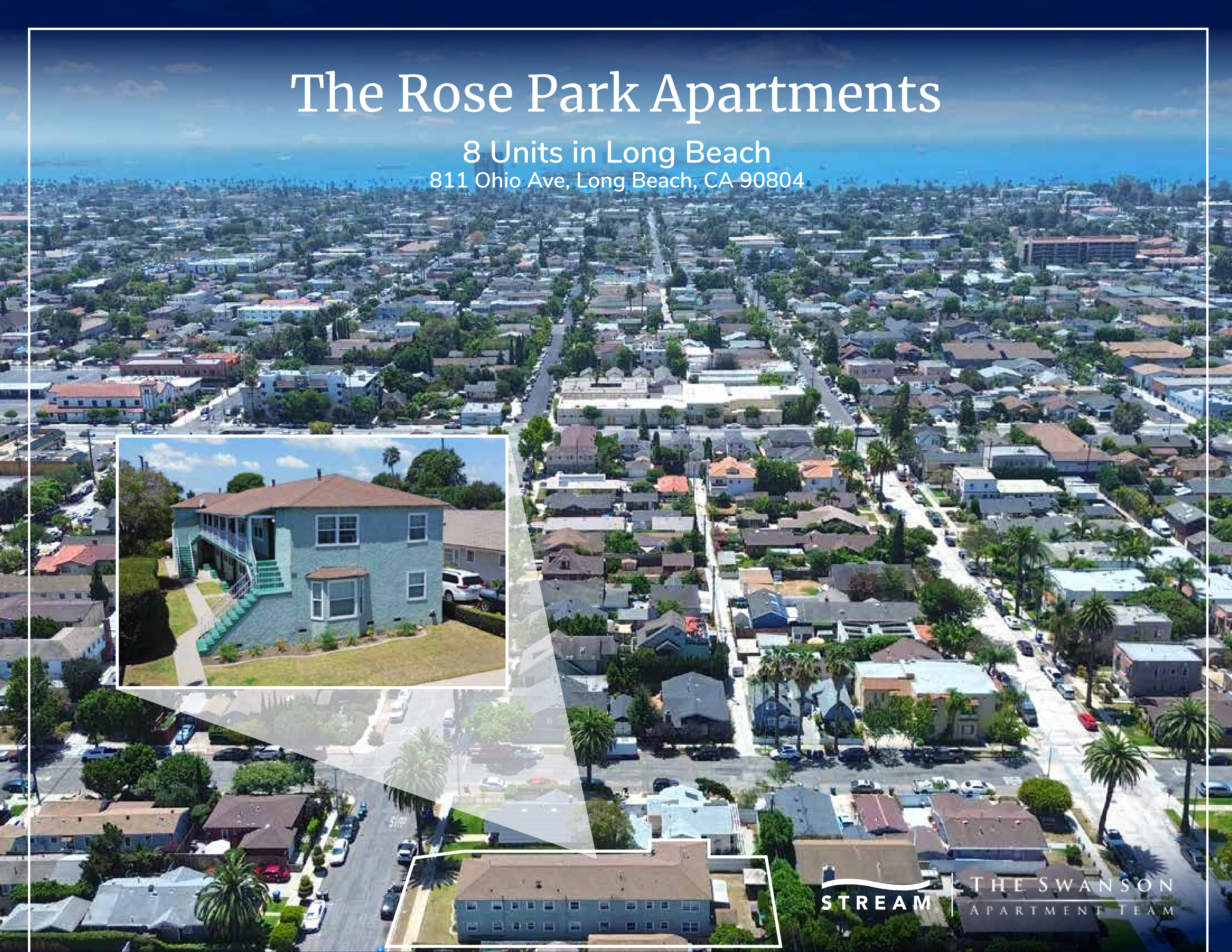
The Rose Park Apartments

8 Units in Long Beach

811 Ohio Ave, Long Beach, CA 90804



STREAM | THE SWANSON APARTMENT TEAM


E 8th St
Ohio Ave

Contacts

Michael Bouras
Senior Associate
949.203.3051
michael.bouras@streamrealty.com
Lic. 01986753

