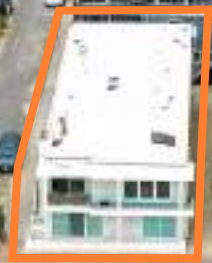


Marcus & Millichap
THE RAYMUNDO GROUP



6601 E SEASIDE WALK

THE PENINSULA — LONG BEACH, CALIFORNIA 90803

COMPLETELY UPGRADED LUXURY OCEANFRONT PROPERTY ON THE PENINSULA
STUNNING AMENITIES PACKAGE COMBINED WITH UNBEATABLE LOCATION AND VIEWS
RARE OPPORTUNITY TO OWN LUXURY OCEANFRONT REAL ESTATE IN SOUTHERN CALIFORNIA
FLEXIBLE OPTIONS FOR NEW OWNER - MAY OPERATE AS ONE SINGLE FAMILY MANSION, MAY LIVE IN ONE UNIT
AND LEASE THE OTHER TO DECREASE MORTGAGE PAYMENT, OR LEASE BOTH UNITS AS AN INVESTMENT PROPERTY

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6601 E SEASIDE WALK, THE PENINSULA — LONG BEACH, CA 90803

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6601 E SEASIDE WALK

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Luxury Oceanfront Property on The Peninsula, One of the Most Desirable, Serene Beach Neighborhoods in Southern California
- Fully Renovated from 2021-2024 – New Roof, New Windows, Newly Replastered Exterior, New Elevator, New Electrical System, New Beachfront Balcony, and Extensively Remodeled Interiors
- Meticulously Curated Upgrades and Amenities, Including 15-Foot Kitchen Island, Large Private Outdoor Kitchen Overlooking Ocean, Imported Italian SMEG Range and Artemide Lighting, Marble Tile, Floor-to-Ceiling Wine Cooler
- Ocean Views from Nearly Every Room, Including See-Through Pneumatic Elevator
- May Either Operate as a Duplex or Combine Into Large Single-Family Mansion
- Enormous Floorplans – Two-Bedroom Plus Den Upper Unit with Three-Bedroom Plus Loft Lower Unit Spanning 3,686 Rentable Square Feet
- Delivered Fully Vacant, Allowing New Owner Residential Flexibility, Including Both Long- and Short-Term Rental Strategies
- Two-Car Parking Garage – Rare Amenity Among Peninsula Properties
- Convenient Access to Dining and Shopping Destinations Along 2nd Street in Belmont Shore and Naples
- Potential to Add Third Apartment Unit with Separate Private Entrance (Buyer to Investigate)
- Property Stands to Directly Benefit from the 2028 Los Angeles Olympics - Dating Back to the 2000 Sydney Olympics, Real Estate Values in Past Host Cities Have Consistently Surged by an Average of 17%. At Least 18 Olympic and Paralympic Events Will be Hosted in Long Beach



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 6601 E Seaside Walk, a 3,686 square foot oceanfront property situated on the sand in The Peninsula, one of the most picturesque and serene beach neighborhoods in all of Southern California. Occupying a corner lot on the sand, the property currently operates as a duplex containing a three-bedroom plus loft lower unit and a two-bedroom plus den upper unit, though a new owner may elect to combine the units to create one large single-family mansion. With Long Beach hosting several events in the 2028 Summer Olympics, in addition to the upcoming 2026 World Cup and 2027 Super Bowl in the area, demand for luxury short-term rentals may provide a dramatic increase in income for a new investor.

The building was masterfully upgraded from 2021 to 2024, with nearly all major systems updated and replaced, including a brand new roof, newly replastered exterior, a largely new electrical system, a new beachfront balcony, new windows, several new plumbing lines, and a new pneumatic elevator.

Even more impressively, the property's interior has been carefully reimagined with designer upgrades that add impressive flourishes to its international motif. Artemide lighting, a SMEG gas range, and custom-made hoods were all imported from Italy to adorn the living spaces that feature snow-white marble fireplace surrounds, a Toto electric water closet, a built-in Thermador refrigerator, and a floor-to-ceiling wine cooler. Built-in microwave drawers were designed into the kitchen cabinetry, with the lower unit housing a 22-foot kitchen countertop and the upper unit featuring a 15-foot kitchen island and vegetable sink.

The exterior entertaining space includes an 18 by 13 foot outdoor porcelain kitchen with granite countertops that overlooks the ocean, along with a new outdoor shower featuring an original custom painted surfboard. An exquisite entry lobby leads residents to either of the two units and also provides access to the new see-through elevator, featuring a two-story glass wall with more ocean views. The property also includes a built-out two-car garage, offering rare parking for residents in this beach enclave.



