

1036 CHERRY AVE.

LONG BEACH, CA 90813

Offering Memorandum



8 Renovated Non-Rent Controlled units cash flowing at an amazing Current Cap Rate of 6.1% from day
Excellent unit mix of 1 (3bed/1bath) unit and 7 (1bed/1bath) units including 2 brand-new attached ADUs
Turnkey Non-LA-City rent controlled asset allowing significant 8% annual rent increases (5%+CPI) for future upside

Long Beach - 8 Units

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01

Executive Summary

Investment Summary

Unit Mix Summary

LONG BEACH - 8 UNITS

OFFERING SUMMARY

ADDRESS	1036 Cherry Ave Long Beach CA 90813
COUNTY	Los Angeles
MARKET	Long Beach
SUBMARKET	Los Angeles Harbor
BUILDING SF	4,722 SF
LAND SF	5,844 SF
LAND ACRES	.13
NUMBER OF UNITS	8
YEAR BUILT	1950
YEAR RENOVATED	2024
APN	7262-008-019

FINANCIAL SUMMARY

PRICE	\$2,595,000
PRICE PSF	\$549.56
PRICE PER UNIT	\$324,375
OCCUPANCY	97.00%
NOI (CURRENT)	\$158,566
NOI (Pro Forma)	\$165,478
CAP RATE (CURRENT)	6.11%
CAP RATE (Pro Forma)	6.38%
GRM (CURRENT)	11.78
GRM (Pro Forma)	11.41

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	77,197	254,321	422,961
2025 Median HH Income	\$66,705	\$79,356	\$87,889
2025 Average HH Income	\$86,882	\$108,209	\$120,840

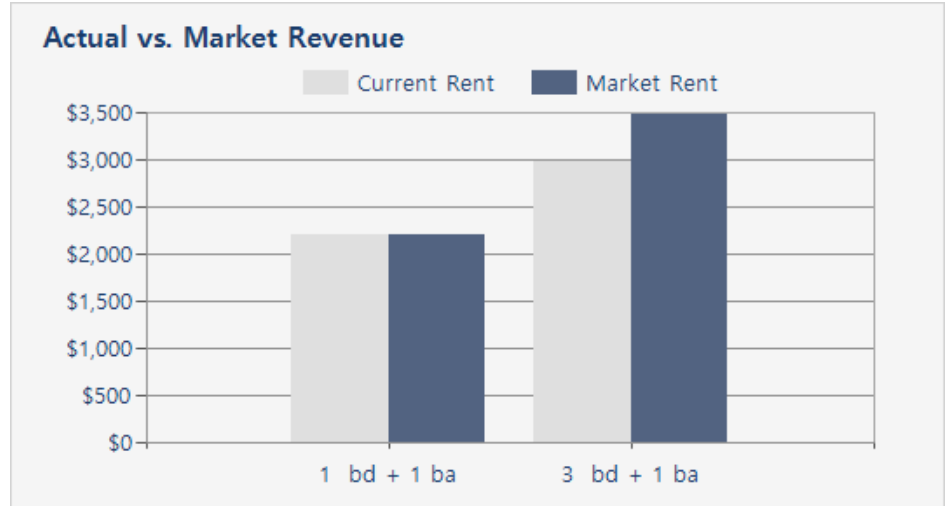
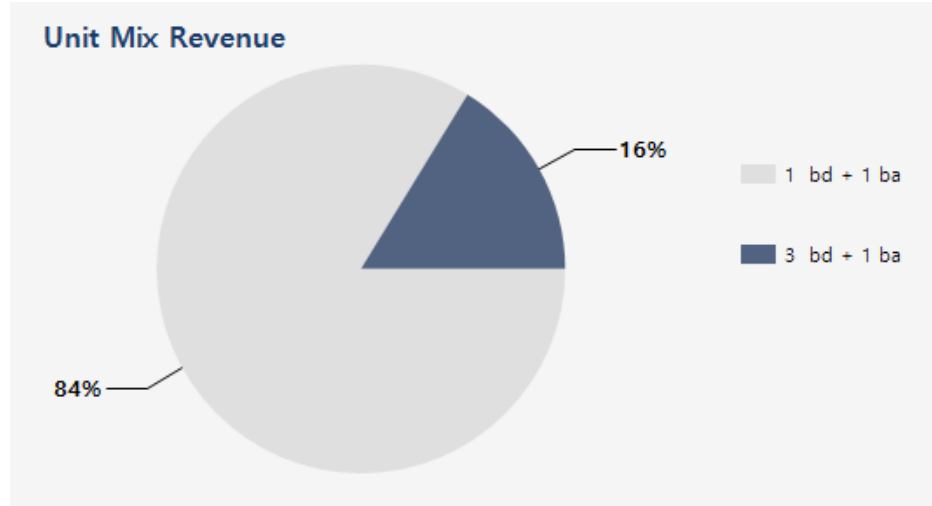
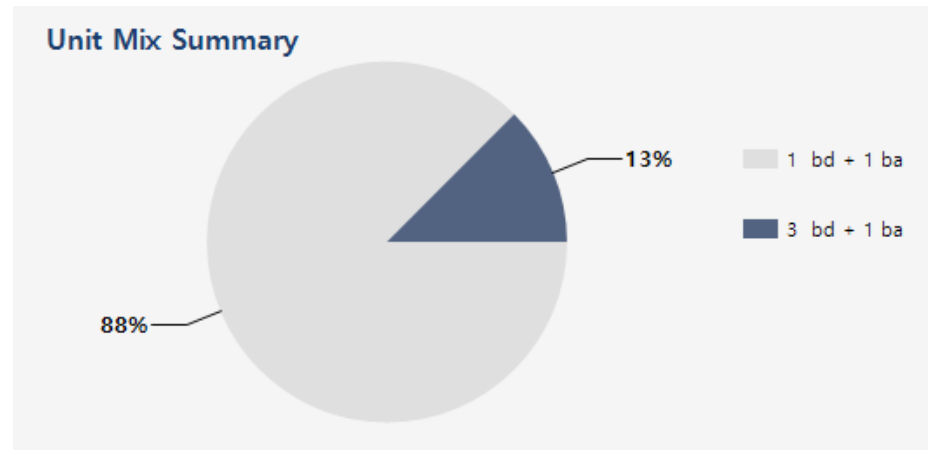


