



TWELVE UNIT MULTI-FAMILY INVESTMENT
1106 Pacific Ave, Long Beach, CA 90813

NRECOMMERCIAL

BROKERED BY
exp
REALTY

NRECOMMERCIAL



Exclusively Listed by:
eXp of Greater Los Angeles, Inc

Drew McAllister \ DIRECTOR
Direct \ 562.528.8105
Mobile \ 925.683.9203
Email \ drew@nrecommercial.com
DRE \ 01946829

Jarred Wilkins
Direct \ 562.528.8119
Mobile \ 909.644.5523
Email \ jarred@nrecommercial.com
DRE \ 01829771

320 Golden Shore Suite 200
Long Beach, CA 90802
NRECommercial.com

DISCLAIMER

The material contained in this document is confidential, furnished solely for the purpose of considering investment in the property described therein and is not to be copied and/or used for any purpose or made available to any other person without the express written consent of NRECommercial. In accepting this, the recipient agrees to keep all material contained herein confidential. This information package has been prepared to provide summary information to prospective buyers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. NRECommercial and Seller have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any other aspect of the property, including but not limited to any potential environmental problems that may exist and make no warranty or representation whatsoever concerning these issues. The information contained in this informational package has been obtained from sources we believe to be reliable; however, NRECommercial and Seller have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any pro formas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.





EXECUTIVE SUMMARY

PROPERTY DETAILS

<i>Property Address:</i>	1106 Pacific Ave, Long Beach, CA 90813
Property County:	Los Angeles County
Parcel Number:	7273-005-013
Number of Units:	12
Rentable Square Feet:	8,203
Lot Square Feet:	7,507
Year Built:	1963
Year Renovated:	2019 - 2020
<i>Unit Mix:</i>	(2) 2 Bed 1 Bath, (10) 1 Bed 1 Bath
<i>Rent Control:</i>	Subject to 1482
<i>Property Type:</i>	Low-Rise Garden Style
<i>Roof Type:</i>	Pitched Composite Shingle
<i>Electricity/Gas:</i>	Separately Metered (Tenant Pays)
<i>Water/Sewer/Trash:</i>	Master Metered (Landlord Pays)
<i>Parking:</i>	(6) On-Site Garages

INVESTMENT SUMMARY

Suggested List Price:	\$3,150,000
Price/Unit:	\$262,500
Price/SF (Building):	\$384
Price/SF (Lot):	\$420
Current Cap Rate:	6.03%
Pro Forma Cap Rate:	6.72%
Current GRM:	11.08
Pro Forma GRM:	10.19

FINANCING QUOTE

Down Payment:	\$1,000,000
Loan Amount:	\$2,150,000
Interest Rate:	6.00%
Fixed Period:	5 Years
Interest Only Period:	2 Years



INVESTMENT OVERVIEW



Welcome to The Louis –Priced at an in-place 6.03% cap rate, the Louis is a full renovated 12 unit apartment complex located in the heart of Long Beach, CA. This well-maintained property is comprised of (2) spacious 2-bedroom/1-bath units and (10) 1-bedroom/1-bath units, all of which were extensively remodeled with permits in 2019. Interiors feature modern finishes, and the units remain in excellent condition. That same year, the exterior received a full facelift, including new paint and a refreshed façade, enhancing the building’s curb appeal. Seller replaced the 100 gallon water heater in 2025.

The property benefits from a stable tenant base, with approximately 10% rental upside remaining—offering investors immediate cash flow and future growth potential. Additionally, there are (6) on-site garages that present a compelling value-add opportunity: potential conversion into (3) ADUs (Accessory Dwelling Units), subject to Buyer verification.

The Louis offers a rare blend of updated construction, long-term tenancy, and upside in one of Long Beach’s most active rental markets.

