

OFFERING MEMORANDUM

**1626 PINE AVE**

LONG BEACH, CA 90813 14 UNITS \$2,900,000

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

CalDRE #02035763

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# PROPERTY INFORMATION

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1626 Pine Ave - Long Beach, CA 90813

# THE OFFERING



Renovated and current **6.99% Cap** and **9.57 GRM** with ADU potential! **1626 Pine Ave, Long Beach** is the ideal investment opportunity for anyone looking for great **cash-flow** and **low maintenance**. All units are renovated with new floors, appliances, and fixtures. Once all units are rented at market and ADUs are built out, the property will operate at a **7.79% Cap** and **8.81 GRM**.

The property is comprised of **(12) 1-Bed/1-Bath** and **(2) 2-Bed/1-Bath** units. 1626 Pine Ave has **10 parking spaces** on site and collects **\$500/month** in parking income. Additionally, the property collects **\$200/month** in laundry.

Beneficial for the new owner, the property is located just outside the **\$6 Billion of new development** flooding into Downtown Long Beach, including the Long Beach Civic Center, Aquarium, **OceanAire Project**, CSULB Downtown Village, Broadway Block and **Queen Mary Island**.

PROPERTY INFORMATION

# PROPERTY DETAILS


Address	1626 Pine Ave Long Beach, CA 90813
Total Units	14
Total Building Sqft.	7,780 SF
Total Lot Size	7,492 SF
Year Built	1963
Zoning	LBR4R
APN	7269-011-003



### INVESTMENT HIGHLIGHTS

- Current **6.99% Cap Rate** and **9.57 GRM**
- Fully renovated and renting near market with ADU potential
- Perfect Cash Flow opportunity with extremely low maintenance
- Located near \$6 billion worth of new development
- **Parking and laundry** collect an additional **\$700/mo.** in income

# PROPERTY PHOTOS



1626 Pine Ave - Long Beach, CA 90813



PROPERTY PHOTOS

# PROPERTY PHOTOS

**SAMIMI**  
INVESTMENTS

1626 Pine Ave - Long Beach, CA 90813



PROPERTY PHOTOS

# PROPERTY PHOTOS

**SAMIMI**  
INVESTMENTS

1626 Pine Ave - Long Beach, CA 90813



# FINANCIAL ANALYSIS

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1626 Pine Ave - Long Beach, CA 90813

FINANCIAL ANALYSIS

# RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	RENT / SF	MARKET RENT	LEASE END
A	1	1	\$1,695	\$3.16	\$1,862	Sec. 8
B	1	1	\$1,595	\$2.98	\$1,862	-
C	1	1	\$1,728	\$3.22	\$1,862	Sec. 8
D	1	1	\$1,595	\$2.98	\$1,862	Sec. 8
E	1	1	\$1,700	\$3.17	\$1,862	Sec. 8
F	1	1	\$1,570	\$2.93	\$1,862	Sec. 8
G	2	1	\$1,995	\$2.98	\$2,200	-
H	1	1	\$1,853	\$3.46	\$1,862	Sec. 8
I	1	1	\$1,862	\$3.47	\$1,862	Vacant
J	1	1	\$1,595	\$2.98	\$1,862	Sec. 8
K	1	1	\$1,862	\$3.47	\$1,862	Sec. 8
L	1	1	\$1,862	\$3.47	\$1,862	Vacant
M	1	1	\$1,650	\$3.08	\$1,862	-
N	2	1	\$1,995	\$2.98	\$2,200	Sec. 8
TOTALS			\$24,557	\$44.33	\$26,744	

All dimensions, square footage, layouts, and features are approximate and not guaranteed.  
Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

FINANCIAL ANALYSIS

# INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	(\$8,782)
<b>GROSS INCOME</b>	<b>\$283,958</b>

EXPENSES SUMMARY

New Taxes (Estimated):	\$36,250
Maintenance:	\$10,807
Insurance (\$1.25/SF):	\$9,725
Utilities (\$1300/unit/year):	\$15,601
General & Admin:	\$3,147
Management (5%):	\$15,154
Pest Control:	\$560
<b>OPERATING EXPENSES</b>	<b>\$91,244</b>

<b>NET OPERATING INCOME</b>	<b>\$190,976</b>
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# FINANCIAL ANALYSIS

## ANALYSIS

Property Address 1626 Pine Ave			Annualized Operating Data		Current Rents		Market Rents	
<b>List Price:</b>	\$2,900,000		<b>Scheduled Gross Income:</b>		\$303,084		\$329,328	
<b>Down Payment:</b>	25.0%	\$725,000	<b>Vacancy Rate Reserve:</b>		\$9,093	3% *1	\$9,880	3% *1
<b>Number of units:</b>		14	<b>Gross Operating Income:</b>		\$293,991		\$319,448	
<b>Cost per Unit:</b>		\$207,143	<b>Expenses:</b>		\$91,244	30% *1	\$93,503	28% *1
<b>Current GRM:</b>		9.57	<b>Net Operating Income:</b>		\$202,747		\$225,945	
<b>Market GRM:</b>		8.81	<b>Loan Payments:</b>		\$151,968		\$151,968	
<b>Current CAP:</b>		6.99%	<b>Pre Tax Cash Flows:</b>		\$50,779	7.00% *2	\$73,977	10.20% *2
<b>Market CAP:</b>		7.79%	<b>Principal Reduction:</b>		\$27,980		\$27,980	
<b>Year Built / Age:</b>		1963	<b>Total Return Before Taxes:</b>		\$78,759	10.86% *2	\$101,957	14.06% *2
<b>Approx. Lot Size:</b>		7,492						
<b>Approx. Gross RSF:</b>		7,780						
<b>Cost per Net RSF:</b>		\$372.75						