Pat Swanson
Managing Director
949.203.3049
pat.swanson@streamrealty.com
Lic. 01382974

Liam Skelly
Senior Associate
949.732.3760
liam.skelly@streamrealty.com
Lic. 02039422

Angel Bautista
Associate
949.864.6998
angel.bautista@streamrealty.com
Lic. 02248989

STREAM®

Property Information

8
UNITS

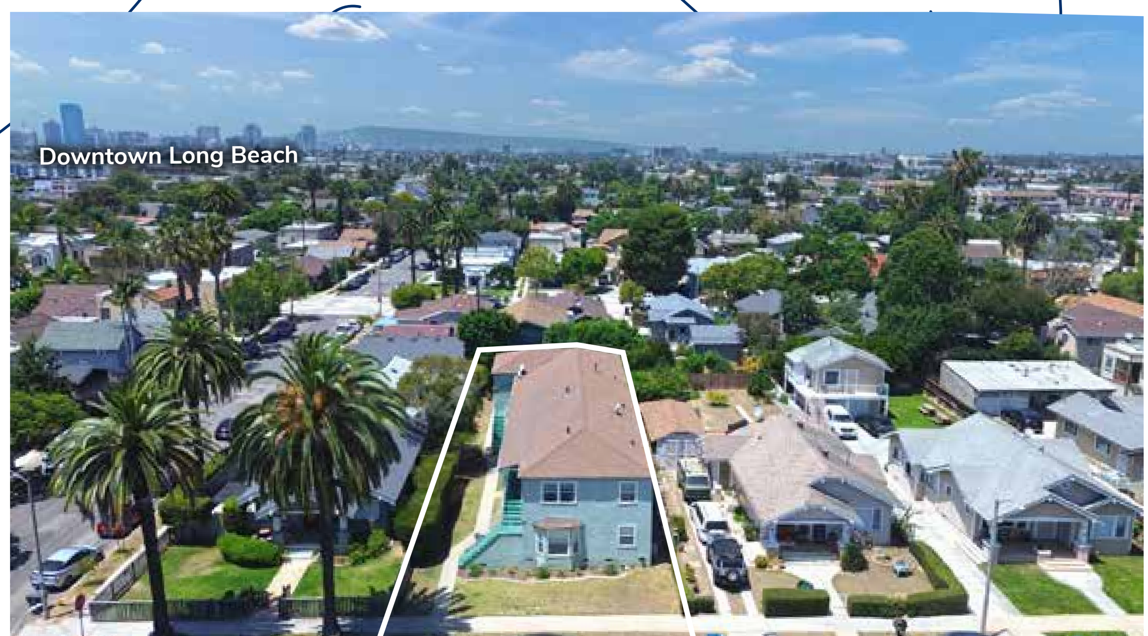
5,203 SF
BUILDING SIZE

6,743 SF
LOT SIZE

1946
YEAR BUILT

Property Highlights

- Unit Mix: (8) Large 1 Bedroom / 1 Bath Units
- Capital Improvements Include: New Windows, Plumbing Updates and Interior Renovations
- Pride-of-Ownership, Garden-Style Community
- Located Approximately 1 Mile to the Beach!
- Strategically Located near 2nd Street, Retro Row, Broadway & Downtown Long Beach's Shopping & Dining
- New roof to be completed by the COE



811 Ohio Avenue

The Swanson Apartment Team is pleased to present 811 Ohio Avenue; a well-maintained multifamily investment opportunity located in the highly sought-after Eastside submarket of Long Beach. The property offers investors the opportunity to acquire a stable asset in one of the city's strongest rental markets, known for its consistent tenant demand and long-term appreciation potential.