6601 E Seaside Walk

The Peninsula – Long Beach, CA 90803

LISTING PRICE

\$4,965,000

PRICE/UNIT

\$2,482,500

PRICE/SF

\$1,346.99

CAP RATE - CURRENT

2.30%*

GIM - CURRENT

25.86*

THE OFFERING

Price	\$4,965,000
Price/Unit	\$2,482,500
Price/SF	\$1,346.99
Number of Units	2
Rentable Square Feet	3,686 SF
Number of Buildings	1
Number of Stories	2
Year Built	1962
Year Renovated	3,927
Lot Size	3,927 SF

VITAL DATA

CAP Rate - Current	2.30% *
GIM - Current	25.86 *
Net Operating Income - Current	\$114,040

* Property will be delivered vacant – CAP rate and GRM calculated with projected market rents

PROPERTY DETAILS

THE OFFERING

Property Address:	6601 E Seaside Walk The Peninsula – Long Beach, CA 90803
Assessor's Parcel Number:	7245-029-015
Zoning:	LBR2

SITE DESCRIPTION

Number of Units:	2
Number of Buildings:	1
Number of Stories:	2
Year Built:	1962
Year Renovated:	2024
Rentable Square Feet:	3,686 SF
Lot Size:	3,927 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Smooth Stucco Finish
Parking Surface:	Concrete
Roof:	Flat



OFFERING PRICE:
\$4,965,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
1	2 Bdr 2.5 Bath + Den	2,050
1	3 Bdr 3 Bath + Loft	1,636
2	TOTAL	3,686

AMENITIES

- Direct Oceanfront Views
- Private Full Outdoor Kitchen with Ocean Views
- Floor-to-Ceiling Wine Cooler
- Built-in Thermador Refrigerator
- Lobby with Clear Pneumatic Elevator Beside Two-Story Glass Wall
- Expansive 22-Foot Countertop in Lower Kitchen
- Upscale SMEG Gas Range with Imported Italian Hood
- Large 15-Foot Island with Vegetable Sink and Six-Burner Gas Stovetop in Upper Kitchen
- Custom-Made Brass Finish Hood
- Two Fireplaces with Snow White Marble Surrounds
- Imported Italian Artemide Lighting Fixtures
- All Monogram Appliances
- Microwave Drawers Designed Directly Into Cabinetry
- Cathedral Ceilings on Second Floor
- Two-Car Drywalled Garage with Painted Floor
- Marble or Granite Tiling in Each Bathroom
- Toto Electronic Water Closet with Integrated Bidet
- Laundry Facilities in Both Units
- Outdoor Shower with Original Custom Painted Surfboard



RECENT CAPITAL IMPROVEMENTS

- New Roof in 2021 with New Storm Drainage System
- Exterior Resurfaced to Smooth White Plaster Finish
- Upgraded Main Electric Panel and Subpanel, Almost All New Wiring
- New Main Drain Line, with Majority of Water and Drain Lines Replaced
- All New Heating and Cooling Systems
- All New Kitchens and Bathrooms
- All New Wood Flooring Throughout
- Brand New Millwork Custom Doors
- New Balcony Added Across Front of Building Facing the Beach
- New Floor-to-Ceiling Wine Cooler
- New Porcelain Tile and Granite Countertops in Outdoor Entertaining Kitchen
- All New Windows and Doors, Including Garage Door and Custom Front Door
- New Designer Appliances and Light Fixtures Throughout
- New Electric Blinds on Select Windows
- All New Interior Walls with Level Four Drywall Finish
- New Outdoor Shower with Custom Artwork
- New Powder-Coated, Rust-Proof Stair and Balcony Railings







6601 E SEASIDE WALK, THE PENINSULA — LONG BEACH, CA 90803

6601 E SEASIDE WALK

LOCATION OVERVIEW

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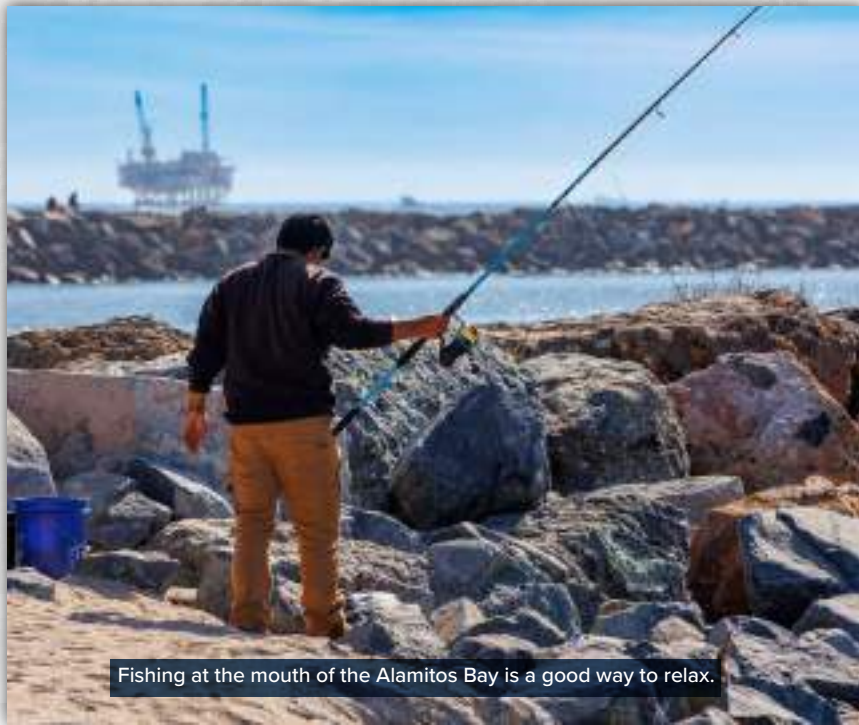
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THE PENINSULA — LONG BEACH, CALIFORNIA

An Upscale Oceanfront and Bayfront Lifestyle

The high-end coastal lifestyle has remained the same on Peninsula since its neighborhood association was founded in 1960. The neighborhood group has preserved the community's quality of life throughout the growth of Long Beach and Southern California in general.



Fishing at the mouth of the Alamos Bay is a good way to relax.