8 Renovated Non-Rent Controlled units cash flowing at an amazing Current Cap Rate of 6.1% from day 1! Excellent unit mix of 1 (3bed/1bath) unit and 7 (1bed/1bath) units including 2 brand-new attached ADUs. Several units boast updated cabinets, flooring, kitchen, bathrooms, exterior improvements, and more. Individually metered for gas, electricity, and tenants pay their own trash, further minimizing the operating expenses. Non-LA-City rent controlled asset allowing significant 8% annual rent increases (5%+CPI) for future upside. Prime North Long Beach location minutes from the beach and central to the 405, 710 and 605 Freeways, offering tenants easy access to attractions and employers across the region. Long Beach is a popular rental market and population and employment hub with easy access to the beach, colleges (such as Cal State Long Beach), and major attractions including the Queen Mary, Aquarium of the Pacific, and more. Long Beach offers investors the opportunity to acquire assets in a coastal rental market with low vacancy rates without premium coastal pricing.

- 8 renovated non-rent controlled units with a current cap rate of 6.1%, ensuring immediate cash flow.
- Mix of one 3-bedroom, one-bath unit and seven 1-bedroom, one-bath units, including two new attached ADUs.
- Upgraded units feature modern cabinets, flooring, kitchens, bathrooms, and exterior enhancements.
- Individually metered utilities with tenants responsible for gas, electricity, and trash, reducing operating expenses.
- Prime North Long Beach location near beaches and major freeways, offering strong rental demand and no local rent control allowing 8% annual increases



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	7	\$2,196	\$15,375	\$2,209	\$15,465
3 bd + 1 ba	1	\$2,985	\$2,985	\$3,495	\$3,495
Totals/Averages	8	\$2,295	\$18,360	\$2,370	\$18,960





02

Location

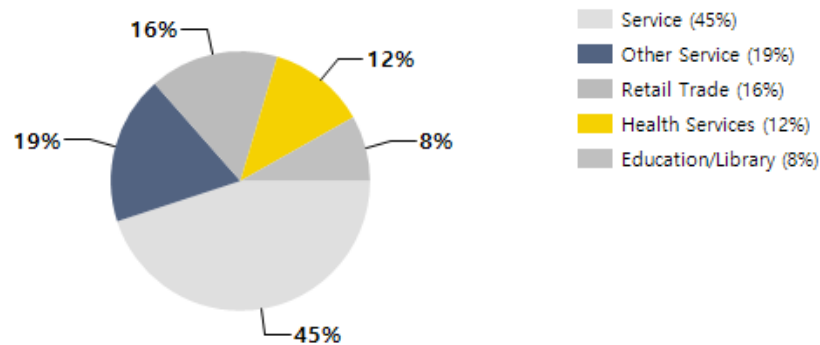
- Location Summary
- Local Business Map
- Major Employers Map

LONG BEACH - 8 UNITS

North Long Beach

- Prime North Long Beach location minutes from the beach and central to the 405, 710 and 605 Freeways, offering tenants easy access to attractions and employers across the region. Long Beach is a popular rental market and population and employment hub with easy access to the beach, colleges (such as Cal State Long Beach), and major attractions including the Queen Mary, Aquarium of the Pacific, and more.

