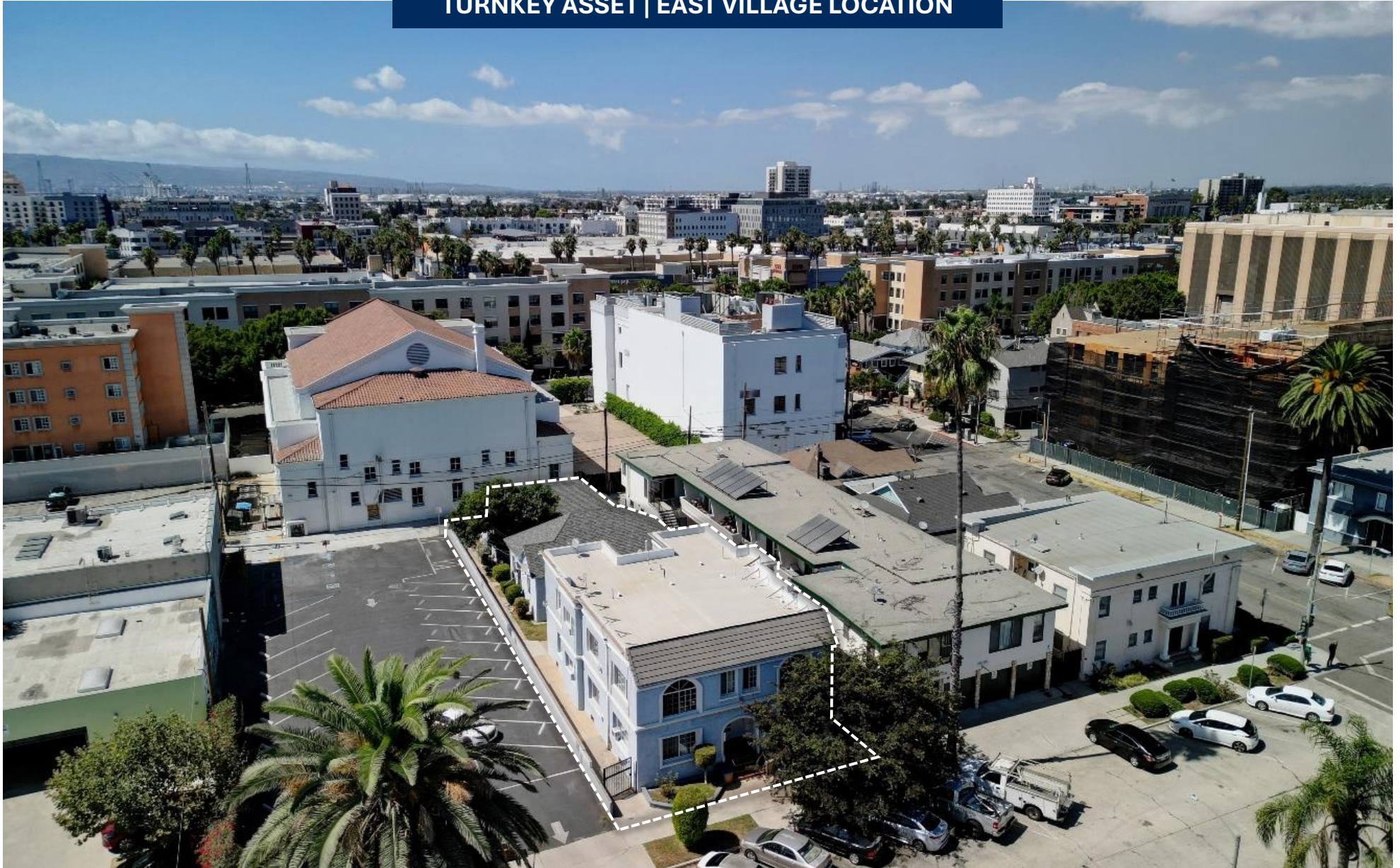


433-439 | LINDEN AVENUE

TURNKEY ASSET | EAST VILLAGE LOCATION



6 UNIT OFFERING

Marcus & Millichap

LONG BEACH, CA 90802

433-439 LINDEN AVENUE LONG BEACH, CA 90802

Marcus & Millichap

JOE LINKOGLE

Senior Vice President Investments

Direct: 562.257.1226

Joseph.Linkogle@marcusmillichap.com

License: CA #01212631

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of 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 and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DESIGN BY CRESC