\*1 As a percent of Scheduled Gross Income

\*2 As a percent of Down Payment

Proposed Financing				Scheduled Income								
First Loan Amount:		\$2,175,000	Amort:	30		Current Income			Market Income			
Terms:		5.75%	Fixed:	5		# of Units	Bdrms/ Baths	Notes	Monthly	Total Monthly	Monthly	Total
Payment:		\$12,664	DCR:	1.33					Rent/Average	Income	Rent/Unit	Income
					1	1+1	Sec. 8	\$1,695	\$1,695	\$1,862	\$1,862	
					1	1+1		\$1,595	\$1,595	\$1,862	\$1,862	
Annualized Expenses					1	1+1	Sec. 8	\$1,728	\$1,728	\$1,862	\$1,862	
*Estimated				\$36,250	1	1+1	Sec. 8	\$1,595	\$1,595	\$1,862	\$1,862	
New Taxes (New Estimated):				\$10,807	1	1+1	Sec. 8	\$1,700	\$1,700	\$1,862	\$1,862	
Maintenance :				\$9,725	1	1+1	Sec. 8	\$1,570	\$1,570	\$1,862	\$1,862	
Insurance (\$1.25/SF):				\$15,601	1	2+1		\$1,995	\$1,995	\$2,200	\$2,200	
Utilities:				\$3,147	1	1+1	Sec. 8	\$1,853	\$1,853	\$1,862	\$1,862	
General & Admin:				\$15,154	1	1+1	I- VACANT	\$1,862	\$1,862	\$1,862	\$1,862	
Property Management (5%):				\$560	1	1+1	Sec. 8	\$1,595	\$1,595	\$1,862	\$1,862	
Pest Control:					1	1+1	Sec. 8	\$1,862	\$1,862	\$1,862	\$1,862	
					1	1+1	L - VACANT	\$1,862	\$1,862	\$1,862	\$1,862	
					1	1+1		\$1,650	\$1,650	\$1,862	\$1,862	
					1	2+1	Sec. 8	\$1,995	\$1,995	\$2,200	\$2,200	
					Total Scheduled Rent:				\$24,557	\$26,744		
					Laundry				\$200	\$200		
					Garages				\$500	\$500		
Total Expenses:				\$91,244	Monthly Scheduled Gross Income:				\$25,257	\$27,444		
Expenses as %/SGI				30.11%	Annualized Scheduled Gross Income:				\$303,084	\$329,328		
Per Net Sq. Ft:				\$11.73								
Per Unit				\$6,517	Utilities Paid by Tenant:				Gas & Electric	9% Rental Upside		

**Tyler Bradford**  
(310) 850-7197 (Mobile)  
[tyler@convoy-cap.com](mailto:tyler@convoy-cap.com)  
DRE #01860008



**Travis Bradford**  
(310) 869-7490 (Mobile)  
[travis@convoy-cap.com](mailto:travis@convoy-cap.com)  
DRE #02046147

Prepared for:  
Property Address:

C/O Michael Harby & Cameron Samimi  
1626 Pine Ave  
Long Beach, CA 90813

11/24/2025  
Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 5-Year Fixed
Purchase Price	\$2,900,000	\$2,900,000	\$2,900,000
Loan Amount	\$2,175,000	\$2,175,000	\$2,030,000
Down Payment	\$725,000	\$725,000	\$870,000
Loan-to-Value	75%	75%	70%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20
Current Interest Rate	5.75%	5.75%	5.75%
Index	30-Day Average SOFR	1-Year CMT	30-Day Average SOFR
Margin	2.25%	3.50%	2.35%
Floor / Ceiling	5.75% / 10.75%	5.75% / None	5.75% / 11.75%
Loan Term	30	10	15
Amortization in Years	30	30	30
Monthly Payment	\$12,693	\$12,693	\$11,847
Recourse	Yes	Yes	Yes
Impounds	No	No	No
Pre-Payment Penalty	Years 1-3	None	Years 1-3
	3-2-1%	None	3-2-1%
Loan Fee	1%	1.25%	1%
Estimated Costs:			
Appraisal/Due Diligence	\$5,000	\$10,000	\$5,000
Closing/Processing/Underwriting	Included Above	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request  
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

*Rates and programs are subject to change without notice*

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# SALES COMPARABLES

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1626 Pine Ave - Long Beach, CA 90813

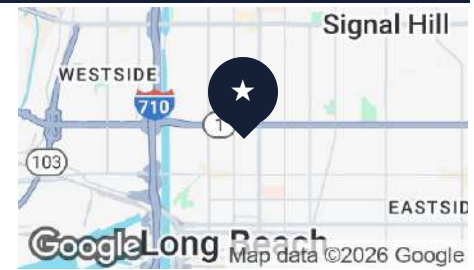
# SALES COMPARABLES SALE COMPS



## 1626 PINE AVE

Long Beach, CA 90813

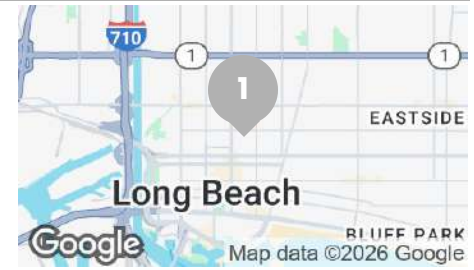
Price:	\$2,900,000	Bldg Size:	7,780 SF
No. Units:	14	Year Built:	1963
Price/SF:	\$372.75	Price/Unit:	\$207,143



## 421 E 9TH ST

Long Beach, CA 90813

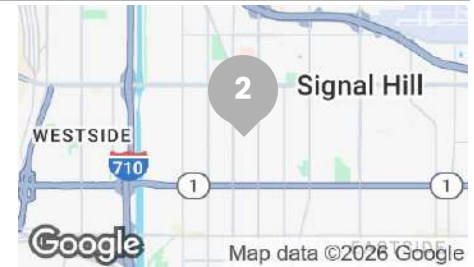
Price:	\$3,800,000	Bldg Size:	11,803 SF
No. Units:	15	Year Built:	1973
Price/SF:	\$321.95	Price/Unit:	\$253,333



## 2195 PASADENA AVE

Long Beach, CA 90806

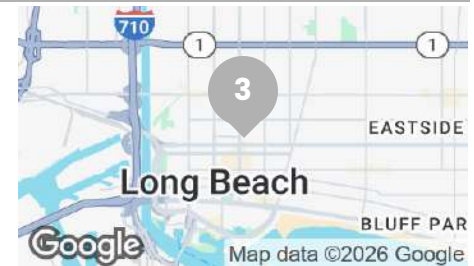
Price:	\$2,395,000	Bldg Size:	7,055 SF
No. Units:	10	Year Built:	1964
Price/SF:	\$339.48	Price/Unit:	\$239,500



## 336 E 8TH ST

Long Beach, CA 90813

Price:	\$3,500,000	Bldg Size:	11,992 SF
No. Units:	13	Year Built:	1983
Price/SF:	\$291.86	Price/Unit:	\$269,231



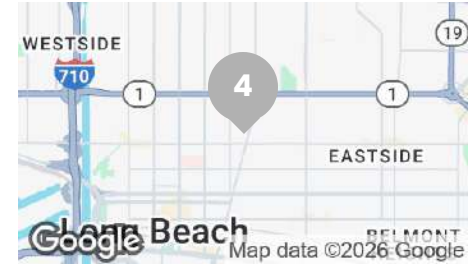
# SALES COMPARABLES

## SALE COMPS



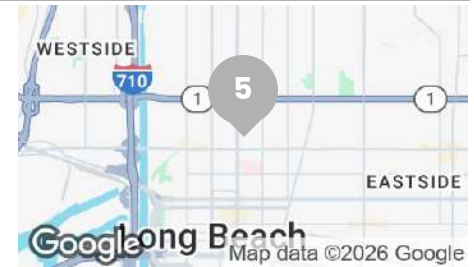
**1132 E ARCADIA CT**  
Long Beach, CA 90813

Price:	\$1,050,000	Bldg Size:	2,886 SF
No. Units:	5	Year Built:	1962
Price/SF:	\$363.83	Price/Unit:	\$210,000