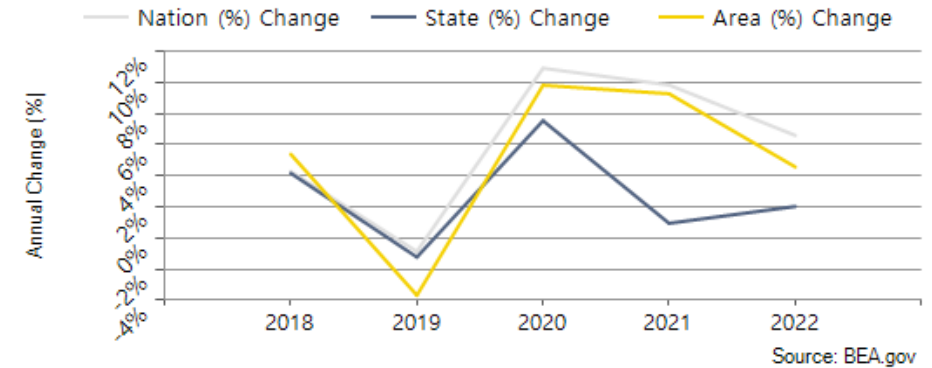
Major Industries by Employee Count

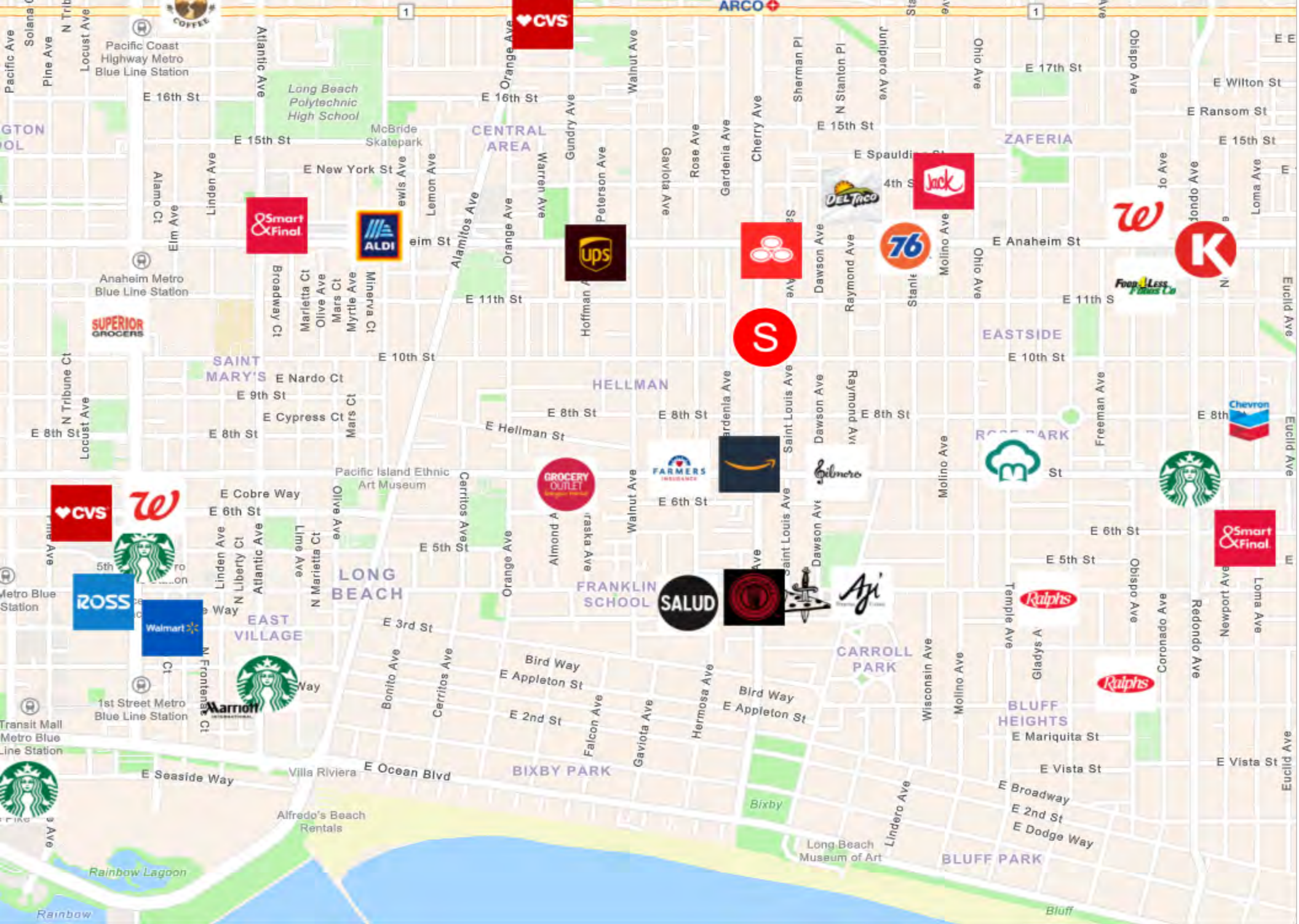


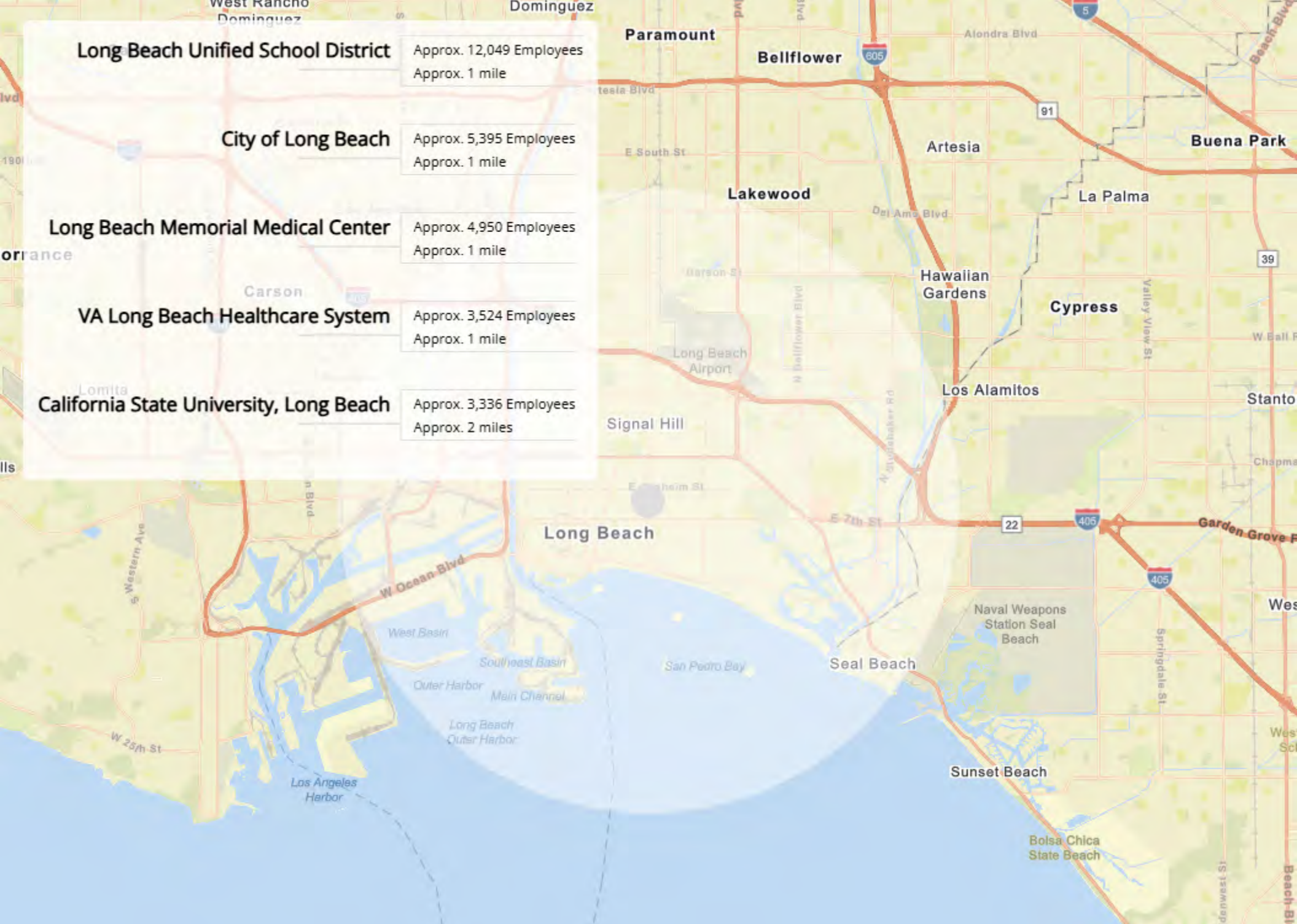
Largest Employers

Long Beach Unified School District	12,049
City of Long Beach	5,395
Long Beach Memorial Medical Center	4,950
VA Long Beach Healthcare System	3,524
California State University, Long Beach	3,336
Long Beach City College	3,321
Boeing	2,019
St. Mary Medical Center	1,547