Boat slips on the bay side of the Peninsula.

When buying in Peninsula, the main decision is whether to live on Alamos Bay or the Pacific Ocean. The bayside beach is smaller but calmer with views of docked boats, while the oceanside beach gives residents access to acres of sand and surf right outside their front doors. Either way, the neighborhood offers water views and luxury in spades.

On the southern length of the neighborhood, the oceanfront Peninsula Beach has smaller waves due to the breakwater, making it a popular spot for windsurfing and kitesurfing. Peninsula Bay Beach has gentle waters, where locals paddleboard, swim and kayak in a more private setting; parking here is limited, so the park often feels quieter. Walking paths surround both sides of the neighborhood. Bayside Walk runs along the northern side and connects to the southern Seaside Walk boardwalk, which was constructed in the 1920s and is considered a historical gem. These pathways form a mile-long loop around the whole community. Alamos Park, on the east end of the neighborhood, has picnic tables under towering palm trees, where people can eat while watching sailboats pass by. The park features a jetty, ideal for fishing, spotting dolphins and watching the sunset.

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET



Sailing is another fun activity on the waters around the Peninsula in Long Beach.



Locals like to paddle and swim the calm waters of Alamos Bay.



Long Beach Transit serves the neighborhood.



The United States Sailing Center is on the bay side of the Peninsula.



The marble obelisk welcomes you to the Peninsula in Long Beach.



The boardwalk is a local feature favored by neighborhood walkers and runners alike.

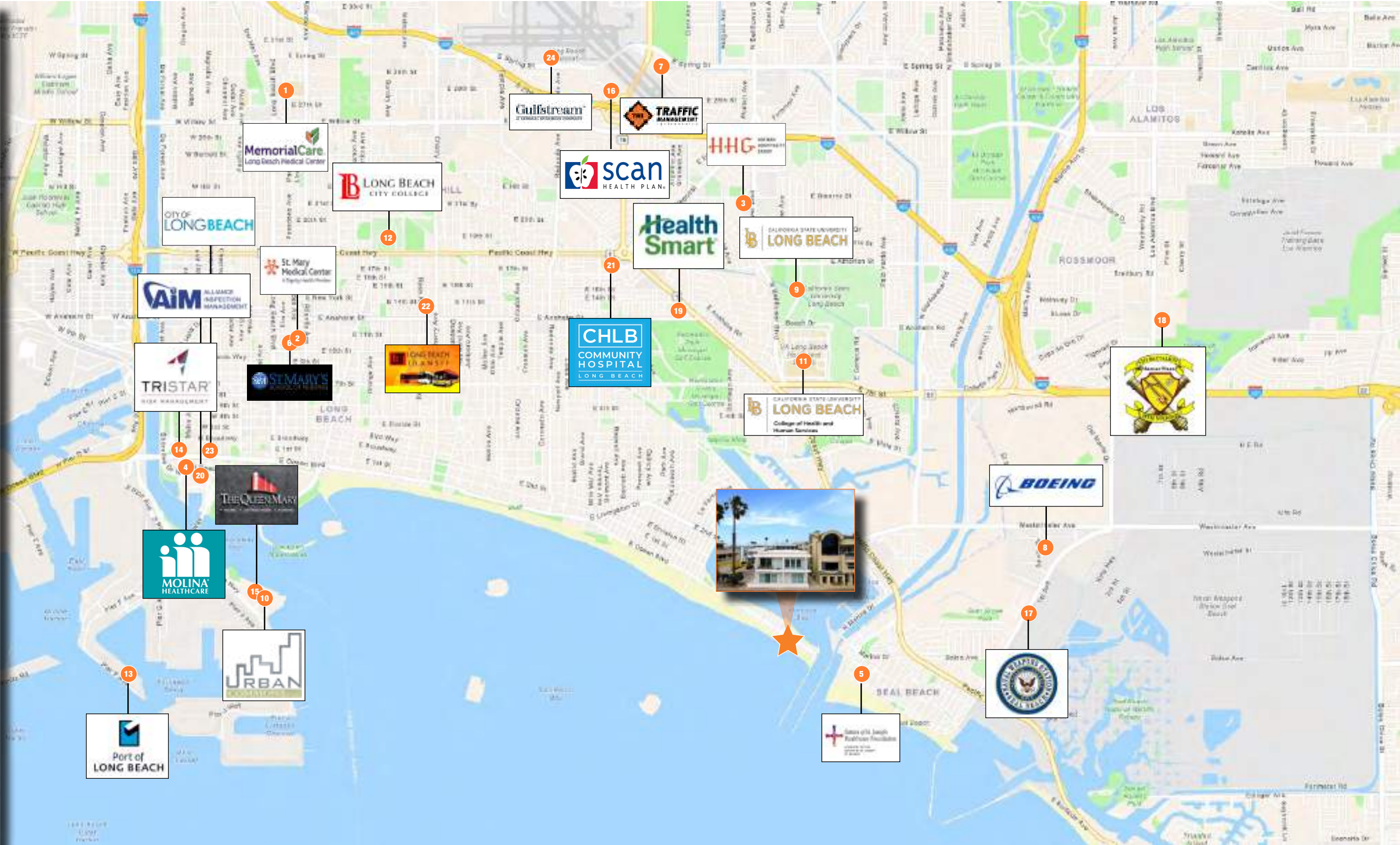


With surf and sand on both sides, Peninsula residents enjoy the coastal lifestyle.