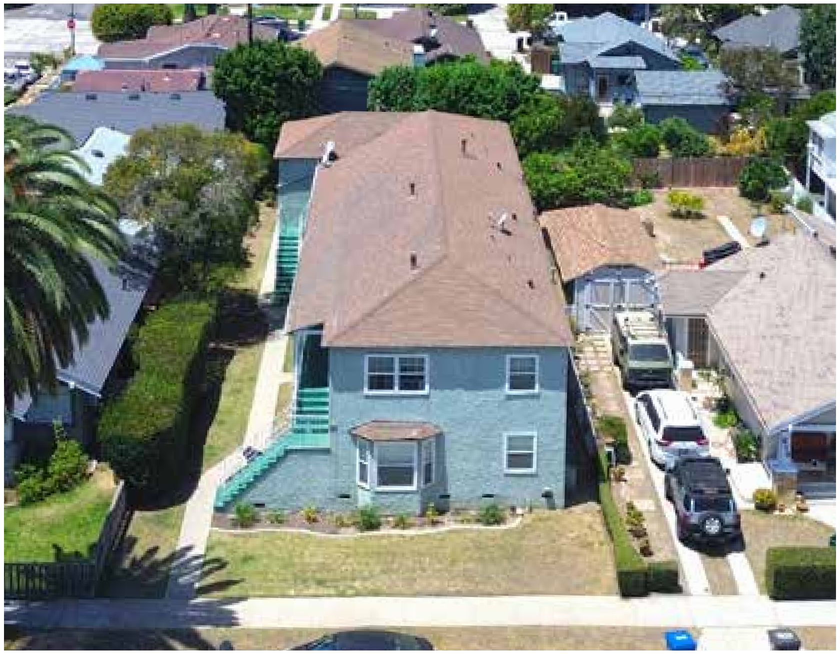
Situated in a prime coastal location, 811 Ohio Avenue provides convenient access to some of Long Beach's most desirable amenities, including 2nd Street, Retro Row, Broadway, Belmont Shore, and Downtown Long Beach. Residents enjoy an abundance of nearby restaurants, shopping, entertainment, parks, and recreational opportunities, while remaining just minutes from the beach and major employment centers.

The property also benefits from excellent regional connectivity with convenient access to Pacific Coast Highway, Lakewood Boulevard, and the 405 and 710 Freeways, allowing for easy commutes throughout Los Angeles and Orange Counties. Combining an exceptional location with strong rental fundamentals, 811 Ohio Avenue presents a compelling opportunity for investors seeking a quality multifamily asset in one of Southern California's most established coastal communities.

Financial Analysis

Offering Summary

	LISTING PRICE
	$1,850,000
$ / UNIT	$231,250
SALES COMP SUMMARY AVG. $ / UNIT	$215,365
ACTUAL CAP RATE	5.58%
YEAR 1 CAP RATE	6.13%
PRO FORMA CAP RATE	7.29%
SALES COMP SUMMARY AVG. CAP RATE	5.78%
ACTUAL GRM	12.08
YEAR 1 GRM	11.30
PRO FORMA GRM	10.14
SALES COMP SUMMARY AVG. GRM	12.04
$ / SQ. FT.	$356
SALES COMP SUMMARY AVG. $ / SQ. FT.	$319



Financing Assumptions

DOWN PAYMENT	$740,000	40%
LOAN AMOUNT	$1,110,000	60%
INTEREST RATE	6.00%	
YEAR AMORTIZED	30	
DEBT COVERAGE RATIO	1.20	
TERMS	Fixed	
DATE OF QUOTE	Sept 2026	
EXPENSES PER UNIT	$5,804	