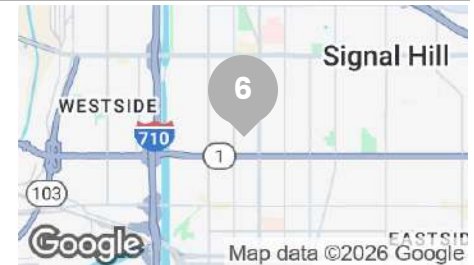
**1431 ELM AVE**  
Long Beach, CA 90813

Price:	\$2,262,500	Bldg Size:	10,900 SF
No. Units:	12	Year Built:	1957
Price/SF:	\$207.57	Price/Unit:	\$188,542



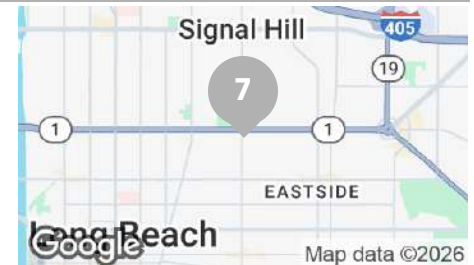
**1934 PINE AVE**  
Long Beach, CA 90806

Price:	\$1,250,000	Bldg Size:	3,033 SF
No. Units:	6	Year Built:	1947
Price/SF:	\$412.13	Price/Unit:	\$208,333



**1724 CHERRY AVE**  
Long Beach, CA 90813

Price:	\$21,250,000	Bldg Size:	5,540 SF
No. Units:	8	Year Built:	1928
Price/SF:	\$3,835.74	Price/Unit:	\$2,656,250



# SALES COMPARABLES

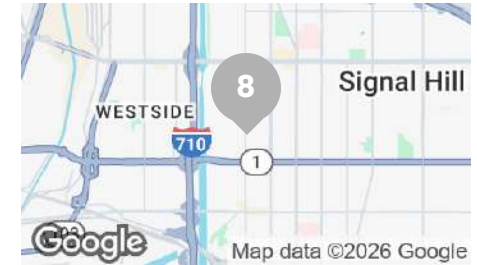
## SALE COMPS



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**2010 MAGNOLIA AVE**  
Long Beach, CA 90806

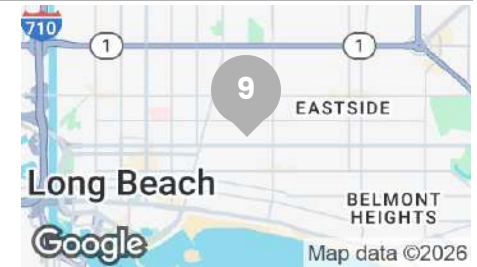
Price:	\$1,430,000	Bldg Size:	4,191 SF
No. Units:	4	Year Built:	1967
Price/SF:	\$341.21	Price/Unit:	\$357,500



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**761 WALNUT AVE**  
Long Beach, CA 90813

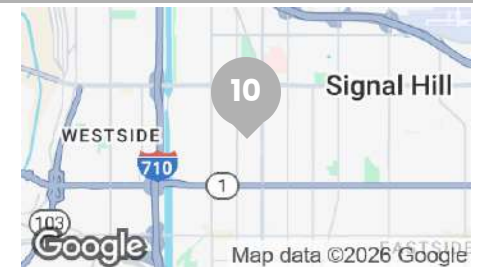
Price:	\$1,175,000	Bldg Size:	3,396 SF
No. Units:	4	Year Built:	1924
Price/SF:	\$346.00	Price/Unit:	\$293,750



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**2165 EARL AVE.**  
Long Beach, CA 90806

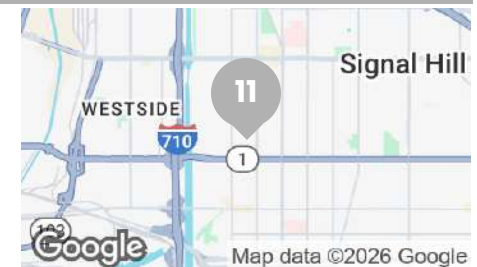
Price:	\$1,010,000	Bldg Size:	3,769 SF
No. Units:	4	Year Built:	1929
Price/SF:	\$267.98	Price/Unit:	\$252,500



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**1941 CEDAR AVE**  
Long Beach, CA 90806

Price:	\$920,000	Bldg Size:	2,485 SF
No. Units:	3	Year Built:	1920
Price/SF:	\$370.22	Price/Unit:	\$306,667

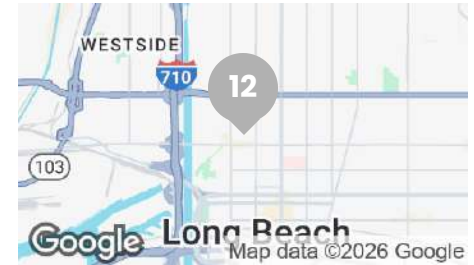


# SALES COMPARABLES SALE COMPS



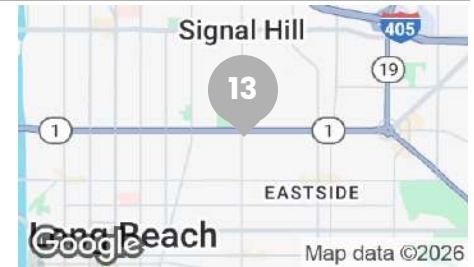
**329 W 14TH ST**  
Long Beach, CA 90813

Price:	\$2,250,000	Bldg Size:	7,976 SF
No. Units:	10	Year Built:	1987
Price/SF:	\$282.10	Price/Unit:	\$225,000



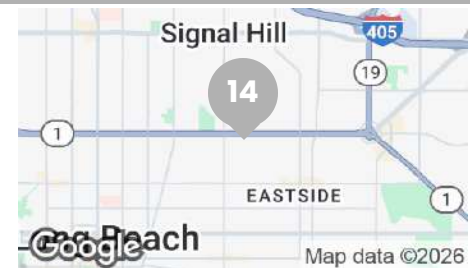
**1752 CHERRY AVE**  
Long Beach, CA 90813

Price:	\$1,025,000	Bldg Size:	3,092 SF
No. Units:	5	Year Built:	1922
Price/SF:	\$331.50	Price/Unit:	\$205,000



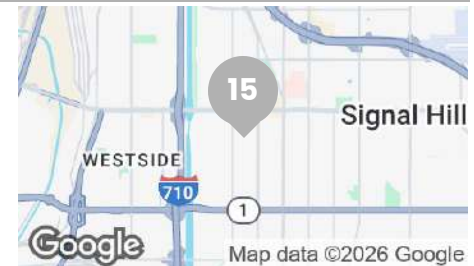
**1740 N STANTON AVE**  
Long Beach, CA 90804

Price:	\$3,450,000	Bldg Size:	9,211 SF
No. Units:	10	Year Built:	1987
Price/SF:	\$374.55	Price/Unit:	\$345,000