MAJOR EMPLOYERS

1	Long Beach Medical Center - Memorial Care	3,538
2	St Marys Medical Center - Dignity Health	3,434
3	Hofs Hut Restaurant Inc- HHG	2,986
4	Molina Healthcare Inc-MOLINA HEALTHCARE	2,800
5	Sisters of St Joseph Orange	2,572
6	St Mary Medical Center-St Marys School of Nursing	1,929
7	Traffic Management Inc	1,161
8	Boeing Company	1,005
9	California State University Long Beach	1,000
10	Urban Commons Queensway LLC - The Queen Mary	900
11	California State University College of Health Long Beach	812
12	Long Beach City College Trade	800
13	Port of Long Beach	724
14	Tristar Risk Management	700
15	RMS Foundation Inc - Queen Mary Hotel	650
16	Senior Care Action Network - SCAN HEALTH PLAN	650
17	Naval Weapon Station Seal Beach	611
18	Marine Corps Forces Reserve	611
19	Healthsmart Pacific Inc	610
20	Alliance Inspection Management - AIM	600
21	Community Hospital Long Beach	570
22	Long Beach Public Transportation - Long Beach Transit	570
23	City of Long Beach	556
24	Gulfstream Aerospace Corp.	501

Employees



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	10,550	92,874	317,048
2024 Estimate			
Total Population	10,375	91,895	314,627
2020 Census			
Total Population	10,314	92,450	316,357
2010 Census			
Total Population	10,251	89,961	312,876
Daytime Population			
2024 Estimate	8,065	109,464	319,321
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	5,703	46,169	136,793
2024 Estimate			
Total Households	5,627	45,830	135,376
Average (Mean) Household Size	1.9	2.0	2.4
2020 Census			
Total Households	5,524	45,371	133,446
2010 Census			
Total Households	5,565	44,908	128,806
Growth 2024-2029	1.4%	0.7%	1.0%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	6,318	49,812	145,998
2024 Estimate	6,229	49,429	144,438
Owner Occupied	2,723	22,447	57,707
Renter Occupied	2,850	23,431	77,529
Vacant	603	3,599	9,063
Persons in Units			
2024 Estimate Total Occupied Units	5,627	45,830	135,376
1 Person Units	42.7%	43.9%	36.3%
2 Person Units	39.8%	35.7%	32.4%
3 Person Units	10.0%	10.1%	13.1%
4 Person Units	5.4%	7.0%	10.6%
5 Person Units	1.2%	2.3%	4.7%
6+ Person Units	0.9%	1.1%	2.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	28.0%	18.2%	15.8%
\$150,000-\$199,999	13.4%	10.4%	9.8%
\$100,000-\$149,999	17.4%	19.3%	17.9%
\$75,000-\$99,999	11.1%	12.6%	12.8%
\$50,000-\$74,999	11.3%	13.5%	14.6%
\$35,000-\$49,999	7.2%	7.8%	8.7%
\$25,000-\$34,999	3.8%	6.3%	6.4%
\$15,000-\$24,999	2.9%	5.2%	5.8%
Under \$15,000	4.8%	6.6%	8.1%
Average Household Income	\$160,866	\$130,192	\$118,378
Median Household Income	\$128,193	\$104,363	\$96,289
Per Capita Income	\$85,161	\$64,496	\$51,431
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	10,375	91,895	314,627
Under 20	12.5%	15.2%	20.0%
20 to 34 Years	17.0%	21.4%	23.3%
35 to 39 Years	6.1%	7.0%	7.5%
40 to 49 Years	11.2%	11.4%	12.6%
50 to 64 Years	25.4%	20.0%	19.4%
Age 65+	27.8%	24.9%	17.3%
Median Age	49.0	46.0	41.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	8,684	72,803	231,593
Elementary (0-8)	1.8%	3.8%	8.5%
Some High School (9-11)	2.1%	2.7%	5.0%
High School Graduate (12)	10.6%	11.0%	14.0%
Some College (13-15)	17.8%	20.6%	21.6%
Associate Degree Only	8.3%	7.6%	7.1%
Bachelor's Degree Only	32.3%	32.3%	27.1%
Graduate Degree	27.0%	22.1%	16.7%
Population by Gender			
2024 Estimate Total Population	10,375	91,895	314,627
Male Population	49.9%	52.1%	50.7%
Female Population	50.1%	47.9%	49.3%



POPULATION

In 2024, the population in your selected geography is 314,627. The population has changed by 0.56 percent since 2010. It is estimated that the population in your area will be 317,048 five years from now, which represents a change of 0.8 percent from the current year. The current population is 50.7 percent male and 49.3 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 39.0. The population density in your area is 4,006 people per square mile.



HOUSEHOLDS

There are currently 135,376 households in your selected geography. The number of households has changed by 5.10 percent since 2010. It is estimated that the number of households in your area will be 136,793 five years from now, which represents a change of 1.0 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2024, the median household income for your selected geography is \$96,289, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 76.14 percent since 2010. It is estimated that the median household income in your area will be \$109,433 five years from now, which represents a change of 13.7 percent from the current year.

The current year per capita income in your area is \$51,431, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$118,378, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 166,985 people in your selected area were employed. The 2010 Census revealed that 66 of employees are in white-collar occupations in this geography, and 14.1 are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$881,325 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 56,818.00 owner-occupied housing units and 71,987.00 renter-occupied housing units in your area.



