. These efforts are helping to stimulate job growth, attract new residents, and enhance neighborhood livability.

The community is known for its grassroots activism and neighborhood pride. Residents regularly participate in local events, cultural festivals, beautification projects, and community meetings that aim to strengthen public safety and encourage civic engagement. Nonprofits, churches, and youth programs play a vital role in supporting families and creating pathways to opportunity.

North Long Beach's location near the 710 and 91 freeways, along with expanding public transit routes, ensures convenient access to surrounding employment centers throughout Long Beach, Los Angeles County, and the Inland Empire.

In summary, North Long Beach is a proud, evolving community marked by diversity, resilience, and a forward-looking spirit. With continued investment, strong local identity, and a welcoming environment, it represents one of Long Beach's most promising and dynamic neighborhoods.



County Overview

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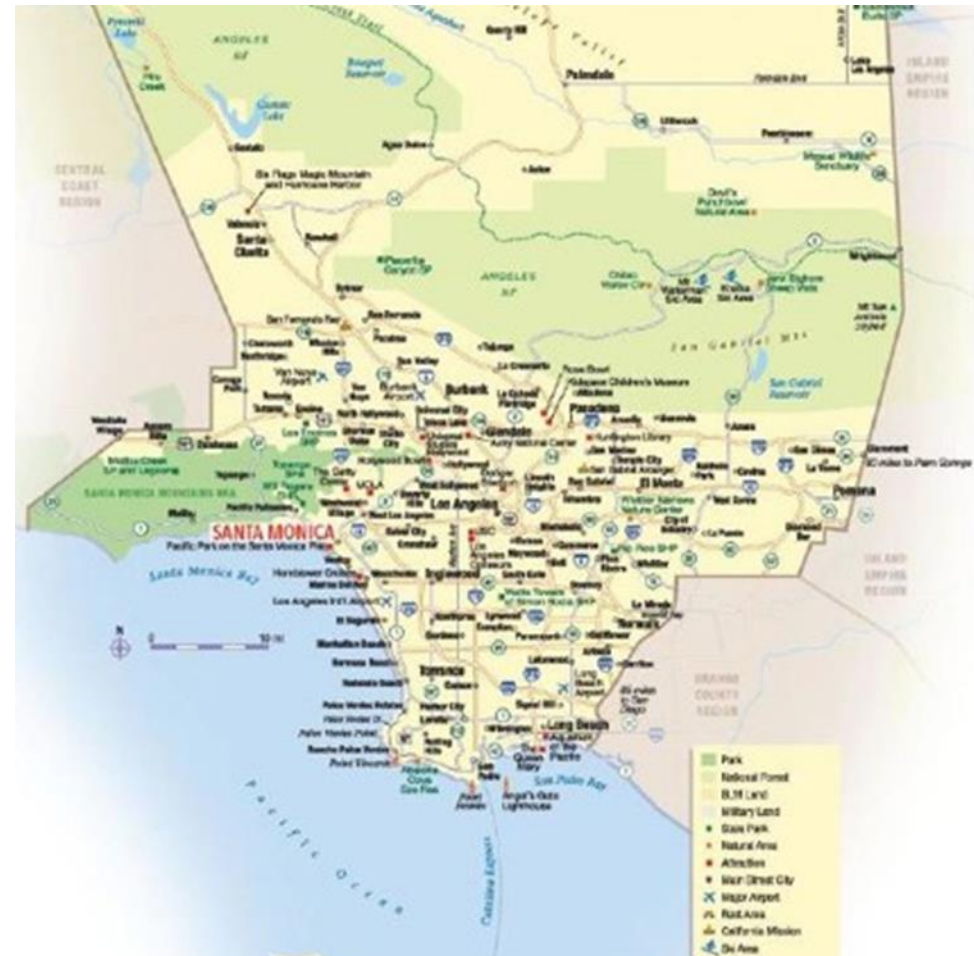


Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

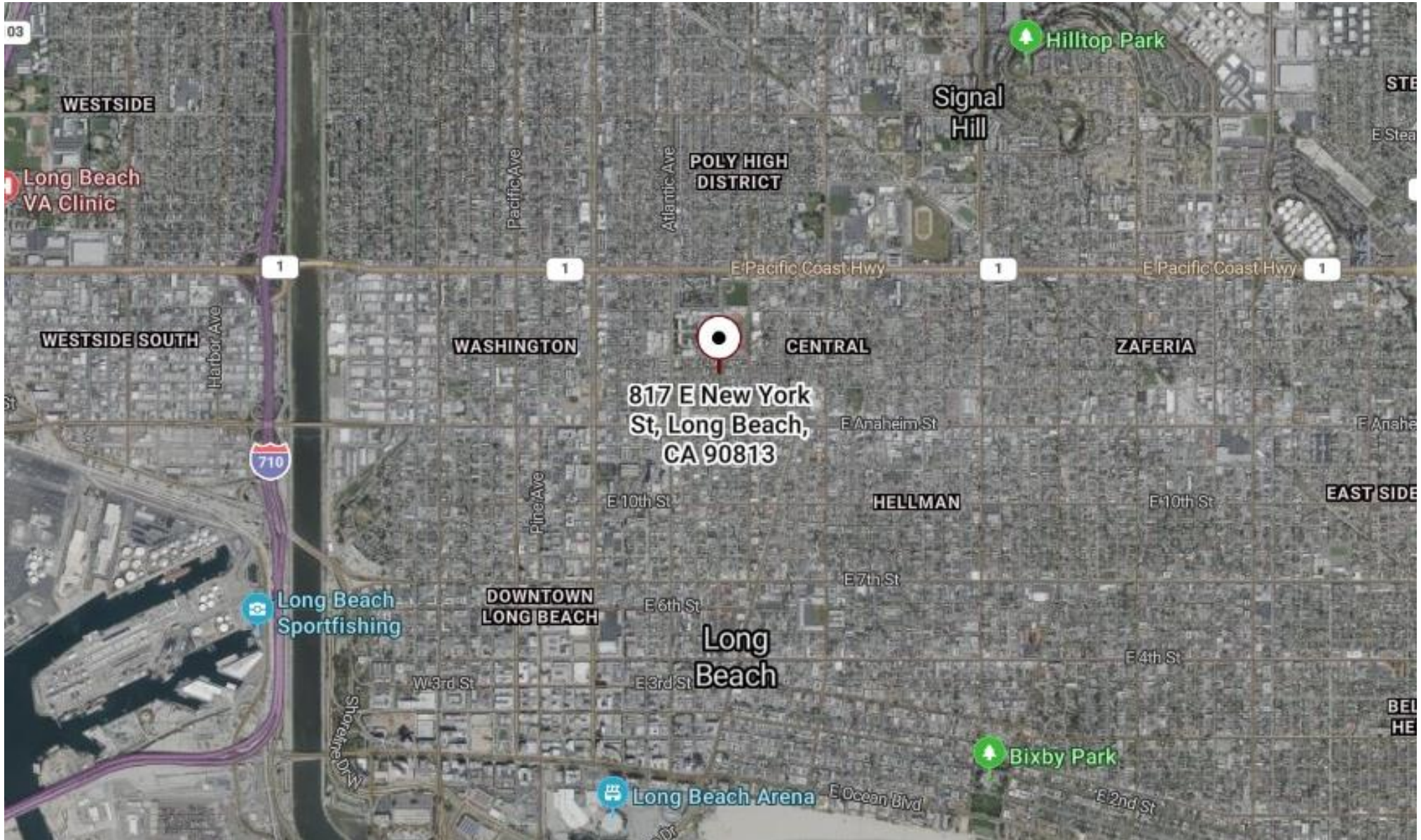
Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