EXECUTIVE SUMMARY

433-439 | LINDEN AVENUE

PROPERTY SUMMARY

433-439 | LINDEN AVENUE

PRICING

OFFERING PRICE	\$2,100,000
PRICE/UNIT	\$350,000
PRICE/SF	\$342.35
CURRENT GRM	12.49
PRO FORMA GRM	11.99
CURRENT CAP RATE	5.33%
CAP RATE	5.65%

THE ASSET

UNITS	▪ 6
YEAR BUILT	▪ 1905
GROSS SF	▪ 6,134 SF
LOT SF	▪ 7,522 SF
APN	▪ 7281-007-005
ZONING	▪ LBPD30

433-439 Linden Avenue | Long Beach, CA 90802





433-439 | LINDEN AVENUE

433-439 Linden Avenue | Long Beach, CA 90802

PROPERTY OVERVIEW

433-439 Linden Avenue

Marcus & Millichap is pleased to present this opportunity to acquire a turnkey 6 unit apartment property in a great Long Beach location. The building has been impeccably maintained and consists of 4 two bedroom/one bath units, 1 three bedroom/one bath units, and 1 three bedroom/two bath units. All units are separately metered for gas & electricity. Currently the rents are below market with easy upside for a new owner.

- Excellent Unit Mix Of Two and Three Bedroom Units*
- Fully Rehabbed With Copper Plumbing, New Electrical, New Roof, and New Windows*
- Excellent East Village Long Beach Location*
- Below Market Rents With Upside*
- Priced to Sell*



433-439 Linden Avenue | Long Beach, CA 90802



433-439 LINDEN AVENUE LONG BEACH, CA 90802



An aerial photograph of a city waterfront, likely New York City, showing a river, bridges, and various buildings. The image is overlaid with a dark blue gradient. The text 'FINANCIAL ANALYSIS' is centered in a white, serif font.

FINANCIAL ANALYSIS

433-439 | LINDEN AVENUE

FINANCIAL ANALYSIS

PRICING

OFFERING PRICE	\$2,100,000
PRICE/UNIT	\$350,000
PRICE/SF	\$342.35
CURRENT GRM	12.49
PRO FORMA GRM	11.99
CURRENT CAP RATE	5.33%
CAP RATE	5.65%

THE ASSET

Units	6
Year Built	1905
Gross SF	6,134
Lot SF	7,522
APN	7281-007-005
Zoning	LBPD30

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
4	2+1	\$2,210	\$8,840	\$2,250	\$9,000
1	3+1	\$2,375	\$2,375	\$2,500	\$2,500
1	3+2	\$2,800	\$2,800	\$3,100	\$3,100
Total Scheduled Rent			\$14,015		\$14,600

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$168,180	\$175,200
Less: Vacancy/Deductions	3% (\$5,045)	3% (\$5,256)
Effective Gross Income	\$163,135	\$169,944

ANNUALIZED EXPENSES

	Current	Market
Taxes 1.24%	\$26,130	\$26,130
Insurance	\$5,491	\$5,491
City of LB - H2O, Gas	\$7,120	\$7,120
Pest Control	\$1,376	\$1,376
Maint. & Rep.	\$8,409	\$8,409
Misc. & Reserves	\$1,200	\$1,200
Lic. & Permits	\$1,500	\$1,500

ESTIMATED EXPENSES

	Current	Market
Expenses/Unit	\$8,538	\$8,538
Expenses/SF	\$8.35	\$8.35
% of GOI	31.4%	30.1%

RETURN

	Current	Market
NOI	\$111,909	\$118,718

RENT ROLL

433-439 Linden Avenue

Unit #	Type	Current Rent	Market Rent
433	2+1	\$2,180	\$2,250
435	2+1	\$2,180	\$2,250
437	2+1	\$2,300	\$2,250
439	2+1	\$2,180	\$2,250
433 1/2	3+2	\$2,800	\$3,100
435 1/2	3+1	\$2,375	\$2,500
Totals:		\$14,015	\$14,600

An aerial photograph of a city, likely Jacksonville, Florida, featuring a prominent marina with several boats docked. In the foreground, there is a circular park area with a lighthouse-like structure. The city skyline with various high-rise buildings is visible in the background. The entire image is overlaid with a semi-transparent blue filter.