EDUCATION

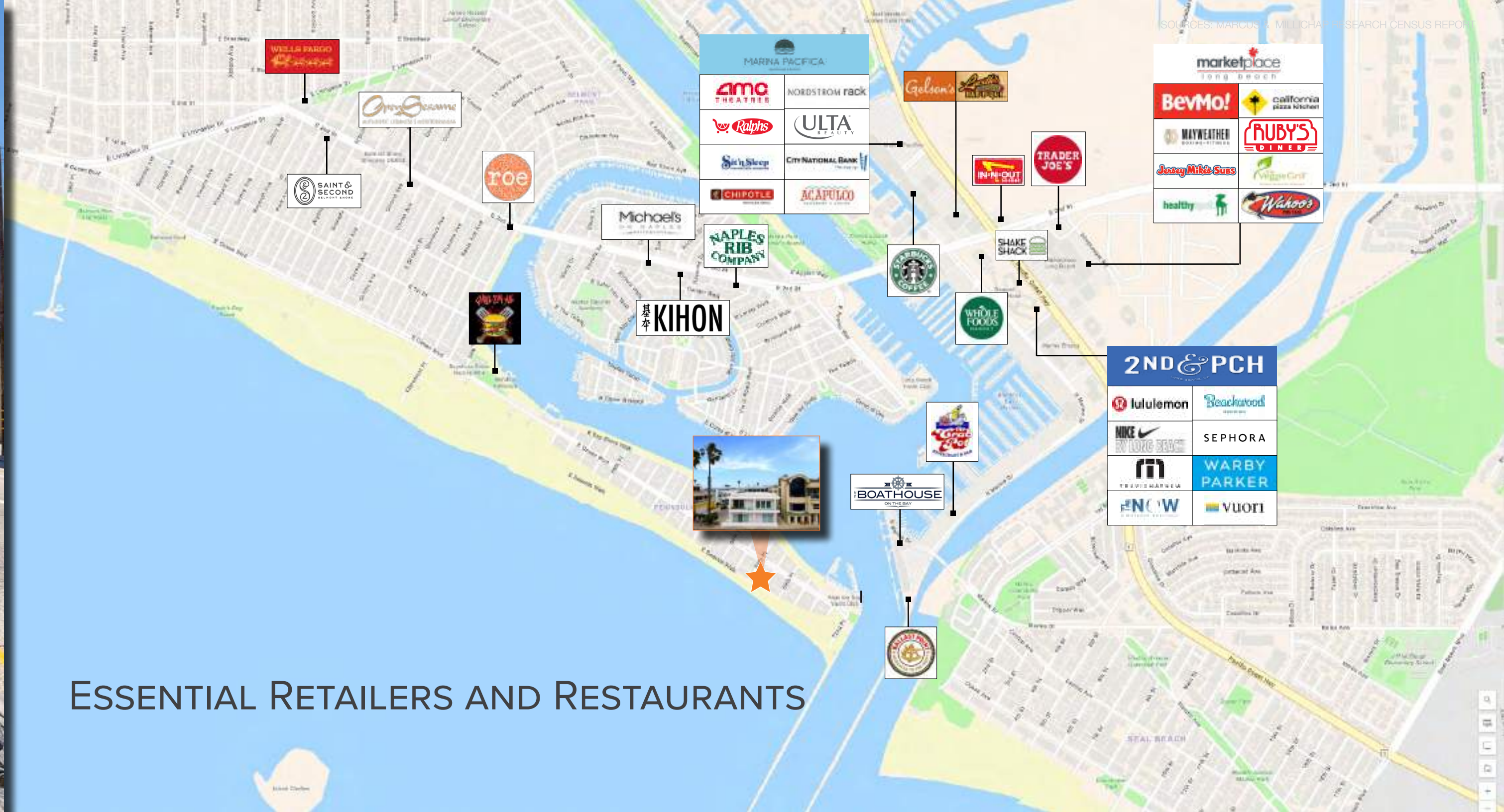
The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 41.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 16.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.8 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.2 percent in the selected area compared with the 19.7 percent in the U.S.



The marble obelisk welcomes you to The Peninsula in Long Beach.