INCOME SUMMARY

UNIT MIX	TOTAL	EST. SF	AVG/UNIT	CURRENT	AVG RENT/SF	AVG/UNIT	MARKET	AVG RENT/SF
2 Bed / 1 Bath	2	950	\$2,181	\$4,362	\$2.30	\$2,500	\$5,000	\$2.63
1 Bed / 1 Bath	10	600	\$1,777	\$17,770	\$2.96	\$1,850	\$18,500	\$3.08
TOTALS:	-	-		\$22,132			\$23,500	
Parking Income:				\$975			\$1,200	
Utility Pass Thrus:				\$141			\$600	
Laundry Income:				\$449			\$449	
TOTAL MONTHLY INCOME:				\$23,697			\$25,749	
GROSS ANNUAL INCOME:				\$284,360			\$308,990	





INVESTMENT HIGHLIGHTS ○○○

6.03%

6.03% Current Cap Rate
and 11.08 GRM



All 12 units were remodeled in
2019 with Permits

6.72%

6.72% Pro Forma Cap Rate



10% Upside in Rents



ADU Opportunity - (6) on-site garages
can be converted to
(3) ADU's (Buyer to Verify)



Prime Long Beach Location -
Proximity to Downtown LB and
Freeways

NRECOMMERCIAL





RENT ROLL - 1106 Pacific Ave ○○○

UNITS	UNIT TYPE	EST. SF	CURRENT	PRO FORMA	MOVE IN	LAST RENT INCREASE
1	1 Bed / 1 Bath	600	\$1,795	\$1,850	5/1/19	7/1/25
2	1 Bed / 1 Bath	600	\$1,695	\$1,850	2/6/25	
3	1 Bed / 1 Bath	600	\$1,695	\$1,850	1/26/25	
4	1 Bed / 1 Bath	600	\$1,850	\$1,850	5/8/23	7/1/25
5	1 Bed / 1 Bath	600	\$1,850	\$1,850	1/11/20	7/1/25
6	1 Bed / 1 Bath	600	\$1,850	\$1,850	5/2/22	7/1/25
7	1 Bed / 1 Bath	600	\$1,795	\$1,850	4/12/21	7/1/25
8	1 Bed / 1 Bath	600	\$1,695	\$1,850	6/28/19	7/1/25
9	1 Bed / 1 Bath	600	\$1,795	\$1,850	4/29/21	7/1/25
10	1 Bed / 1 Bath	600	\$1,750	\$1,850	6/30/19	7/1/25
11	2 Bed / 1 Bath	950	\$2,167	\$2,500	8/16/19	7/1/25
12	2 Bed / 1 Bath	950	\$2,195	\$2,500	5/3/23	7/1/25
TOTALS:		7,900	\$22,132	\$23,500	NOTES	
PARKING INCOME:			\$975	\$1,200	6 Garages - Pro Forma \$200/Garage Pro Forma \$50 x Unit x Mth	
UTILITY PASS THRU:			\$141	\$600		
LAUNDRY:			\$449	\$449		
TOTAL MONTHLY INCOME:			\$23,697	\$25,749		
			X 12	X 12		
TOTAL ANNUAL INCOME:			\$284,360	\$308,990		

INVESTMENT MODEL

OPERATING STATEMENT
Gross Monthly Rental Income:
Annualized
Gross Scheduled Income:
Physical Vacancy:
Gross Operating Income:
Gross Annual Income:

CURRENT
\$22,132
X 12
\$265,584
\$(7,968) 3%
\$257,616
\$18,776
\$276,393

PRO FORMA
\$23,500
X 12
\$282,000
\$(8,460) 3%
\$273,540
\$26,990
\$300,530

ESTIMATED EXPENSES:	Current
New Property Taxes:	1.240%
Property Tax Assessments:	Actual
Professional Management:	5.0%
New Insurance:	\$1000/Unit
Utilities:	Actual:
Repairs & Maintenance:	\$750/Unit
Gardener & Landscaping:	\$100/Mth
Pest Control:	\$50/Mth
Reserves:	\$250/Unit
TOTAL EXPENSES:	\$300/Unit

\$(39,067)	
\$(2,207)	
\$(13,820)	
\$(9,600)	
\$(7,811)	
\$(9,000)	
\$(1,200)	
\$(600)	
\$(3,000)	
\$(86,304) 34%	

\$(39,067)	
\$(2,207)	
\$(15,026)	
\$(9,600)	
\$(7,811)	
\$(9,000)	
\$(1,200)	
\$(600)	
\$(3,000)	
\$(88,700) 33%	

NET OPERATING INCOME:
New Debt Service:
Cash Flow:
Cash on Cash Return:
Plus Principal Reduction:
Total Return:
Total Rate of Return:

\$190,089
\$(129,000)
\$61,089
6.11%
\$-
\$61,089
6.11%

\$211,830
\$(129,000)
\$82,830
8.28%
\$-
\$82,830
8.28%

LOAN ASSUMPTIONS:
Down Payment:
Loan Amount:
Interest Rate:
Years Amortized:
Debt Coverage Ratio:

\$1,000,000 32%
\$2,150,000 68%
6.00%
30
1.47

\$1,000,000 32%
\$2,150,000 68%
6.00%
30
1.63



MARKET OVERVIEW

LOCATION OVERVIEW ooo

Prime Central Long Beach Location

Situated in the historic Willmore District / East Village Arts District, just a few blocks from vibrant Downtown Long Beach

The property is a Walker's Paradise: Pacific Ave & W 8th St scores 94/100 Walk Score, and ZIP 90813 boasts 89/100 Walk Score—making daily errands car-free



Walk Score 89
Bike Score 80
Transit Score 70

Transit & Connectivity

Built-in transit access: Metro A Line (Blue) station at Pacific Ave, only ~0.3 mi away; bus lines every block

Bike-friendly: Bike Score 80, with access to the 4.5-mile Shoreline Bike Path, an ideal amenity for commuting and recreation alike



Lifestyle & Amenities Nearby

Dining & Shopping: A vibrant mix of coffee shops, galleries, and independent boutiques in the East Village Arts District

Entertainment: Minutes from the Pike Outlets, Shoreline Village waterfront, Aquarium of the Pacific, Rainbow Harbor, and the Long Beach Performing Arts District

Parks & Recreation: Close to Harvey Milk Park, Drake Park, K-9 Corner Dog Park, plus access to beachfront walking and cycling

The Pike Outlets: Outdoor shopping and dining district with national retailers (Nike, H&M) and entertainment (Cinemark Theatres, Laugh Factory).

Brand New Hard Rock Hotel Slated To Be Built At 100 E Ocean Blvd

A 31-story, first full-service hotel in 30 years, located at 100 E. Ocean Blvd (corner of Ocean & Pine), adjacent to the Convention Center [reddit.com](https://www.reddit.com)+15prnewswire.com+15visitlongbeach.com+15.

Will contain 427–429 rooms, including luxury “Rock Star” and penthouse suites.

Offers 50,000 sq ft of meeting and dining space—a major boost for convention business



Business-Class Hotels

Hyatt Regency, Westin, Hilton, and Renaissance all located within walking distance of the Convention Center.



Aquarium of the Pacific

With over 1.6 million visitors a year, the Aquarium of the Pacific is Long Beach's primary tourist attraction. The aquatic zoo is seeing a \$53 million expansion called the "Pacific Visions" which intends to be a section dedicated to education on conservation.



1.6 Million Visitors
Per Year



Queen Mary

The Queen Mary is Long Beach's other primary attraction with over 1.5 million visitors a year. The historic ship and surrounding 65 acres is currently getting a \$250 million overhaul that will expand the surrounding area into an entertainment complex called the Queen Mary Island. The complex will contain 700,000 square feet of space including a zoo room, a hotel, a boardwalk and a public amphitheater.



1.5 Million Visitors
Per Year





Downtown Long Beach (DTLB)

Downtown Long Beach is a major economic center that includes Pine Avenue Shopping, The Promenade, The Civic Center, The Queen Mary, The Carnival Departure Port, The Aquarium of the Pacific, The Pike Outlets, The Long Beach Convention Center and much more. DTLB has become a hub for tourists and locals alike to walk, bike and explore the plentiful retail, restaurants and attractions. The location also hosts the annual Grand Prix which attracts 185,000 attendees every year.

Civic Center Development

Constructed by the Clark Construction group, the new Long Beach Civic Center is a \$520 million development that includes a new city hall, headquarters for the Port of LB, new library, revamp of Lincoln Park, as well as public plazas and pathways to link the new buildings. The second phase of the project is set to include a \$350 million mixed-use project with high-rise residential towers and retail space.



Long Beach Airport

The Long Beach Airport is a public airport for domestic flights.

The airport has expenditures of almost \$130 million between 2015-2019 for major construction and renovation projects, yielding almost 800 new jobs. Airlines include JetBlue, Southwest, Hawaiian, American Airlines, and Delta.

jetBlue



Southwest



California State University of Long Beach

CSULB is a 322-acre campus that houses almost 40,000 students with well over 100,000 applicants in 2018. The campus encompasses 80 buildings and 63 academic programs. One of its notable landmarks is the gymnasium known as the Walter Pyramid.