Los Angeles County GDP Trend







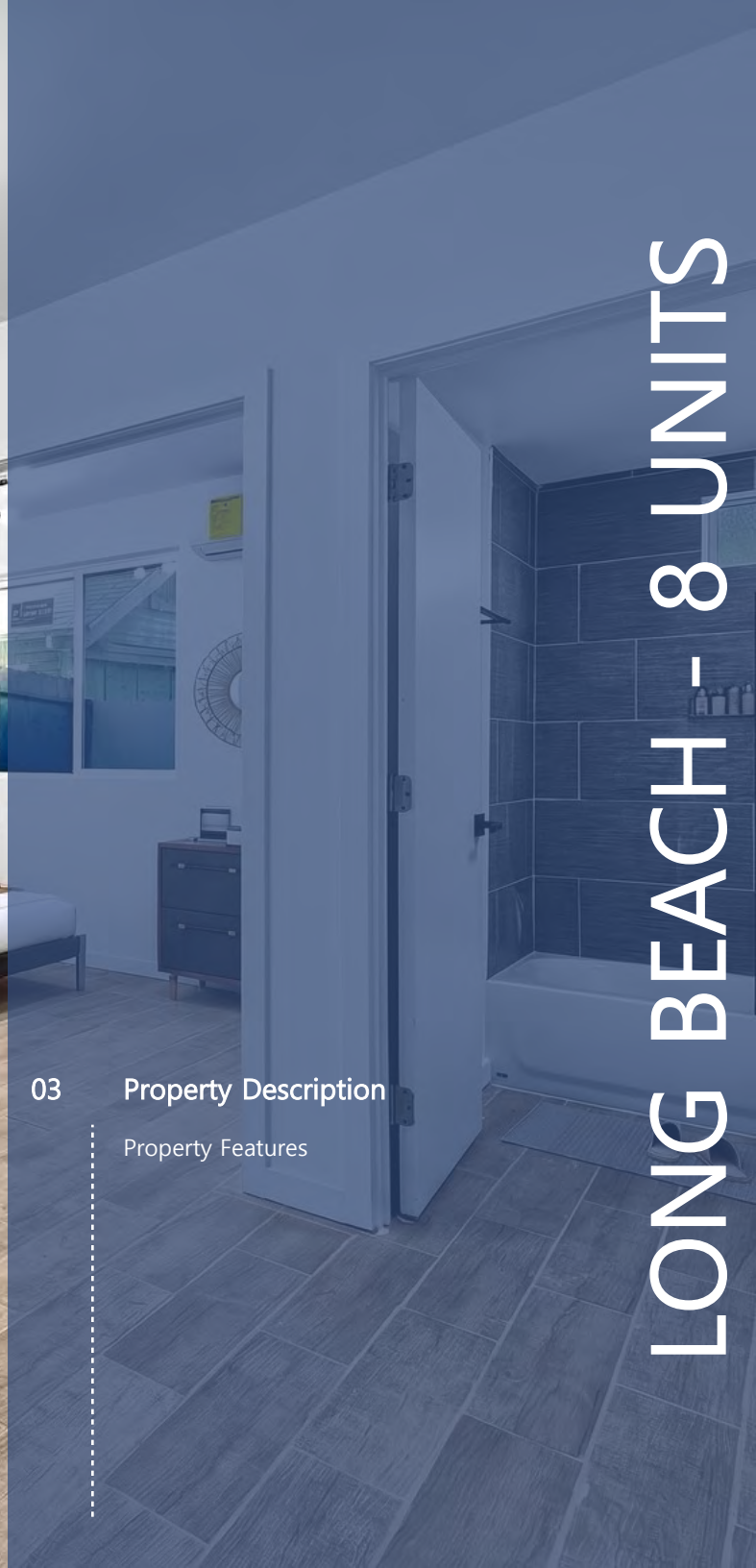


03

Property Description

Property Features

LONG BEACH - 8 UNITS



PROPERTY FEATURES

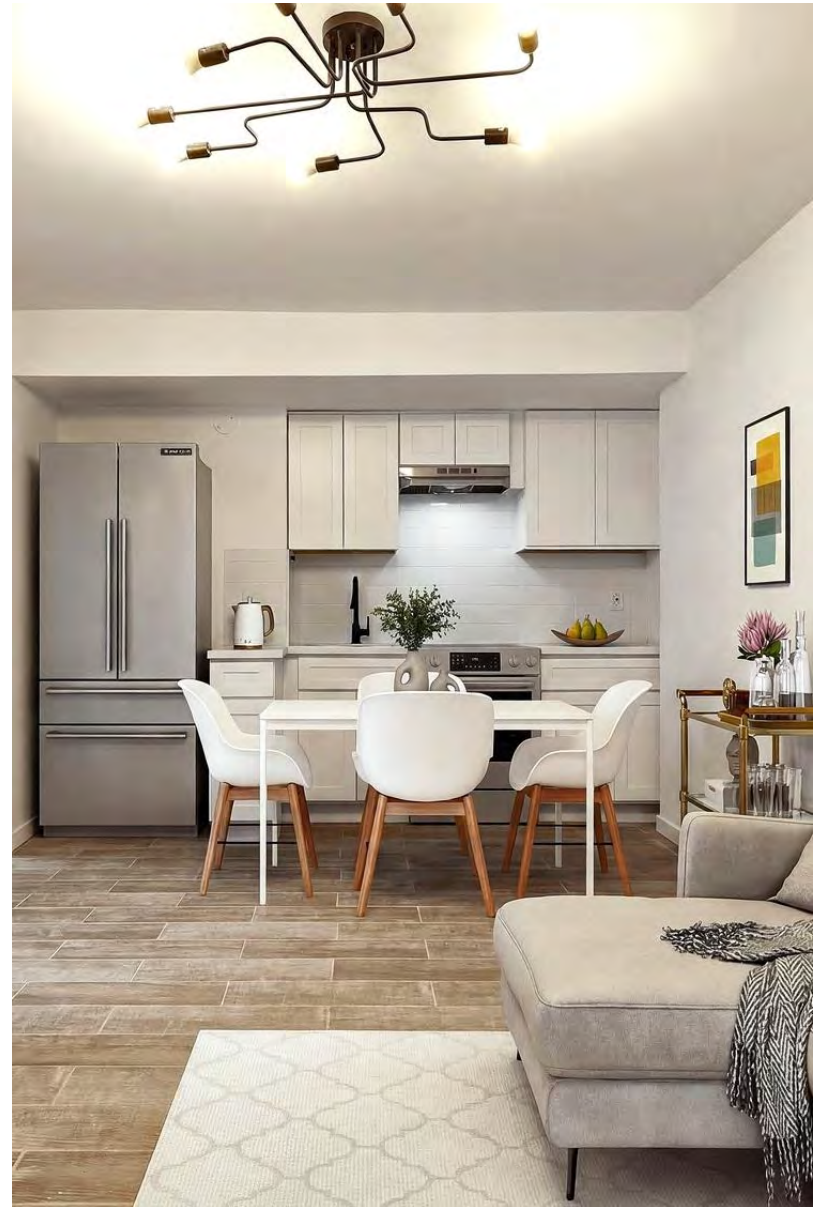
NUMBER OF UNITS	8
BUILDING SF	4,722
LAND SF	5,844
LAND ACRES	.13
YEAR BUILT	1950
YEAR RENOVATED	2024
ZONING TYPE	LBR2N
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant
RUBS	Owner

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Pitched/Shingle
STYLE	Traditional
LANDSCAPING	Front yard





04

Rent Roll

Rent Roll

LONG BEACH - 8 UNITS

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	1 bd + 1 ba	\$2,363.00	\$2,295.00	
2	1 bd + 1 ba	\$2,267.00	\$2,295.00	Renovated
3	1 bd + 1 ba	\$2,479.00	\$2,295.00	
4	1 bd + 1 ba	\$2,095.00	\$2,295.00	
5	1 bd + 1 ba	\$2,181.00	\$2,295.00	Renovated
6	3 bd + 1 ba	\$2,985.00	\$3,495.00	
7	1 bd + 1 ba	\$1,995.00	\$1,995.00	ADU 1 - Renovated & Vacant
8	1 bd + 1 ba	\$1,995.00	\$1,995.00	ADU 2 - Renovated & Vacant
Totals / Averages		\$18,360.00	\$18,960.00	