**2383 CHESTNUT AVE**  
Long Beach, CA 90806

Price:	\$2,020,000	Bldg Size:	5,519 SF
No. Units:	8	Year Built:	1937
Price/SF:	\$366.01	Price/Unit:	\$252,500



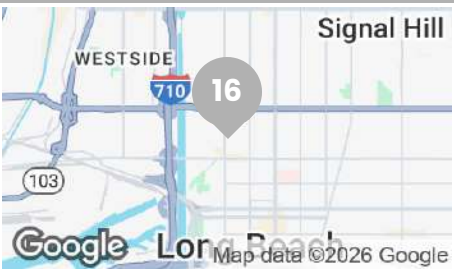
SALES COMPARABLES

# SALE COMPS



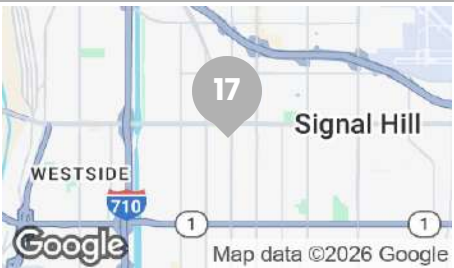
**1465 HENDERSON AVE**  
Long Beach, CA 90813

Price:	\$1,299,000	Bldg Size:	1,954 SF
No. Units:	6	Year Built:	1954
Price/SF:	\$664.79	Price/Unit:	\$216,500



**266 E 25TH ST**  
Long Beach, CA 90806

Price:	\$1,995,000	Bldg Size:	6,182 SF
No. Units:	9	Year Built:	1959
Price/SF:	\$322.71	Price/Unit:	\$221,667



# SALES COMPARABLES

## SALE COMPS ANALYSIS

Closed				Subject Property						
Address	Price	Units	Yr. Built	RSE	GRM	CAP	Price/Sq.Ft	Price/Unit	COE	Unit Mix
421 E 9th St	\$3,800,000	15	1973	11,803	11.24	5.34%	\$321.95	\$253,333	10/22/2024	(9) 1+1, (4) 2+1, (2) 3+2
2195 Pasadena Ave	\$2,395,000	10	1964	7,055	10.87	6.13%	\$339.48	\$239,500	9/6/2024	(4) 2+1, (6) 1+1
336 E 8th St	\$3,500,000	13	1983	11,992	10.79	5.56%	\$291.86	\$269,231	8/19/2024	(9) 1+1, (3) 2+1, (1) 3+2
1132 E Arcadia Ct	\$1,050,000	5	1962	2,886	10.76	6.00%	\$363.83	\$210,000	1/14/2025	(2) 2+1, (3) 1+1
1431 Elm Ave	\$2,262,500	12	1957	10,900	10.73	5.59%	\$207.57	\$188,542	12/31/2024	(11) 1+1, (1) 2+1
1934 Pine Ave	\$1,250,000	6	1947	3,033	N/A	N/A	\$412.13	\$208,333	12/27/2024	(5) 1+1, (1) 2+1
1724 Cherry Ave	\$2,125,000	8	1928	5,540	11.03	5.44%	\$383.57	\$265,625	12/20/2024	(4) 2+1, (4) 1+1
2010 Magnolia Ave	\$1,430,000	4	1967	4,191	13.25	4.53%	\$341.21	\$357,500	12/11/2024	(3) 2+1, (1) 3+2
761 Walnut Ave	\$1,175,000	4	1924	3,396	12.16	5.64%	\$346.00	\$293,750	11/13/2024	(1) 0+1, (1) 1+1, (2) 2+1
2165 Earl Ave	\$1,380,000	4	1929	3,769	11.61	5.17%	\$366.14	\$345,000	10/16/2024	(3) 2+1, (1) 3+1
1941 Cedar Ave	\$920,000	3	1920	2,485	12.04	4.72%	\$370.22	\$306,667	9/11/2024	(3) 1+1
329 W 14th St	\$2,250,000	10	1987	7,976	14.43	5.25%	\$282.10	\$225,000	5/10/2024	(10) 2+1
1752 Cherry Ave	\$1,025,000	5	1922	3,092	12.08	5.67%	\$331.50	\$205,000	5/10/2024	(2) 3+2, (1) 3+1, (2) 0+1
1740 N Stanton Ave	\$3,450,000	10	1987	9,211	13.64	5.30%	\$374.55	\$345,000	3/13/2024	(10) 2+2
2383 Chestnut Ave	\$2,020,000	8	1937	5,519	12.18	4.92%	\$366.01	\$252,500	2/5/2024	(1) 0+1, (6) 1+1, (1) 2+1
1465 Henderson Ave	\$1,299,000	6	1954	3,640	10.90	5.80%	\$356.87	\$216,500	1/30/2024	(1) 2+1, (5) 1+1
266 E 25th St	\$1,995,000	9	1959	6,182	13.33	5.02%	\$322.71	\$221,667	2/20/2025	(1) 0+1, (6) 1+1, (2) 2+1
<b>Averages</b>					<b>11.94</b>	<b>5.38%</b>	<b>\$339.86</b>	<b>\$259,009</b>		
<b>1626 Pine Ave</b>	<b>\$2,900,000</b>	<b>14</b>	<b>1963</b>	<b>7,780</b>	<b>9.57</b>	<b>6.99%</b>	<b>\$372.75</b>	<b>\$207,143</b>		<b>(12) 1+1, (2) 2+1</b>

# LEASE COMPARABLES

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1626 Pine Ave - Long Beach, CA 90813

# LEASE COMPARABLES

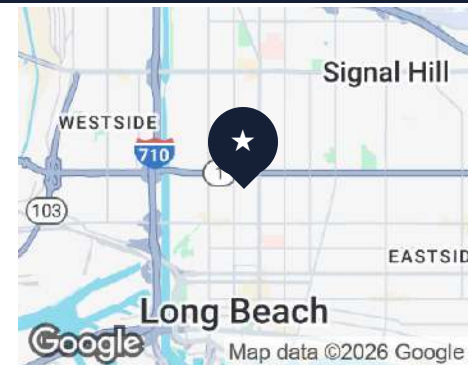
## LEASE COMPS



### 1626 PINE AVE

Long Beach, CA 90813

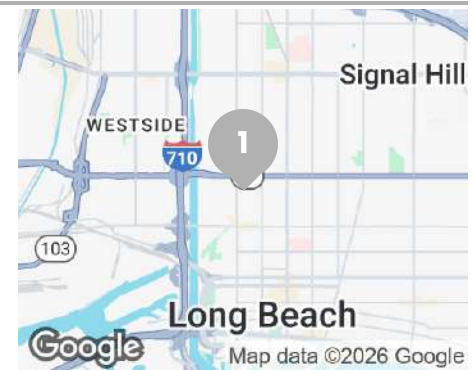
UNIT TYPE:	RENT:	MARKET RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,714	\$1,862.00	536 SF	\$3.20
2 br / 1 ba	\$1,995	\$2,200.00	670 SF	\$2.98