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6601 E SEASIDE WALK

PRICING & FINANCIAL ANALYSIS

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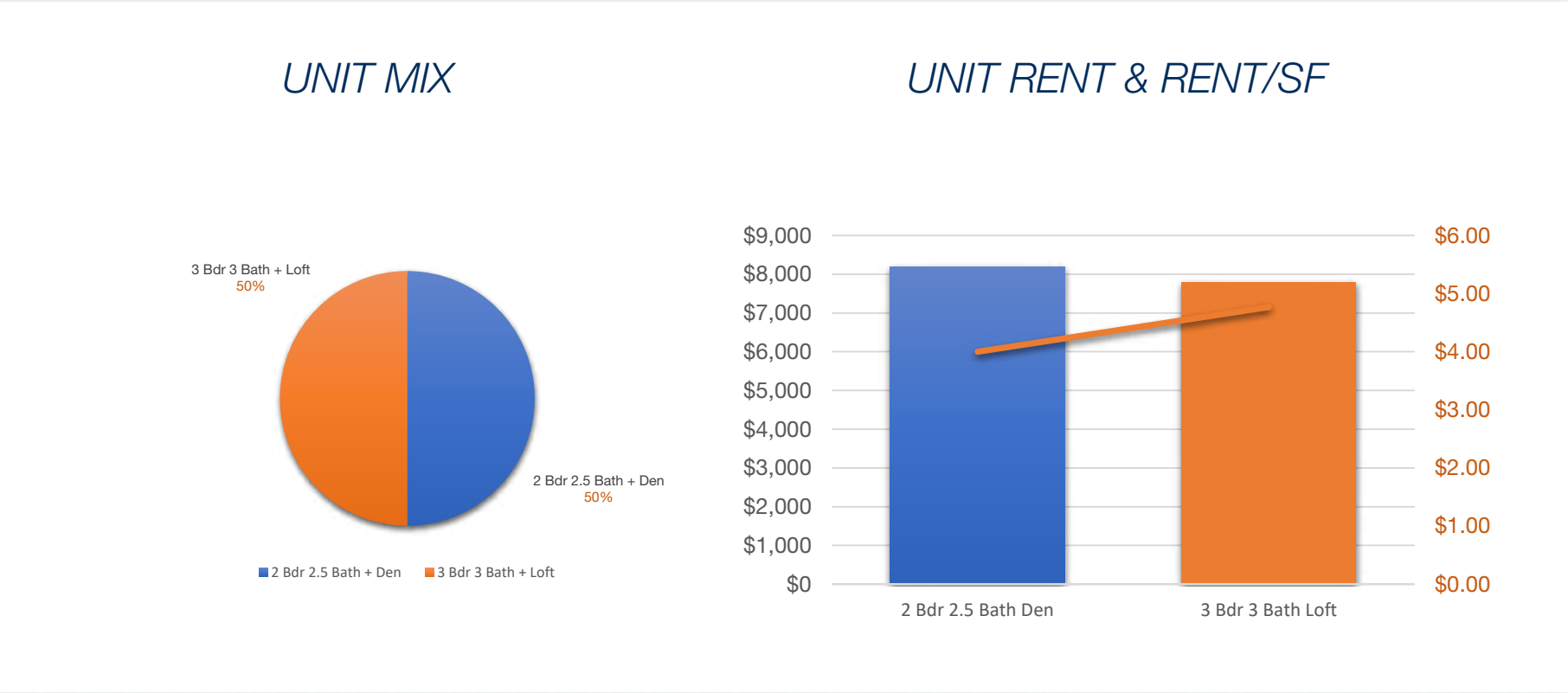
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income
1	2 Bdr 2.5 Bath Den	2,050	\$8,200	\$4.00	\$8,200
1	3 Bdr 3 Bath Loft	1,636	\$7,800	\$4.77	\$7,800
2	TOTAL	3,686			\$16,000

* Property will be delivered vacant – CAP rate and GRM calculated with projected market rents



INCOME & EXPENSES

INCOME	Current	Per Unit
GROSS POTENTIAL INCOME	\$192,000	\$96,000
Vacancy/Collection Allowance (GPR)	3.0% / \$5,760	3.0% / \$2,880
EFFECTIVE GROSS INCOME	\$186,240	\$93,120
EXPENSES	Pro Forma	Per Unit
Real Estate Taxes	\$61,576	\$30,788
Insurance	\$4,423	\$2,212
Utilities	\$3,000	\$1,500
Repairs & Maintenance	\$1,000	\$500
Reserves & Replacements	\$400	\$200
Landscaping & Cleaning	\$1,200	\$600
Pest Control	\$100	\$50
Unit Turnover	\$500	\$250
TOTAL EXPENSES	\$72,200	\$36,100
Expenses per SF	\$19.59	
% of EGI	38.8%	
NET OPERATING INCOME	\$114,040	\$57,020

* Property will be delivered vacant – CAP rate and GRM calculated with projected market rents

FINANCIAL OVERVIEW

Property Details	
Location	6601 E Seaside Walk The Peninsula — Long Beach, CA 90803
Price	\$4,965,000
Number of Units	2
Price/Unit	\$2,482,500
Rentable Square Feet	3,686 SF
Price/SF	\$1,346.99
CAP Rate - Current	2.30% *
GRM - Current	25.86 *
Year Built	1962
Year Renovated	2023
Lot Size	3,927 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
1	2 Bdr 2.5 Bath + Den	2,050	\$8,200	\$8,200
1	3 Bdr 3 Bath + Loft	1,636	\$7,800	\$7,800
2	TOTAL	3,686		\$16,000

* Property will be delivered vacant – CAP rate and GRM calculated with projected market rents

Annualized Operating Data

Income	Current
Gross Potential Income	\$192,000
Less: Vacancy / Deductions (GPR)	3.0% / \$5,760
Effective Gross Income	\$186,240
Less: Expenses	\$72,200
Net Operating Income	\$114,040

Expenses	Current
Real Estate Taxes	\$61,576
Insurance	\$4,423
Utilities	\$3,000
Repairs & Maintenance	\$1,000
Reserves & Replacements	\$400
Landscaping & Cleaning	\$1,200
Pest Control	\$100
Unit Turnover	\$500
Total Expenses	\$72,200
Expenses / Unit	\$36,100
Expenses / SF	\$19.59
% of EGI	38.8%



6601 E SEASIDE WALK, THE PENINSULA — LONG BEACH, CA 90803

6601 E SEASIDE WALK

PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

Property Address	6601 E Seaside Walk The Peninsula — Long Beach, CA 90803
Assessor's Parcel Number	7245-029-015
Zoning	LBR2I