MARKET COMPARABLES

433-439 | LINDEN AVENUE

SALES COMPARABLES

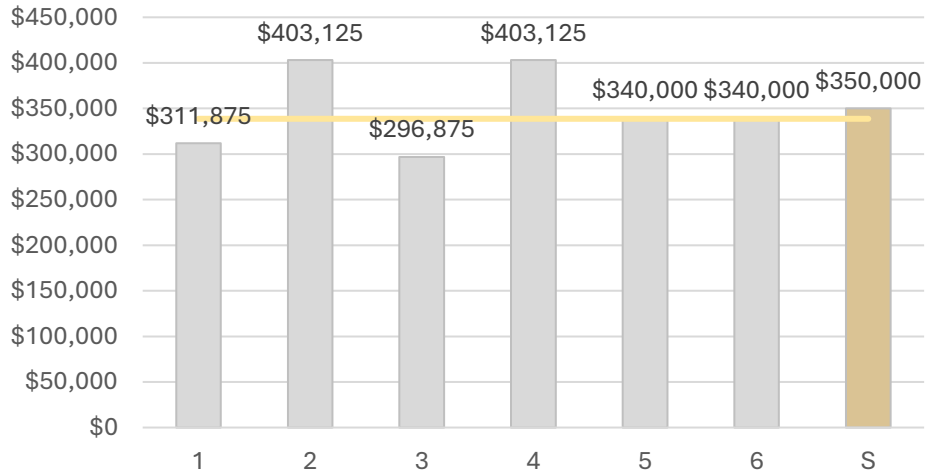
433-439 Linden Avenue

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 2310 E 5th St Long Beach, CA 90814	8	1963	6,604	3 - 1+1 3 - 2+2 2 - 3+2	4/2/2024	\$2,495,000	\$311,875	\$377.80	5.77%	11.92
	2 536 St. Louis Ave Long Beach, CA 90814	8	1963	6,198		2/23/2007	\$2,295,000	\$403,125	\$370.28	6.20%	10.80
	3 2200 E 6th St Long Beach, CA 90814	8	1964	7,302	6 - 2+1 2 - 3+2	3/19/2024	\$2,375,000	\$296,875	\$325.25	6.13%	11.95
	4 2930 E 5th St Long Beach, CA 90814	8	1963	6,702	7 - 2+1 1 - 3+2	8/29/2024	\$3,225,000	\$340,000	\$481.20	5.50%	13.73
	5 2103 E 6th St Long Beach, CA 90814	5	1980	4,403	1 - 1+1 3 - 2+1 1 - 3+2	3/19/2024	\$1,700,000	\$340,000	\$386.10	5.72%	12.43
	6 1512 E Florida St Long Beach, CA 90802	7	1964	5,834	6 - 2+2 1 - 3+2	11/1/2023	\$2,380,000	\$340,000	\$407.95	5.25%	12.43 6.00
AVERAGES		7	1966	6,174				\$338,646	\$391.43	5.76%	12.21
	S Subject 433-439 Linden Ave Long Beach, CA 90802	6	1905	6,134	4 - 2+1 1 - 3+1 1 - 3+2	On Market	\$2,100,000	\$350,000	\$342.35	5.33%	12.49