LONG BEACH - 8 UNITS

05 Financial Analysis

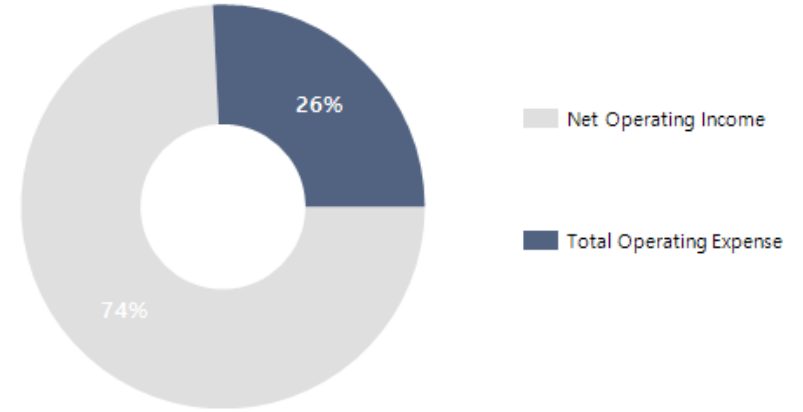
Income & Expense Analysis



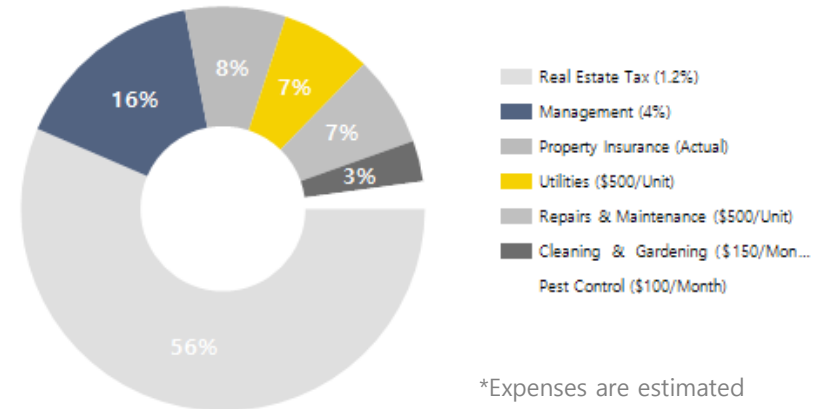
REVENUE ALLOCATION

CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$220,320	\$227,520
Gross Potential Income	\$220,320	\$227,520
General Vacancy	-\$6,609 3%	-\$6,609 3%
Effective Gross Income	\$213,711	\$220,911
Less Expenses	\$55,145 25.80%	\$55,433 25.09%
Net Operating Income	\$158,566	\$165,478



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$31,140	\$3,893	\$31,140	\$3,893
Property Insurance (Actual)	\$4,457	\$557	\$4,457	\$557
Utilities (\$500/Unit)	\$4,000	\$500	\$4,000	\$500
Pest Control (\$100/Month)	\$1,200	\$150	\$1,200	\$150
Repairs & Maintenance (\$500/Unit)	\$4,000	\$500	\$4,000	\$500
Management (4%)	\$8,548	\$1,069	\$8,836	\$1,105
Cleaning & Gardening (\$150/Month)	\$1,800	\$225	\$1,800	\$225
Total Operating Expense	\$55,145	\$6,893	\$55,433	\$6,929
Expense / SF	\$11.68		\$11.74	
% of EGI	25.80%		25.09%	



*Expenses are estimated



06

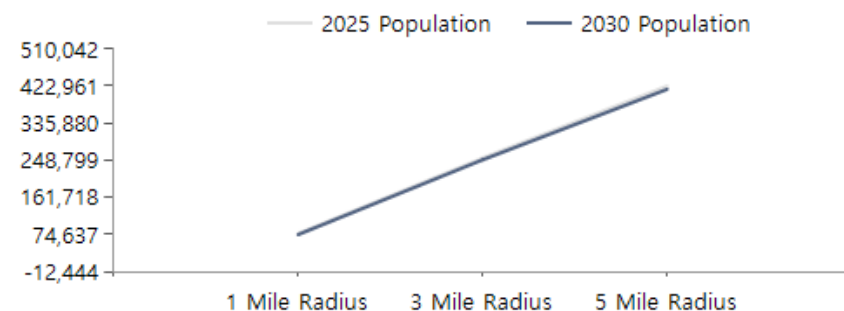
Demographics

General Demographics
Race Demographics

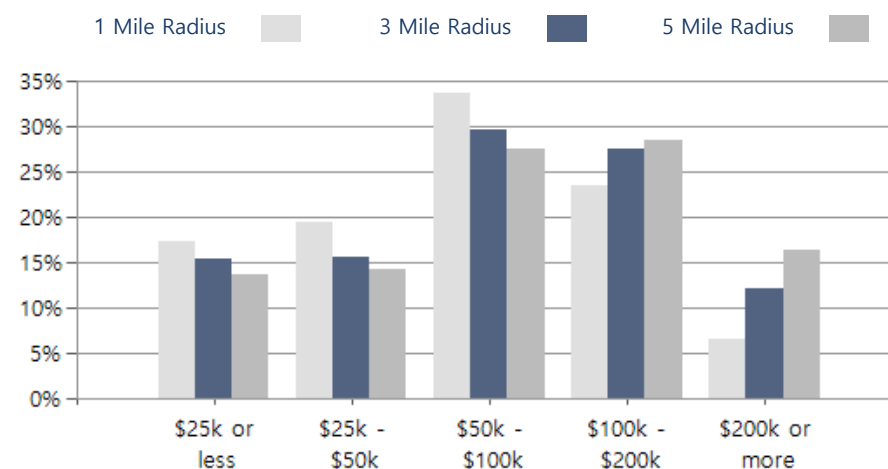
LONG BEACH - 8 UNITS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	92,346	266,659	432,614
2010 Population	85,573	264,291	433,282
2025 Population	77,197	254,321	422,961
2030 Population	74,637	250,179	415,519
2025 African American	9,887	30,333	44,667
2025 American Indian	1,463	4,079	5,896
2025 Asian	10,650	33,969	59,742
2025 Hispanic	39,878	113,720	172,712
2025 Other Race	25,608	68,936	98,273
2025 White	18,498	79,078	147,808
2025 Multiracial	10,672	36,324	63,304
2025-2030: Population: Growth Rate	-3.35%	-1.65%	-1.75%