SITE DESCRIPTION

Number of Units	2
Number of Buildings	1
Number of Stories	2
Year Built	1962
Year Renovated	2024
Rentable Square Feet	3,686 SF
Lot Size	3,927 SF
Type of Ownership	Fee Simple

CONSTRUCTION

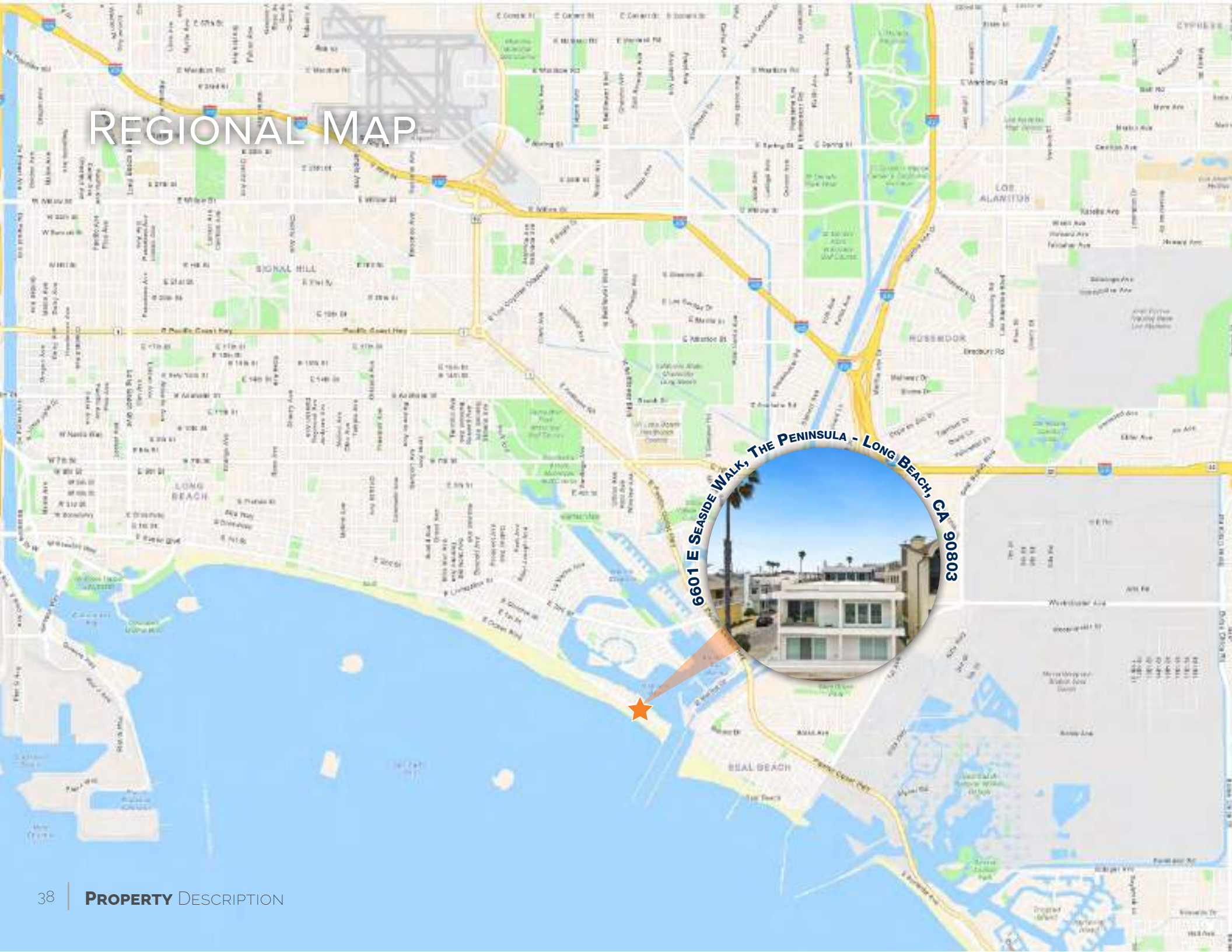
Framing	Wood Frame
Exterior	Smooth Stucco Finish
Parking Surface	Concrete
Roof	Flat