### 1633 CHESTNUT AVE #G

Long Beach, CA 90813

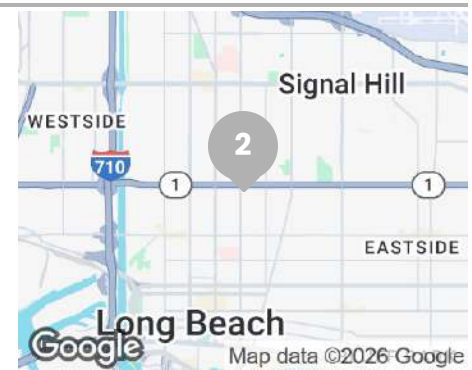
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,650	640 SF	\$2.58



### 800 E ESTHER ST

Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,900	576 SF	\$3.30



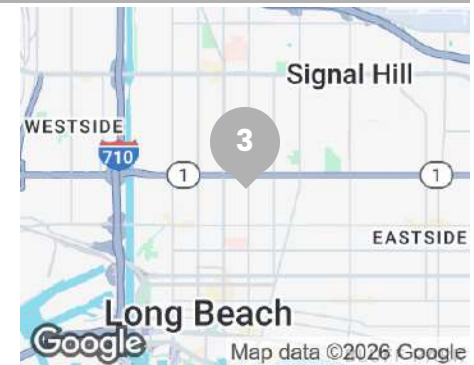
# LEASE COMPARABLES

## LEASE COMPS



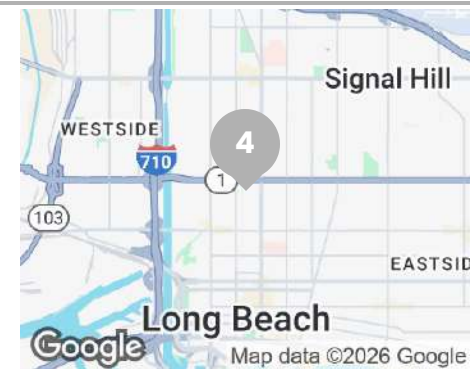
**3**  
549 E 17TH ST  
Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,800	800 SF	\$2.25



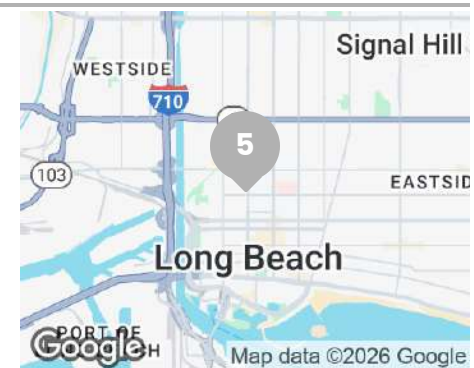
**4**  
1708 PINE AVE #5  
Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,600	740 SF	\$2.16



**5**  
1021 PACIFIC AVE #C  
Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,650	650 SF	\$2.54



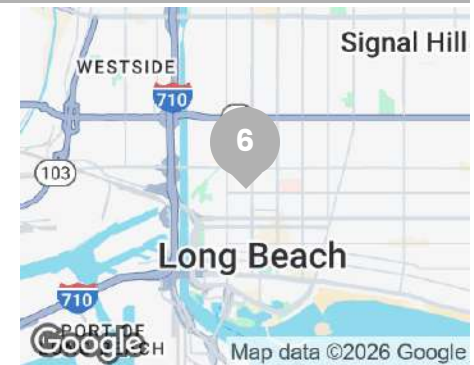
# LEASE COMPARABLES

## LEASE COMPS



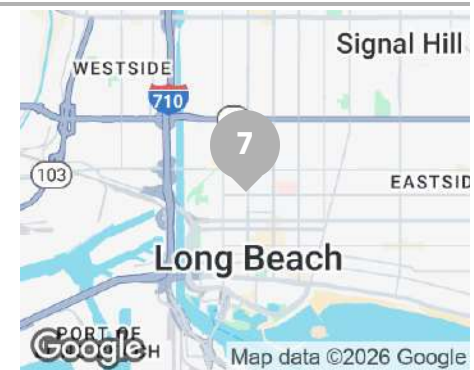
**1040 CEDAR AVE**  
Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$2,200	830 SF	\$2.65



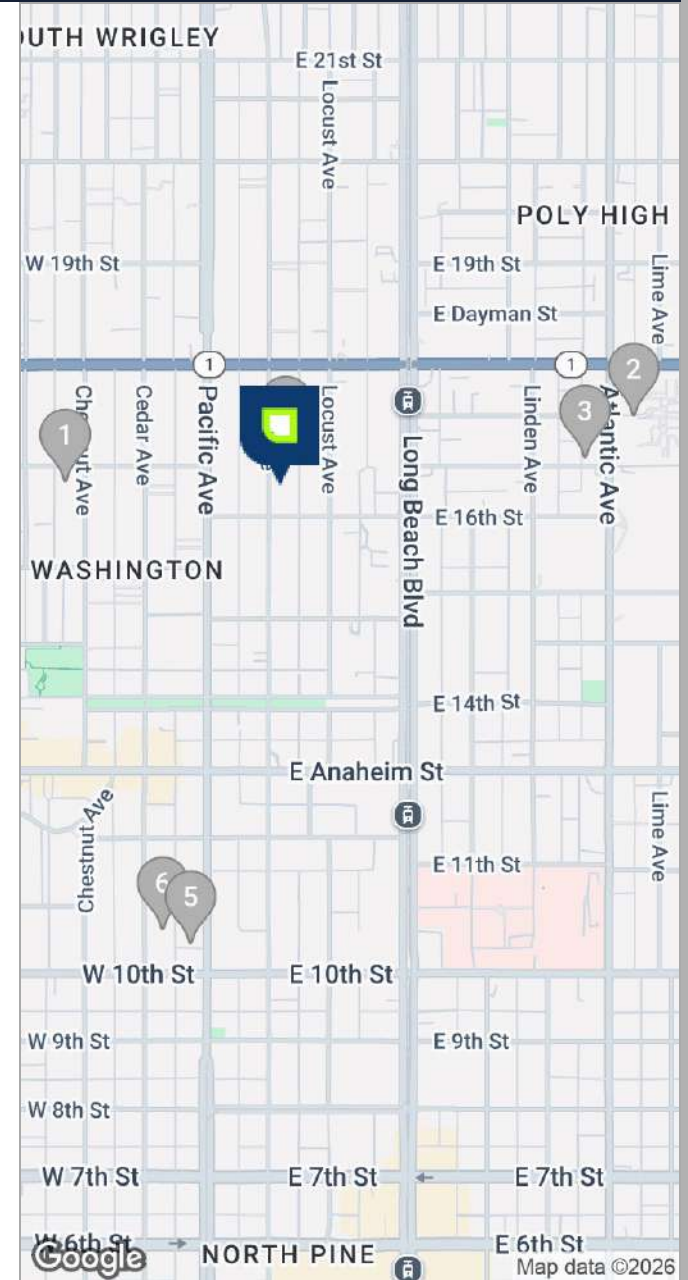
**1021 PACIFIC AVE #B**  
Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$2,200	680 SF	\$3.24