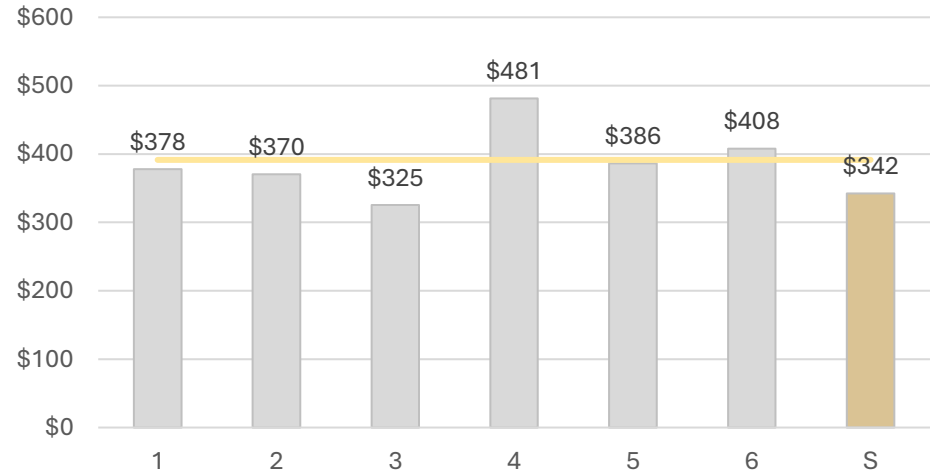
SALES COMPARABLES

433-439 Linden Avenue

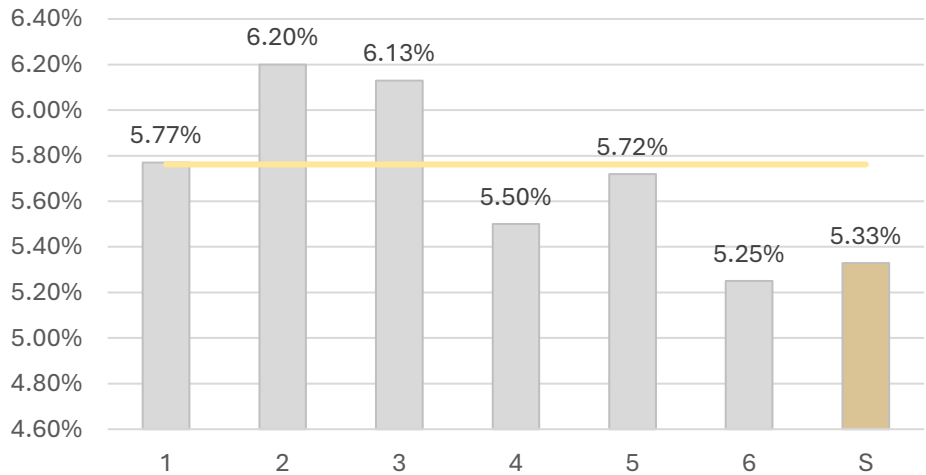
PRICE/UNIT



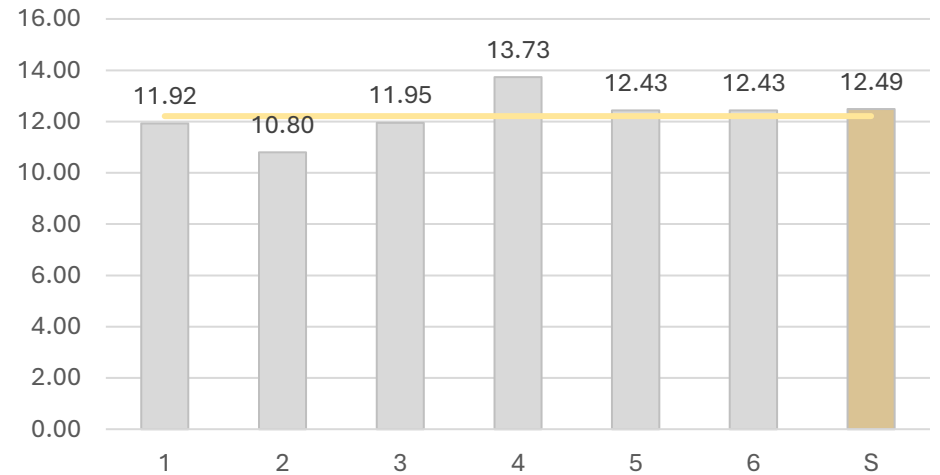
PRICE/SF



CAP RATE

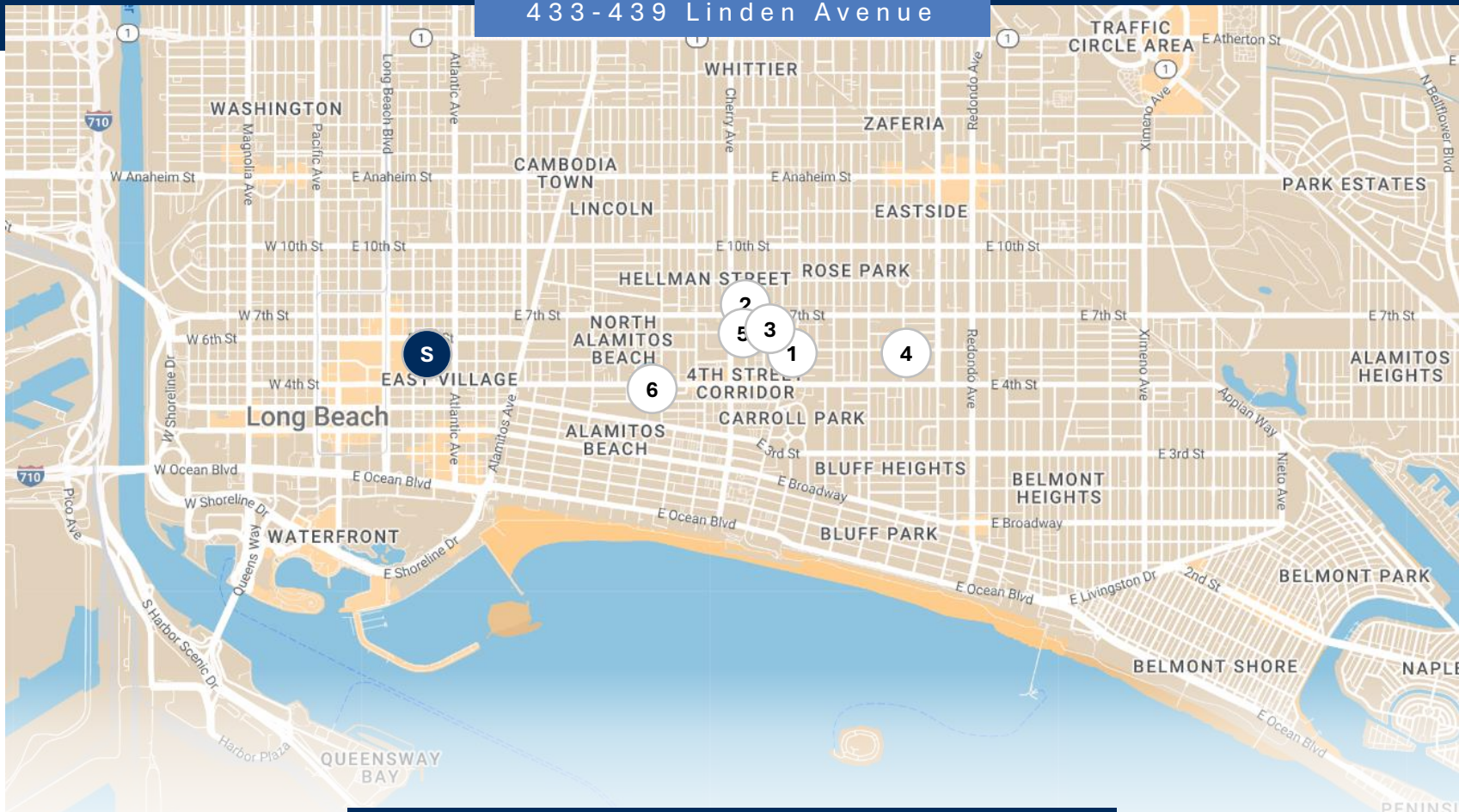


GRM



SALES COMPARABLES

433-439 Linden Avenue



	SUMMARY	PPU	PSF	CAP	GRM
1	2310 E 5th St	\$311,875	\$378	5.77%	11.92
2	536 St. Louis Ave	\$403,125	\$370	6.20%	10.80
3	2200 E 6th St	\$296,875	\$325	6.13%	11.95
4	2930 E 5th St	\$403,125	\$481	5.50%	13.73
5	2103 E 6th St	\$340,000	\$386	5.72%	12.43
6	1512 E Florida St	\$340,000	\$408	5.25%	12.43
S	433-439 Linden Ave	\$350,000	\$342	5.33%	12.49



LOCATION OVERVIEW

433-439 | LINDEN
AVENUE

LONG BEACH, CA

Long Beach is the 36th most populous city in the United States and the 7th most populous in California. It is located on the Pacific Coast of the United States, within the Greater Los Angeles area of Southern California. As of 2024, its population was nearing 470,000 people. Long Beach is the second largest city in the Los Angeles metropolitan area, and the third largest in Southern California behind Los Angeles and San Diego.



462,645

POPULATION



\$859,338

MEDIAN HOME PRICE



\$96,912

AVG HH INCOME

Market Drivers



EAST VILLAGE

PREMIER COASTAL LOCALE | HEART OF LONG BEACH



LOCATION

East Village is centered in the southeast portion of downtown, roughly between Long Beach Boulevard on the west and Alamitos Avenue on the east, and Ocean Boulevard on the south to 7th Street on the north. Visitors will find unique dining options along with plenty of local shops.



ARTS DISTRICT

Also known as the Arts District of Long Beach, the East Village is a dynamic place to live, work, eat, play, shop and appreciate art.



AMENITIES

This neighborhood offers an eclectic mix of shops, galleries, and restaurants, many located in restored historic buildings.