Rent Roll

UNIT #	UNIT TYPE	SF EST.	CURRENT RENT	YEAR 1 (5% + 3% EST.)	PRO FORMA
1	1 Bedroom / 1 Bath	650	$1,800	$1,900	$1,900
2	1 Bedroom / 1 Bath	650	$1,460	$1,577	$1,900
3	1 Bedroom / 1 Bath (Vacant)	650	$1,750	$1,890	$1,900
4	1 Bedroom / 1 Bath	650	$1,400	$1,512	$1,900
5	1 Bedroom / 1 Bath	650	$1,650	$1,782	$1,900
6	1 Bedroom / 1 Bath	650	$1,450	$1,566	$1,900
7	1 Bedroom / 1 Bath	650	$1,400	$1,512	$1,900
8	1 Bedroom / 1 Bath	650	$1,850	$1,900	$1,900
	Totals	5,203	$12,760	$13,639	$15,200
	Plus RUBS ($35/Unit)		-	-	$280
	Plus Laundry (Actual)		$100	$100	$100
	Total Monthly Income		$12,860	$13,739	$15,580
	Annualized		X 12	X 12	X 12
	Total Annual Income		$154,320	$164,866	$186,960

Operating Statement

PROPERTY INCOME		CURRENT RENT	YEAR 1	PRO FORMA
Gross Monthly Rental Income		$12,760	$13,639	$15,200
Annualized		X 12	X 12	X 12
Gross Annual Rents		$153,120	$163,666	$182,400
Plus RUBS	$35/Unit	-	-	$3,360
Plus Laundry	Actual	$1,200	$1,200	$1,200
Gross Annual Income		$154,320	$164,866	$186,960
Less Vacancy	3%	$(4,630)	$(4,946)	$(5,609)
Annual Gross Operating Income		$149,690	$159,920	$181,351

PROPERTY EXPENSES		EXPENSES		
Less New Property Taxes	1.269098%	$(23,478)	$(23,478)	$(23,478)
Less Tax Assessments	2025 Actual	$(1,602)	$(1,602)	$(1,602)
Less Insurance	$1.75/Sq. Ft. Est.	$(9,105)	$(9,105)	$(9,105)
Less Professional Management	5.00%	Optional	Optional	Optional
Less Common Electric	2025 Actual	$(281)	$(281)	$(281)
Less City of Long Beach	2025 Actual	$(2,887)	$(2,887)	$(2,887)
Less Landscape	2025 Actual	$(1,080)	$(1,080)	$(1,080)
Less Maintenance/Repairs	$600/Unit	$(4,800)	$(4,800)	$(4,800)
Less Turnover	$250/Unit Est.	$(2,000)	$(2,000)	$(2,000)
Less Pest, Fire, Permits, Misc.	$100/Mth Est.	$(1,200)	$(1,200)	$(1,200)
Less Reserves	$250/Unit	A Lender Will Require	A Lender Will Require	A Lender Will Require
Total Expenses		$(46,434)	$(46,434)	$(46,434)
Net Operating Income		$103,256	$113,485	$134,917
Less New Debt Service		$(79,860)	$(79,860)	$(79,860)
Cash Flow		$23,396	$33,625	$55,057
Cash on Cash Return		3.16%	4.54%	7.44%
Plus Principal Reduction		$13,631	$13,631	$13,631
Total Return on Investment		$37,027	$47,256	$68,688
Percentage of Total Return on Investment		5.00%	6.39%	9.28%

Market Comparables

Sales Comparables

★ **811 OHIO AVE, LONG BEACH** — **SUBJECT PROPERTY**

UNITS	8	CAP	5.58%
PRICE	$1,850,000	GRM	12.08
PRICE/UNIT	$231,250	BUILT	1946
PRICE/SF	$356	UNIT MIX	(8)1Bd/1Ba

1 **3243 E 10th St, Long Beach** — **Sold 7/9/25**

UNITS	8	CAP	5.81%
PRICE	$1,625,000	GRM	12.74
PRICE/UNIT	$203,125	BUILT	1958
PRICE/SF	$357	UNIT MIX	(1)2Bd/1Ba, (7)1Bd/1Ba

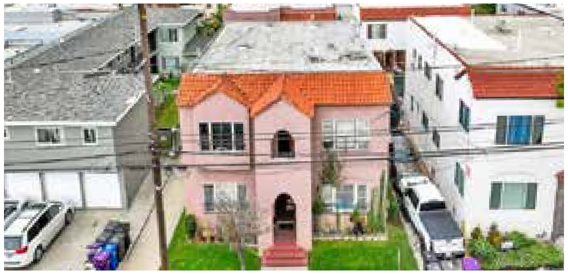
2 **1117-1125 Loma Ave, Long Beach** — **Sold 5/12/26**