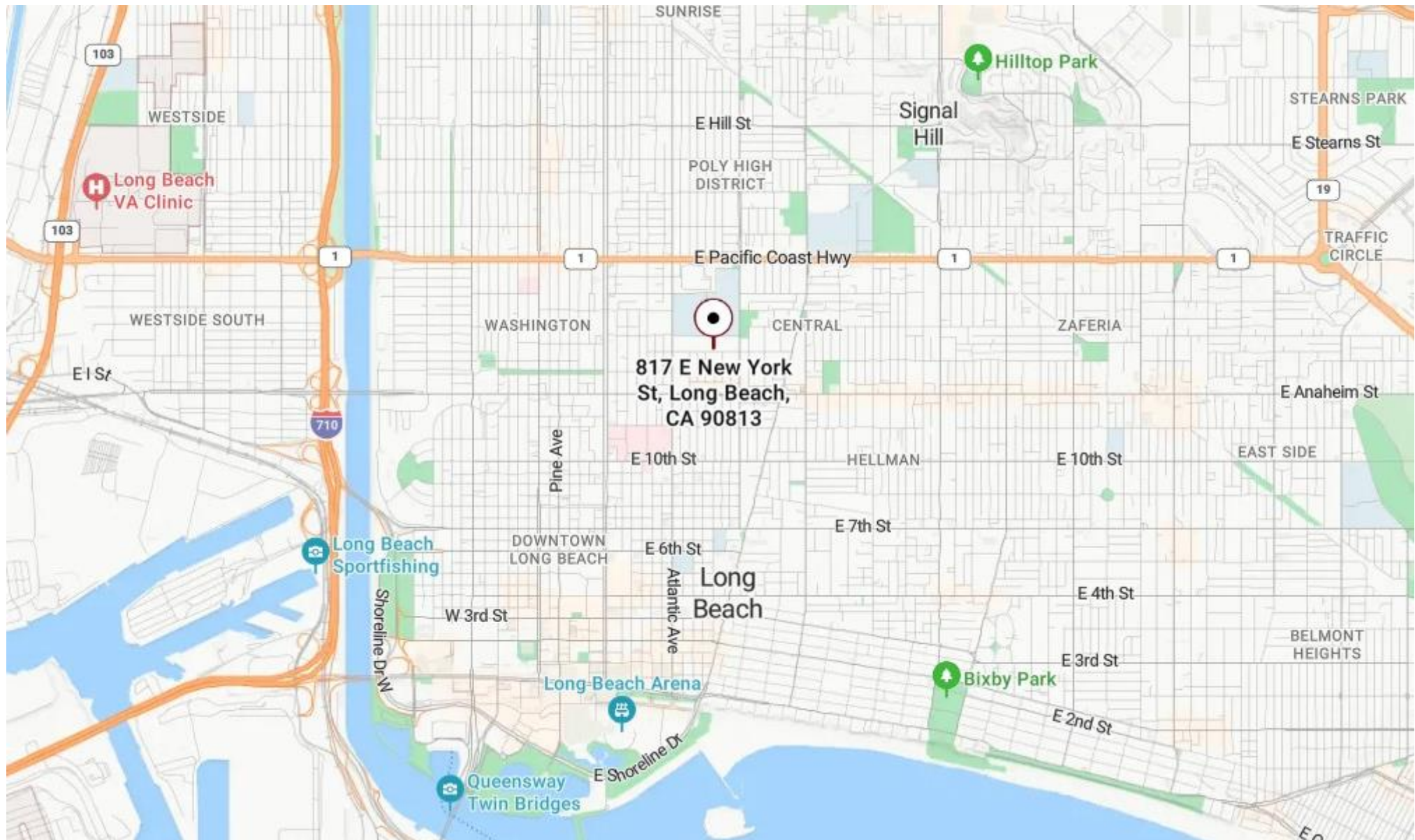
Local Map

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Local Map

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Disclaimer & Confidentiality Agreement



The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Exclusively Marketed By



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