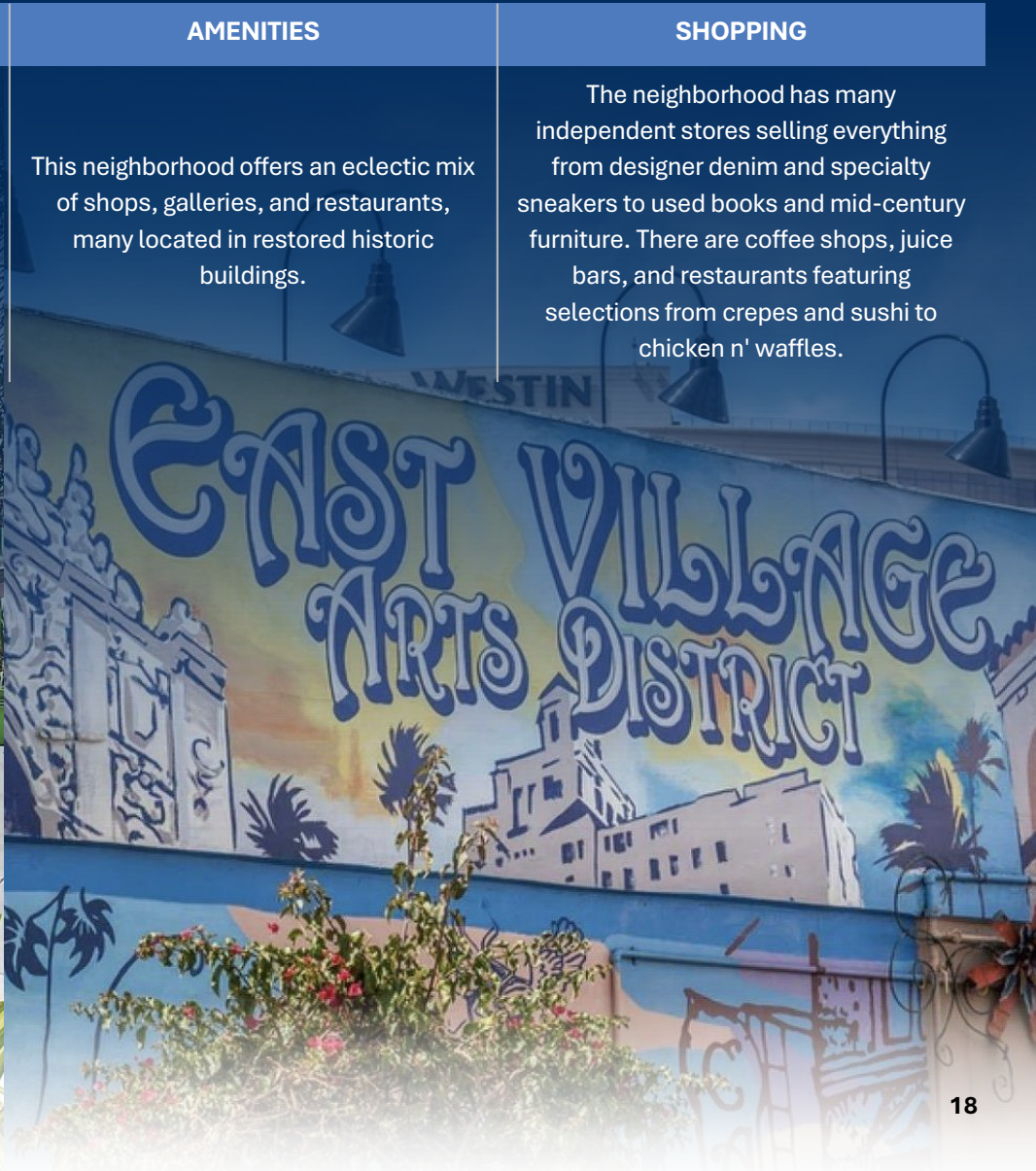


SHOPPING

The neighborhood has many independent stores selling everything from designer denim and specialty sneakers to used books and mid-century furniture. There are coffee shops, juice bars, and restaurants featuring selections from crepes and sushi to chicken n' waffles.



433-439 Linden Avenue | Long Beach, CA 90802



TRANSIT ORIENTED

Where Are Rents Going To Increase The Most?

- The Blue Line was renovated in 2019 after improving the line's speed and reliability by replacing and modernizing old tracks, signals, train control systems, and bridges
- According to a recent UCLA/Berkeley study transit-adjacent L.A. neighborhoods gentrify at higher rates than other neighborhoods
- Previous Studies across the country have noted how new public transit stops drive up nearby rental prices by 25 to 67%
- Median rent prices jumped 46% along LA's new Expo metro line
- A recent study found that rents increased more quickly in transit areas across the country than in the surrounding metropolitan areas
- In nearly three-quarters of transit-rich developments, neighborhood rents increased faster than those in metro areas



LOCAL ECONOMY

The economic base has changed over the years. Oil extraction created a boom and this was a Navy town for many years before the base closed. The aerospace industry played an important role. Douglas Aircraft Company (later McDonnell Douglas and now part of Boeing) had plants at the Long Beach Airport where they built aircraft for World War II, and later built DC-8s, DC-9s, DC-10s, and MD-11s. Boeing built the Boeing 717 until 2006 and the C-17 Globemaster III strategic airlifter plant is scheduled to close. Even after greatly reducing the number of local employees in recent years, Boeing is still the largest private employer in the city. Polar Air Cargo, an international cargo airline, was formerly based in Long Beach. TABC, Inc., a part of Toyota, makes a variety of car parts, including steering columns and catalytic converters, in Long Beach.



Top Industries

AVIATION & AEROSPACE



FINANCIAL SERVICES



HEALTHCARE



HOSPITALITY & TOURISM



INTERNATIONAL TRADE



OIL & ENERGY



REAL ESTATE



TECHNOLOGY



433-439 LINDEN AVENUE

LONG BEACH, CA 90802

JOE LINKOGLE

Senior Vice President Investments

Direct: 562.257.1226

Joseph.Linkogle@marcusmillichap.com

License: CA #01212631

Marcus & Millichap

DESIGN BY CRESC