UNITS	6	CAP	5.56%
PRICE	$1,350,000	GRM	11.32
PRICE/UNIT	$225,000	BUILT	1931
PRICE/SF	$317	UNIT MIX	(1)4Bd/1Ba, (1)2Bd/2Ba, (4)1Bd/1Ba

3 **1424 Coronado Ave, Long Beach** — **Sold 9/9/25**

UNITS	6	CAP	5.91%
PRICE	$1,250,000	GRM	N/A
PRICE/UNIT	$208,333	BUILT	1923
PRICE/SF	$347	UNIT MIX	(6)1Bd/1Ba

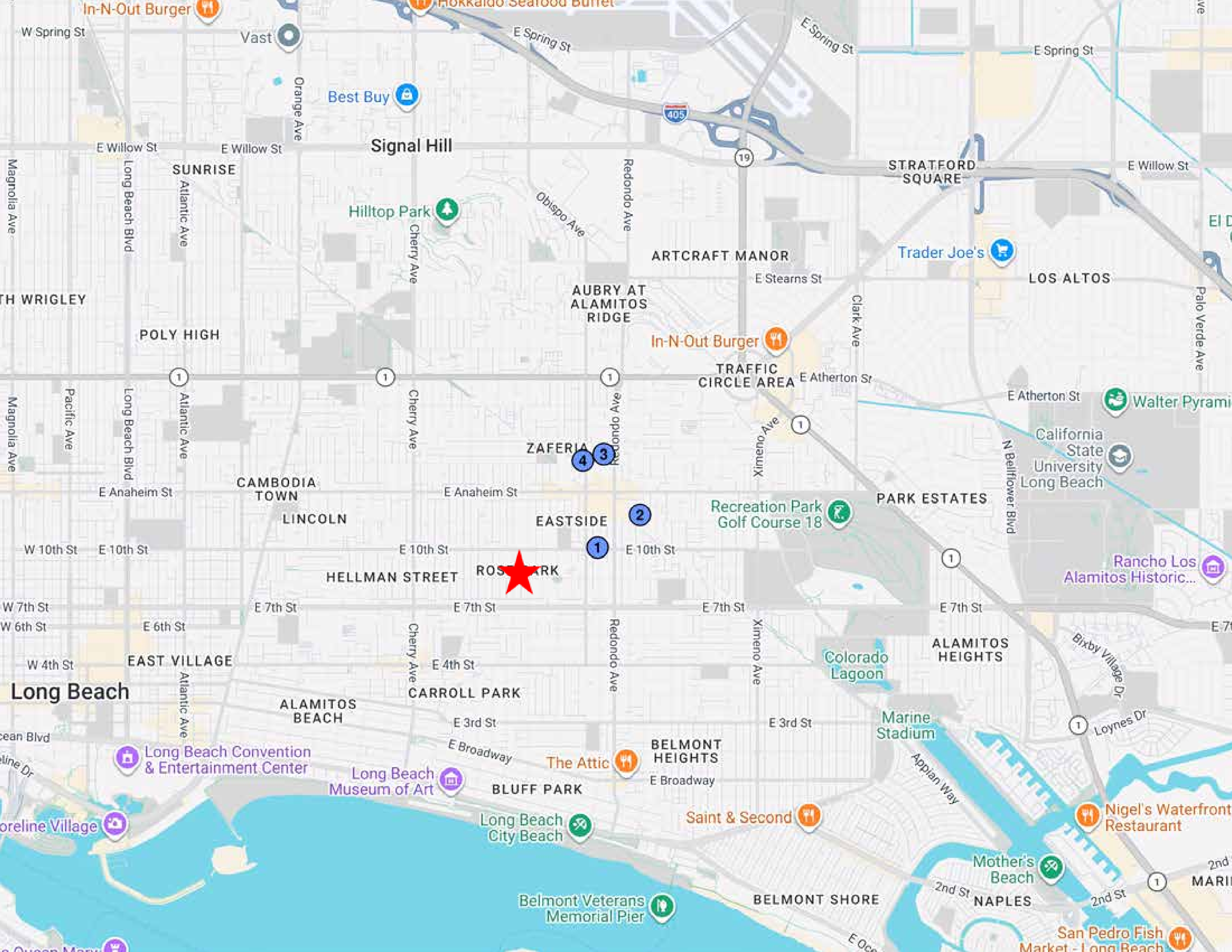
Sales Comparables



4	1407 Obispo, Long Beach		Sold 12/11/25
UNITS	6	**CAP**	5.84%
PRICE	$1,350,000	**GRM**	12.06
PRICE/UNIT	$225,000	**BUILT**	1929
PRICE/SF	$256	**UNIT MIX**	(4)2Bd/1Ba, (2)1Bd/1Ba

Sales Comparables Summary

	PROPERTY	SOLD	UNITS	SALES PRICE	CAP RATE	GRM	$/SF	$/UNIT
1	3243 E 10th St, Long Beach 90804	7/9/25	8	$1,625,000	5.81%	12.74	$357	$203,125
2	1117-1125 Loma Ave, Long Beach 90804	5/12/26	6	$1,350,000	5.56%	11.32	$317	$225,000
3	1424 Coronado Ave, Long Beach 90804	9/9/25	6	$1,250,000	5.91%	N/A	$347	$208,333
4	1407 Obispo Ave, Long Beach 90804	12/11/25	6	$1,350,000	5.84%	12.06	$256	$225,000
		Total Average	7	$1,393,750	5.78%	12.04	$319	$215,365



Signal Hill
Long Beach
SUNRISE
POLY HIGH
CAMBODIA TOWN
LINCOLN
EAST VILLAGE
ALAMITOS BEACH
CARROLL PARK
BLUFF PARK
HELLMAN STREET
EASTSIDE
ZAFERIA
ARTCRAFT MANOR
AUBRY AT ALAMITOS RIDGE
TRAFFIC CIRCLE AREA