## LEASE COMPS MAP &amp; SUMMARY

	NAME/ADDRESS	AVG RENT/SF	AVG RENT	DEAL STATUS	SPACE SIZE
★	<b>1626 Pine Ave</b> Long Beach, CA	\$3.16	\$1,754	Subject Property	-
1	<b>1633 Chestnut Ave #G</b> Long Beach, CA	\$2.58	\$1,650	Leased	640 SF
2	<b>800 E Esther St</b> Long Beach, CA	\$3.30	\$1,900	Leased	576 SF
3	<b>549 E 17th St</b> Long Beach, CA	\$2.25	\$1,800	Leased	800 SF
4	<b>1708 Pine Ave #5</b> Long Beach, CA	\$2.16	\$1,600	Leased	740 SF
5	<b>1021 Pacific Ave #C</b> Long Beach, CA	\$2.54	\$1,650	Leased	650 SF
6	<b>1040 Cedar Ave</b> Long Beach, CA	\$2.65	\$2,200	Leased	830 SF
7	<b>1021 Pacific Ave #B</b> Long Beach, CA	\$3.24	\$2,200	Leased	680 SF
AVERAGES		\$2.67	\$1,857		702 SF



# LOCATION OVERVIEW



1626 Pine Ave - Long Beach, CA 90813

LOCATION OVERVIEW

# LOCATION



## LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

## POPULATION



10M

Residents

## TOTAL AREA



4,084

Square Miles

## CITIES



88

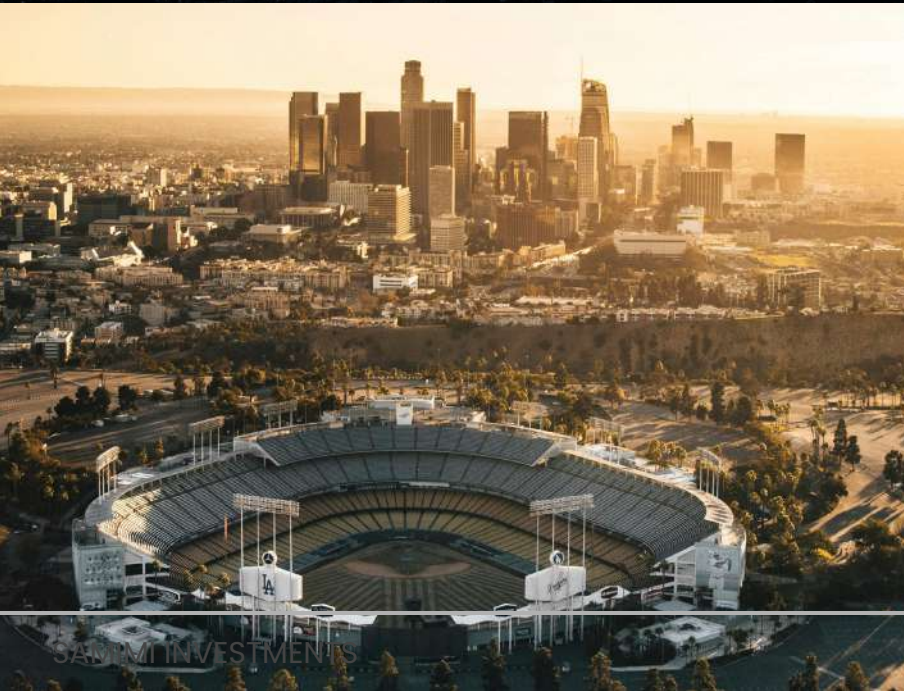
Incorporated Cities

## Economy



950B

Gross Domestic Product



## LONG BEACH

Long Beach has emerged as a popular coastal community in Southern California. Located south of the city of Los Angeles, it has a population of about 471,000. Located near the 405 and 710 freeways, and with access to the Metro Blue Line train, Long Beach provides easy commutes to major employment hubs in Los Angeles and Orange County. Long Beach is also home to major businesses such as Verizon, Molina Healthcare and the Port of Los Angeles.



Dozens of projects are transforming the city's landscape, with more than \$2.5M billion in capital pouring into Long Beach. These include the Douglas Park Redevelopment, a 261 acre mixed-use project on the site of the former Boeing campus. It will bring over 5000 jobs to Long Beach and will be home to nearly 30 businesses such as Mercedes-Bez US West headquarters and Virgin Galactic.

Downtown Long Beach is a burgeoning urban environment, featuring a waterfront harbor, a historic architectural district and a cultural arts scene. The Pine Avenue district provides many restaurants, shopping and nigh life options. Downtown Long Beach boasts many tourist attractions such as the Aquarium of the Pacific, the Toyota Grand Prix, and the Long Beach Convention Center. The Queen Mary is a major waterfront attraction, and the \$250 million Queen Mary Island retail and entertainment complex is planned for the surrounding area. The Long Beach Civic Center is undergoing a complete overhaul including development of a new Civic Center with a new City Hall, library headquarters for the port of Long Beach and multi-family housing.

LOCATION OVERVIEW

# 2028 OLYMPICS | LONG BEACH



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County’s position as one of the world’s leading cultural and economic centers.