Belmont Shore and Naples

Belmont Shore is an affluent neighborhood in Long Beach that is well-known for its shopping district along second street. This section alone sees a traffic count of over 30,000 vehicles per day. Naples is an adjacent neighborhood known for its canals that encircle some of Long Beach's most premium properties.



\$120,000 Average
Household Income



Median Home Value

2nd & PCH

On the southwest corner of the major intersection of the Pacific Coast Highway and 2nd Street is a big development of an outdoor mall aptly named "2nd & PCH." This project will contain over 220,000 square feet of retail and restaurants. The adjacent intersection receives over 40,100 vehicles per day and the mall is projected to be a huge economic center for the city.



Retro Row (4th Street)

Retro Row is a long stretch along 4th street that contains a diverse collection of over 40 retail and restaurant destinations with a retro vibe. The aptly named location houses a historic 1920s theater and plenty of kitschy and hip shops that sell various vintage articles from clothing to furniture.



Steelcraft

Steelcraft is an outdoor urban eatery that sits on Long Beach Blvd in Bixby Knolls. Initially a Long Beach landmark, the successful model of repurposing defunct shipping containers into food halls has allowed the concept to expand into the cities of Bellflower and Garden Grove.



Long Beach Convention Center

A 400,000+ sq ft event venue, hosting trade shows, tech conferences, car expos, and esports.

Hosts events like ComplexCon, Anime Expo Chibi, and national corporate meetings.



1.3 Million Visitors
Per Year

The Pike Outlets/Shoreline Village

The Pike Outlets and The Shoreline Village are two adjacent shopping destinations that generated almost \$150 million in 2017. Both sites encompass many retail and restaurant locations. The Harbor Breeze Cruises which takes off from the village waterfront attracts 320,000 attendees annually.



Live Music & Entertainment

Terrace Theater at the Long Beach Performing Arts Center:
concerts, ballet, and national touring acts.

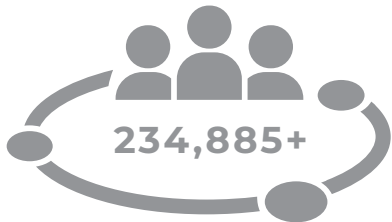
Long Beach Arena: mid-size concerts and events (home of the
“floating ceiling”).



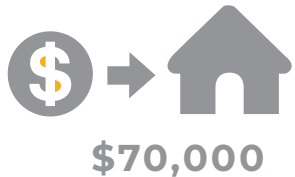
East Village Arts District

Long Beach's creative core with art galleries, studios, indie
shops, and restaurants.

ECONOMIC HIGHLIGHTS



Dense Population of more than 234,885+ People within a 1 Mile radius



Average Household Income of \$70K+ within 1 mile radius

Strong Rental Sub-Market

60% of Long Beach Residents are Classified as "Renters"



CITY INVESTMENT & GROWTH



Long Beach has committed over \$6 billion to major projects downtown, including:

\$520M Civic Center redevelopment | \$250M Queen Mary waterfront plan | \$53M Aquarium expansion

The Economic Development Department actively supports green business certifications, workforce programs, and waterfront development

SALES COMPARABLES

COMP #1: 216 E. Burnett



Address: 216 E Burnett
City, State, Zip: Long Beach, CA 90806
County: Los Angeles
Price: \$1,560,000
Number of Units: 6
Year Built: 1956
Building SF: 5,828
Lot SF: 8,668
Unit Mix: (4) 4 Bed / 1 Bath
(2) 1 Bed / 1 Bath

Price/SF (Bldg): \$268
Price/SF (Lot): \$180
Price/Unit: \$260,000
GRM: N/A
Cap Rate: N/A
Sale Date: 5/23/25

COMP #2: 1956 San Francisco Ave



Address: 1956 San Francisco Ave
City, State, Zip: Long Beach, CA 90806
County: Los Angeles
Price: \$1,400,000
Number of Units: 5
Year Built: 1955
Building SF: 5,892
Lot SF: 6,373
Unit Mix: (5) 1 Bed / 1 Bath

Price/SF (Bldg): \$238
Price/SF (Lot): \$220
Price/Unit: \$280,000
GRM: 11.44
Cap Rate: 5.10%
Sale Date: 5/13/25