STRATFORD SQUARE
LOS ALTOS
PARK ESTATES
ALAMITOS HEIGHTS
BELMONT HEIGHTS
BELMONT SHORE
NAPLES
E Spring St
E Willow St
E Stearns St
E Atherton St
E Anaheim St
E 10th St
E 7th St
E 6th St
E 4th St
E 3rd St
E Broadway
Cherry Ave
Redondo Ave
Atlantic Ave
Long Beach Blvd
Magnolia Ave
Pacific Ave
Orange Ave
Obispo Ave
Clark Ave
Ximeno Ave
N Bellflower Blvd
Palo Verde Ave
Bixby Village Dr
Loynes Dr
Appian Way
2nd St
Best Buy
Vast
In-N-Out Burger
Hilltop Park
Trader Joe's
Walter Pyrami
California State University Long Beach
Recreation Park Golf Course 18
Rancho Los Alamitos Historic...
Colorado Lagoon
Marine Stadium
The Attic
Saint & Second
Long Beach Convention & Entertainment Center
Long Beach Museum of Art
Long Beach City Beach
Belmont Veterans Memorial Pier
Mother's Beach
Nigel's Waterfront Restaurant
San Pedro Fish Market - Long Beach
1
2
3
4

STREAM®
streamrealty.com

Michael Bouras
Senior Associate
949.203.3051
michael.bouras@streamrealty.com
Lic. 01986753

Pat Swanson
Managing Director
949.203.3049
pat.swanson@streamrealty.com
Lic. 01382974

Liam Skelly
Senior Associate
949.732.3760
liam.skelly@streamrealty.com
Lic. 02039422

Angel Bautista
Associate
949.864.6998
angel.bautista@streamrealty.com
Lic. 02248989