**ECONOMIC  
IMPACT**

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



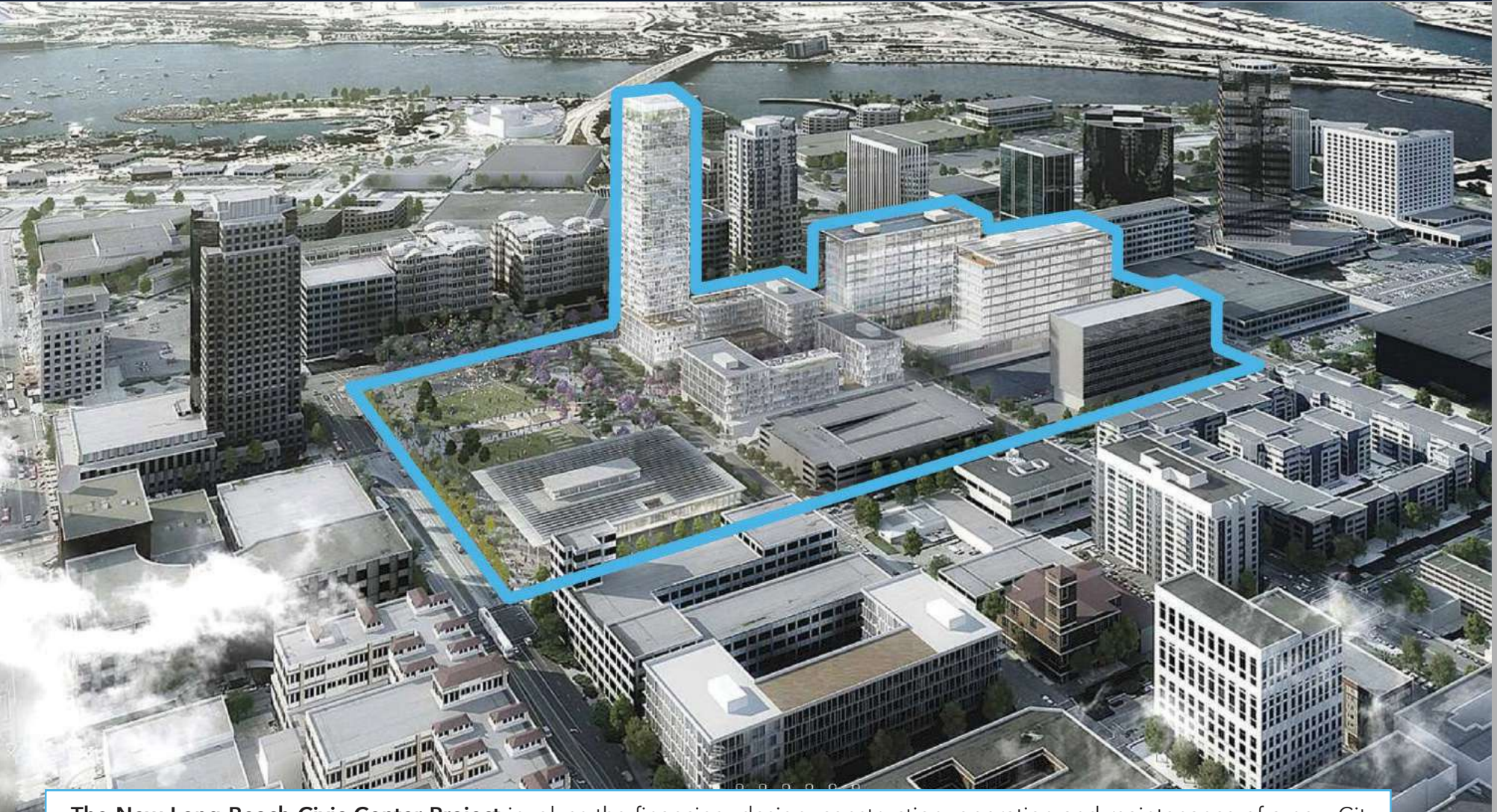
**INFRASTRUCTURE  
INVESTMENTS**

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

# LOCATION OVERVIEW CIVIC CENTER

**SAMIMI**  
INVESTMENTS

1626 Pine Ave - Long Beach, CA 90813



**The New Long Beach Civic Center Project** involves the financing, design, construction, operation and maintenance of a new City Hall and Main Library and revitalization of Lincoln Park into a destination park. The Project will provide opportunities for private development and will further include a permanent headquarters building for the Port of Long Beach. The \$520 million civic center will replace the old city hall and include efficient new offices for the Port of Long Beach, a new city library, retail marketplace and public park.



**The Aquarium of the Pacific** in Long Beach announced a big, undulating expansion, revealing plans for a new wing they're calling Pacific Visions. The 29,000-square-foot addition will include a number of flashy components, including: A two-story, 300-seat immersive theater with a 32-foot-tall, curving screen and "floor projection disc," a new Changing Exhibit Gallery with live animals, multimedia displays, and "dynamic projected wall murals," an art gallery for cultural events and exhibitions, along with an orientation gallery with a 26-foot-wide "media wall."

## LOCATION OVERVIEW

# QUEEN MARY ISLAND

**SAMIMI**  
INVESTMENTS

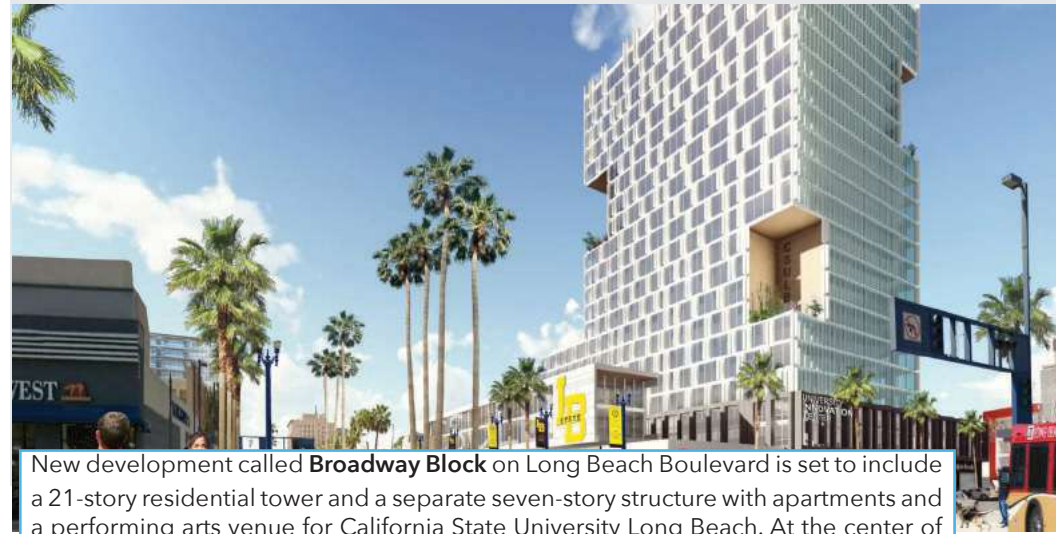
1626 Pine Ave - Long Beach, CA 90813



Renderings of the proposed \$250 million redevelopment give us a glimpse of what to expect for the 65 acres of waterfront that will be transformed into a destination called **Queen Mary Island**. Queen Mary Island aims to have something for everyone. It will include restaurants, live music, 700,000 square feet of retail space, and a new 200-room hotel. A 150,000-square-foot structure will house an attraction called Urban Adventure, featuring 20 activities for the thrill-seeker, such as surfing, zip lining, a trampoline park, and an indoor ice-climbing wall.



Plans for a **35-Story Tower** originally called for just 221 units and 6,367 square feet of retail space. Now, however, its developers are seeking approval for an additional 94 units and another 344 square feet of retail space. An underground parking garage would be expanded from two levels to five to make room for some of these changes. The tower is the second phase of the Shoreline Gateway project at the intersection of Ocean Boulevard and Alamitos Avenue.