COMP #3: 1716 Locust Ave



Address: 1716 Locust Ave
City, State, Zip: Long Beach, CA 90813
County: Los Angeles
Price: \$1,650,000
Number of Units: 5
Year Built: 1963
Building SF: 4,432
Lot SF: 5,975
Unit Mix: (4) 2 Bed / 1 Bath
(1) 1 Bed / 1 Bath

Price/SF (Bldg): \$372
Price/SF (Lot): \$276
Price/Unit: \$330,000
GRM: 9.56
Cap Rate: 6.75%
Sale Date: 5/12/25

COMP #4: 1013 Locust Ave



Address: 1013 Locust Ave
City, State, Zip: Long Beach, CA 9013
County: Los Angeles
Price: \$1,630,000
Number of Units: 6
Year Built: 1905
Building SF: 4,693
Lot SF: 7,405
Unit Mix: (1) 2 Bed / 1 Bath
(5) 1 Bed / 1 Bath

Price/SF (Bldg): \$347
Price/SF (Lot): \$220
Price/Unit: \$271,667
GRM: 10.43
Cap Rate: 6.15%
Sale Date: 4/28/25

SALES COMPARABLES

COMP #5: 2024 Chestnut Ave



Address:	2024 Chestnut Ave
City, State, Zip:	Long Beach, CA 90806
County:	Los Angeles
Price:	\$1,290,000
Number of Units:	5
Year Built:	1928
Building SF:	3,692
Lot SF:	6,375
Unit Mix:	(3) 3 Bed / 1 bath (1) 2 Bed / 1 Bath (2) 1 Bed / 1 Bath
Price/SF (Bldg):	\$349
Price/SF (Lot):	\$202
Price/Unit:	\$258,000
GRM:	10.38
Cap Rate:	5.92%
Sale Date:	4/22/25

COMP #6: 433-439 Linden Ave



Address:	433-439 Linden Ave
City, State, Zip:	Long Beach, CA 90802
County:	Los Angeles
Price:	\$2,000,000
Number of Units:	6
Year Built:	1905
Building SF:	6,134
Lot SF:	7,492
Unit Mix:	(2) 3 Bed / 1 Bath (4) 2 Bed / 1 Bath
Price/SF (Bldg):	\$326
Price/SF (Lot):	\$267
Price/Unit:	\$333,333
GRM:	11.89
Cap Rate:	5.60%
Sale Date:	1/15/25

COMP #7: 336 E 8th Street



Address:	336 E 8th Street
City, State, Zip:	Long Beach, CA 90813
County:	Los Angeles
Price:	\$3,500,000
Number of Units:	13
Year Built:	1983
Building SF:	11,992
Lot SF:	9,997
Unit Mix:	(1) 3 Bed / 2 Bath (3) 2 Bed / 1 Bath (9) 1 Bed / 1 Bath
Price/SF (Bldg):	\$292
Price/SF (Lot):	\$350
Price/Unit:	\$269,231
GRM:	12.91
Cap Rate:	5.56%
Sale Date:	8/19/24

SALES COMPARABLES



COMP #	Address	Units	Sale Price	Price/Unit	Price/SF	Cap Rate	GRM	Year Built	COE
1	216 E Burnett	6	\$1,560,000	\$260,000	\$268	N/A	N/A	1956	5/23/25
2	1956 San Francisco Ave	5	\$1,400,000	\$280,000	\$238	5.10%	11.44	1955	5/13/25
3	1716 Locust Ave	5	\$1,650,000	\$330,000	\$372	6.75%	9.56	1963	5/12/25
4	1013 Locust Ave	6	\$1,630,000	\$271,667	\$220	6.15%	10.43	1905	4/28/25
5	2024 Chestnut Ave	5	\$1,290,000	\$258,000	\$349	5.92%	10.38	1928	4/22/25
6	433-439 Linden Ave	6	\$2,000,000	\$333,333	\$267	5.60%	11.89	1905	1/15/25
7	336 E 8th Street	13	\$3,500,000	\$269,231	\$292	5.56%	12.91	1983	8/19/24
Total/Average:		7	\$1,861,429	\$286,033	\$287	5.85%	11.10	1942	3/15/25
Subject:		12	\$3,150,000	\$262,500	\$384	6.03%	11.08	1963	-