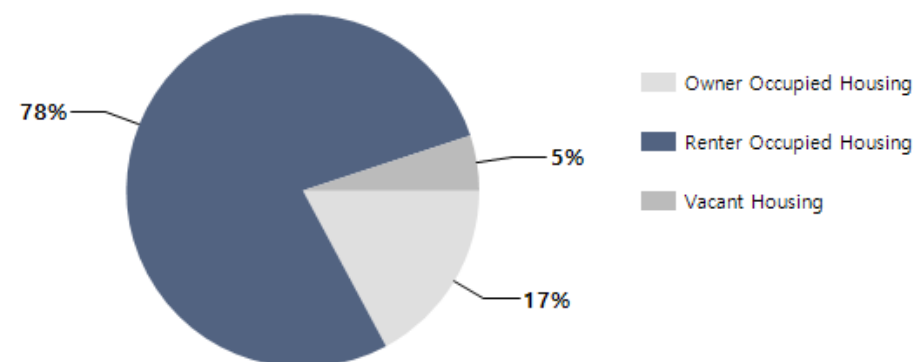
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,030	9,962	13,890
\$15,000-\$24,999	2,207	6,148	9,230
\$25,000-\$34,999	2,450	6,760	9,939
\$35,000-\$49,999	3,428	9,698	14,235
\$50,000-\$74,999	5,828	17,100	25,192
\$75,000-\$99,999	4,385	13,988	21,264
\$100,000-\$149,999	4,701	18,807	29,781
\$150,000-\$199,999	2,417	10,230	18,572
\$200,000 or greater	1,996	12,788	27,600
Median HH Income	\$66,705	\$79,356	\$87,889
Average HH Income	\$86,882	\$108,209	\$120,840



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

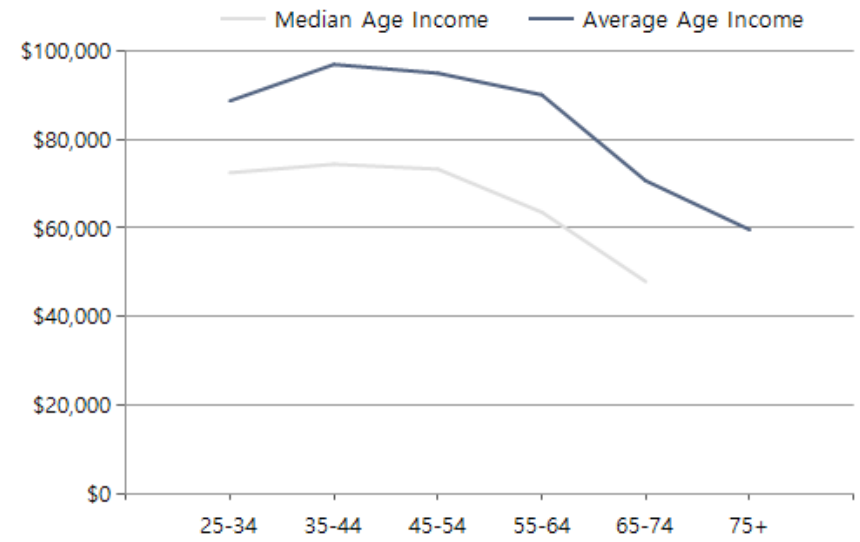
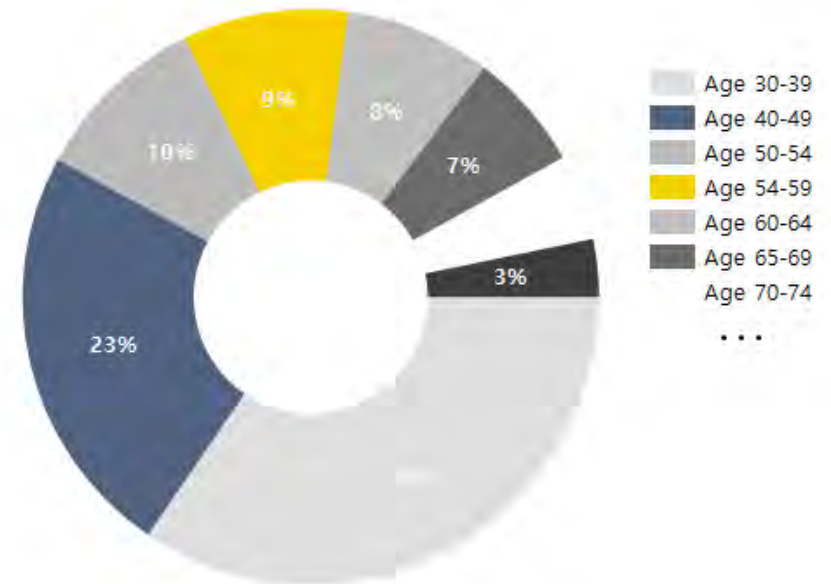