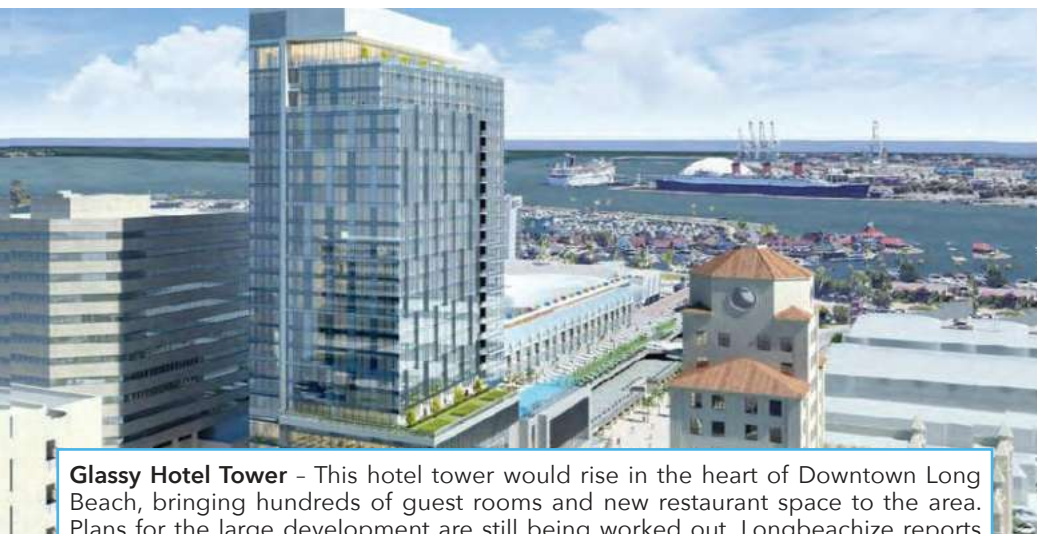
New development called **Broadway Block** on Long Beach Boulevard is set to include a 21-story residential tower and a separate seven-story structure with apartments and a performing arts venue for California State University Long Beach. At the center of the 50,000-square-foot lot is the Moderne-style Acres of Books building, constructed in the 1920s and the home of a beloved bookstore between 1960 and 2008.



This ambitious **zz** near the Pacific Avenue Blue Line station would replace a parking lot with a pair of residential structures with 325 units, according to a recent presentation from Mayor Robert Garcia.



The **OceanAire** project is rising on the site of an Ocean Avenue parking lot and promises to offer future residents some very nice views and convenient access to both public transit and the beach. According to the architects, the upscale apartments will be catered to young professionals and will feature amenities like a pool, sun deck, fitness room/yoga studio, and the increasingly obligatory dog spa.



**Glassy Hotel Tower** - This hotel tower would rise in the heart of Downtown Long Beach, bringing hundreds of guest rooms and new restaurant space to the area. Plans for the large development are still being worked out. Longbeachize reports that developer American Life has proposed an agreement with the city that would allow the project to rise 36 stories and include more than 500 rooms.



The city's planning commission has approved a new **seven-story apartment building** with 142 units and ground-floor commercial space. Located at 500 West Broadway, the project is set to include 65 studio apartments, 41 one-bedrooms, 32 two-bedrooms, and four three-bedroom units. Street-level commercial space will include 1,168 square feet of retail and a 2,267-square-foot cafe.



This **Five Floors of Apartments** complex is one of two projects now being constructed by Ensemble Investments, with designs by architecture firm Studio T Square 2 in collaboration with Mark Tessier Landscape Architecture. It will include 95 apartments and 177 parking spaces.



**Apartments and a Bridge** - Under a .5 mile from the Ocean Boulevard project above, this similar project will include 112 units, 144 parking spaces, and space for a cafe or retail business. It's rising immediately next to a flashy new pedestrian bridge now under construction. Once complete, the bridge will connect the city's convention center to the nearby Performing Arts Center.



**The Beacon** - This affordable housing complex broke ground just last month and is expected to open in 2019. Once complete, the two-building development will include 160 units of supportive housing for veterans and seniors.



**Amli Parc Broadway** - will replace a government office building with 222 residential units and 8,500 square feet of retail space, including an art gallery and a "bike kitchen."



**The Pacific** will feature 163 apartments (17 of them affordable), along with community amenities like a fitness center and bike workshop.



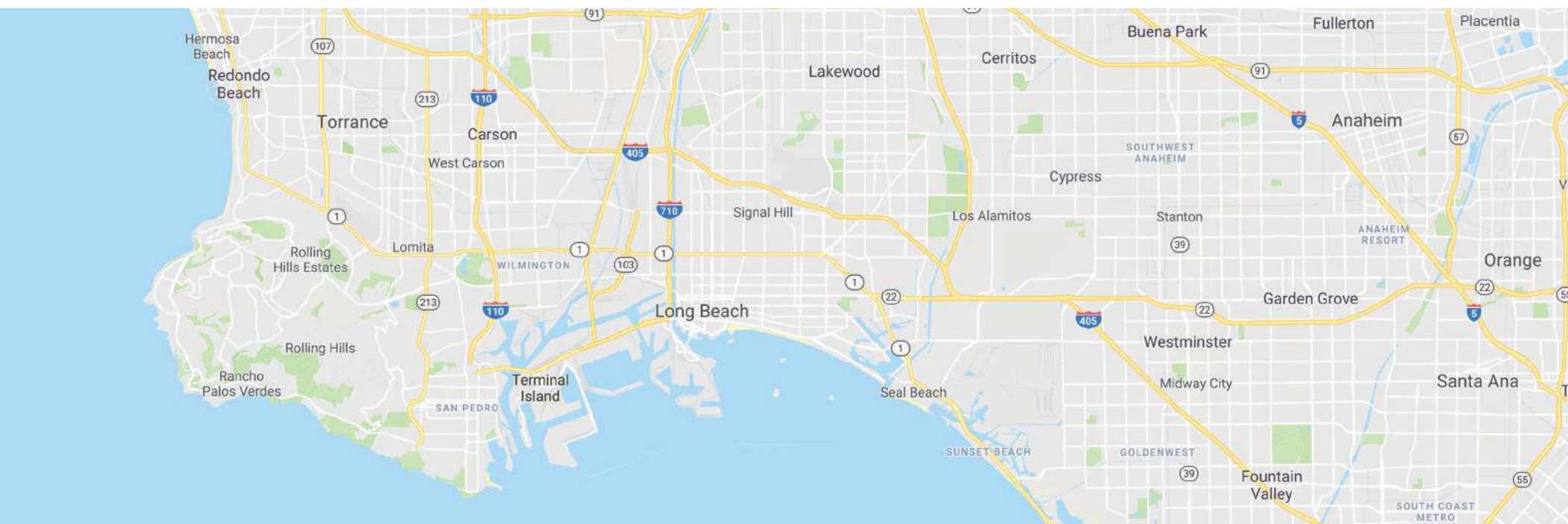
**101 Alamos Avenue** - Developer SARES REGIS Group, which is building The Pacific, is also behind this seven-story residential development with 136 condos and a bit of retail/restaurant space.



**Ocean View Tower** is located right next to the large Camden Harbor View apartment complex, this adaptive reuse project will transform an existing office building into a residential development with 94 apartments and 4,597 square feet of retail space.



**320 Alamos Avenue** - This proposed project would include 77 apartments spread across seven stories at the eastern edge of the downtown area.



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