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	8,616	25,859	37,001
2025 Population Age 35-39	6,884	21,628	32,495
2025 Population Age 40-44	5,745	18,814	29,994
2025 Population Age 45-49	4,755	15,719	26,156
2025 Population Age 50-54	4,426	15,299	25,984
2025 Population Age 55-59	4,163	14,846	25,686
2025 Population Age 60-64	3,674	13,660	24,949
2025 Population Age 65-69	2,993	11,313	22,114
2025 Population Age 70-74	2,152	8,976	18,717
2025 Population Age 75-79	1,458	6,529	14,160
2025 Population Age 80-84	750	3,640	8,602
2025 Population Age 85+	598	2,808	7,532
2025 Population Age 18+	62,276	209,483	346,507
2025 Median Age	34	36	39
2030 Median Age	36	38	40

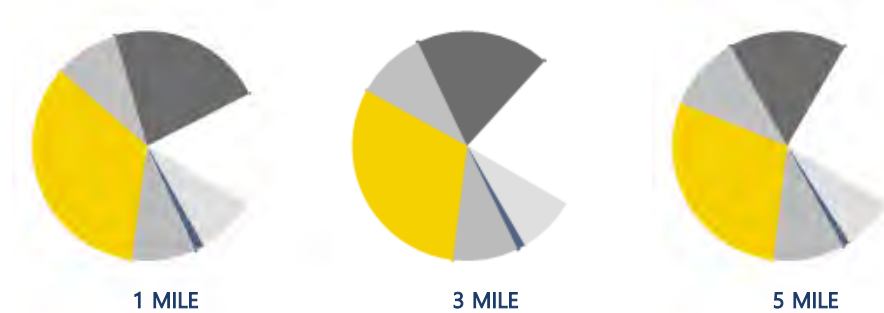
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,537	\$80,236	\$85,608
Average Household Income 25-34	\$88,802	\$101,317	\$110,583
Median Household Income 35-44	\$74,467	\$89,104	\$103,653
Average Household Income 35-44	\$97,030	\$119,854	\$136,047
Median Household Income 45-54	\$73,356	\$94,560	\$111,966
Average Household Income 45-54	\$95,058	\$126,765	\$146,550
Median Household Income 55-64	\$63,613	\$86,030	\$105,413
Average Household Income 55-64	\$90,175	\$120,143	\$139,810
Median Household Income 65-74	\$47,925	\$64,469	\$75,343
Average Household Income 65-74	\$70,722	\$95,884	\$107,025
Average Household Income 75+	\$59,645	\$77,258	\$78,566

Population By Age



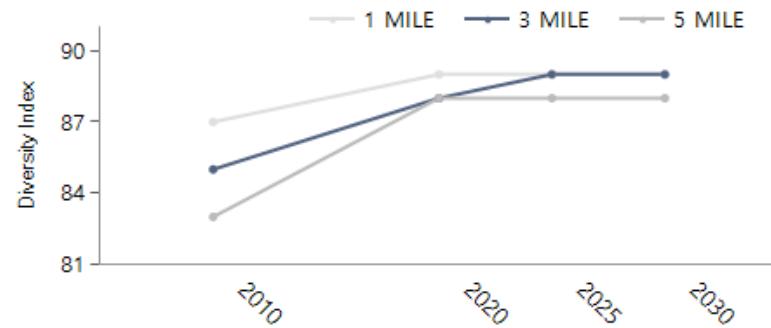
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	89	89	89
Diversity Index (current year)	89	89	88
Diversity Index (2020)	89	89	88
Diversity Index (2010)	87	85	83

POPULATION BY RACE



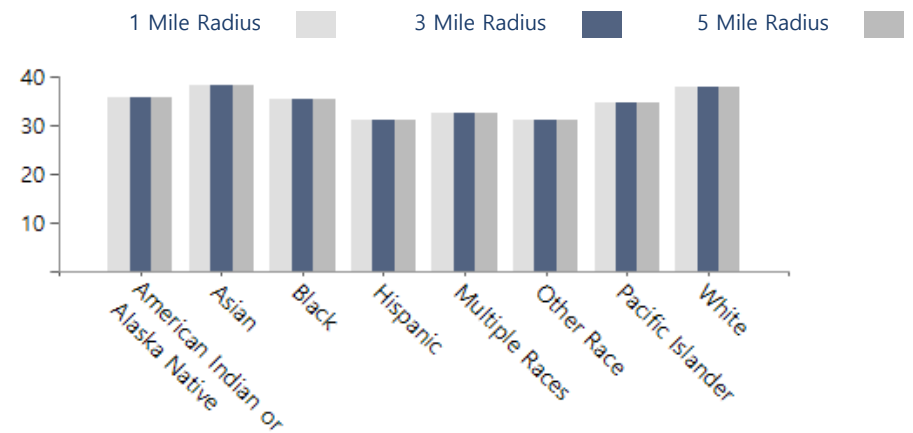
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	8%	8%	8%
American Indian	1%	1%	1%
Asian	9%	9%	10%
Hispanic	34%	31%	29%
Multiracial	9%	10%	11%
Other Race	22%	19%	17%
White	16%	22%	25%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	36	38
Median Asian Age	38	39	42
Median Black Age	35	38	39
Median Hispanic Age	31	32	32
Median Multiple Races Age	32	33	33
Median Other Race Age	31	32	32
Median Pacific Islander Age	35	35	35
Median White Age	38	42	47

2025 MEDIAN AGE BY RACE



Long Beach - 8 Units

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