AERIAL PHOTO

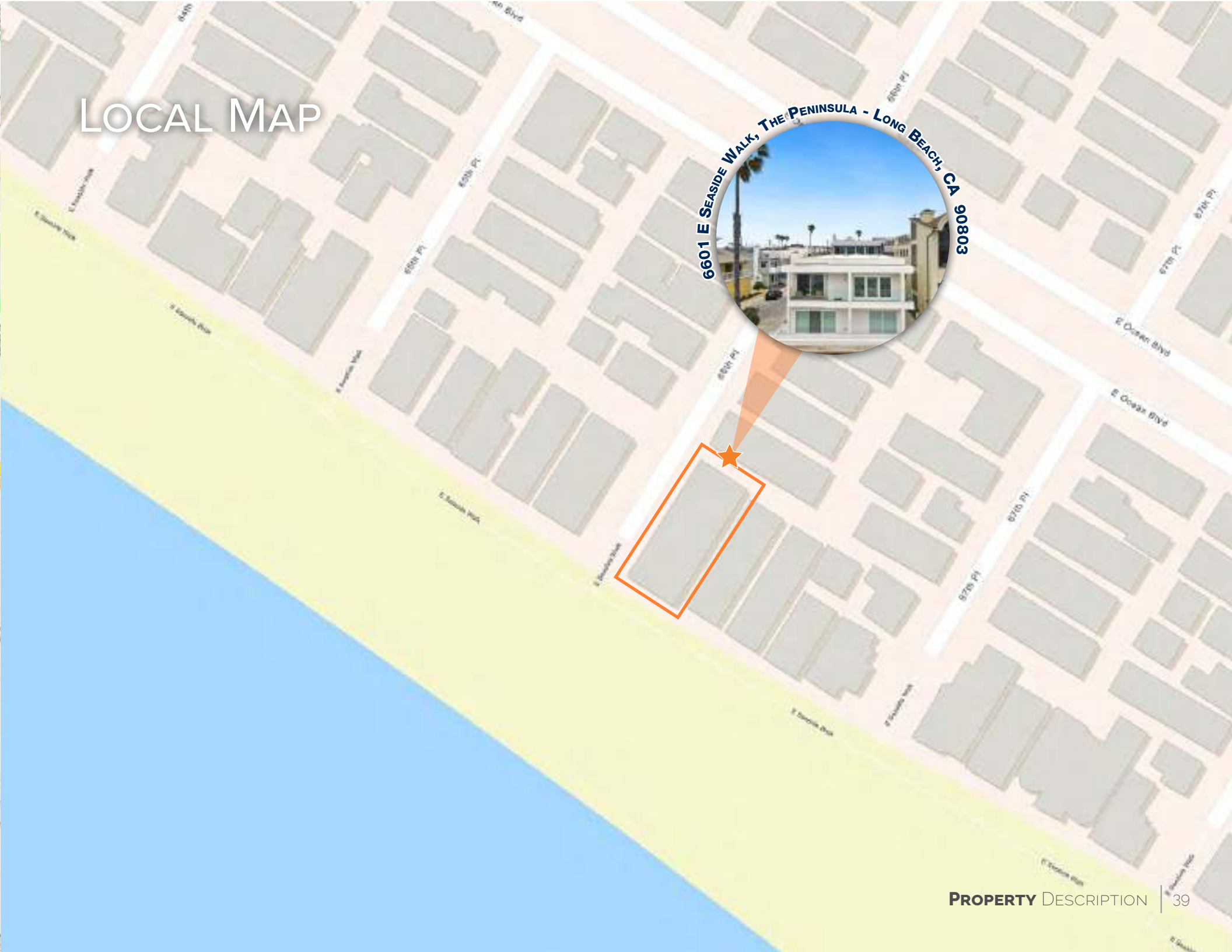


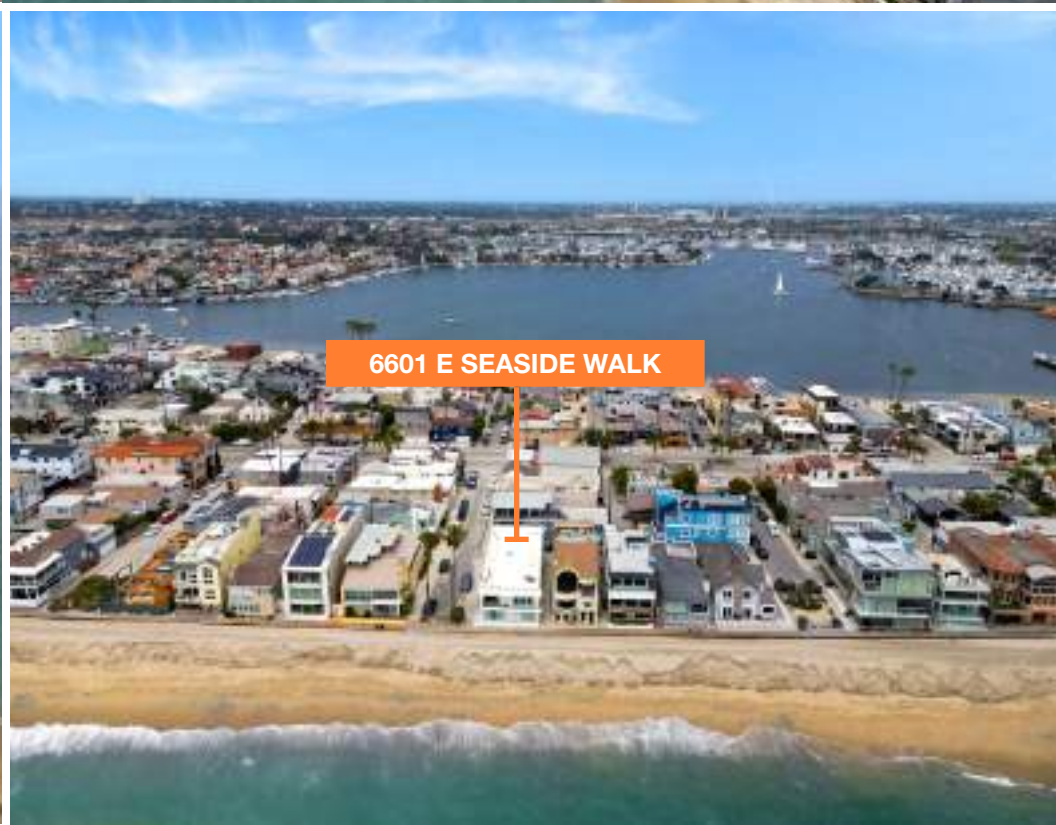
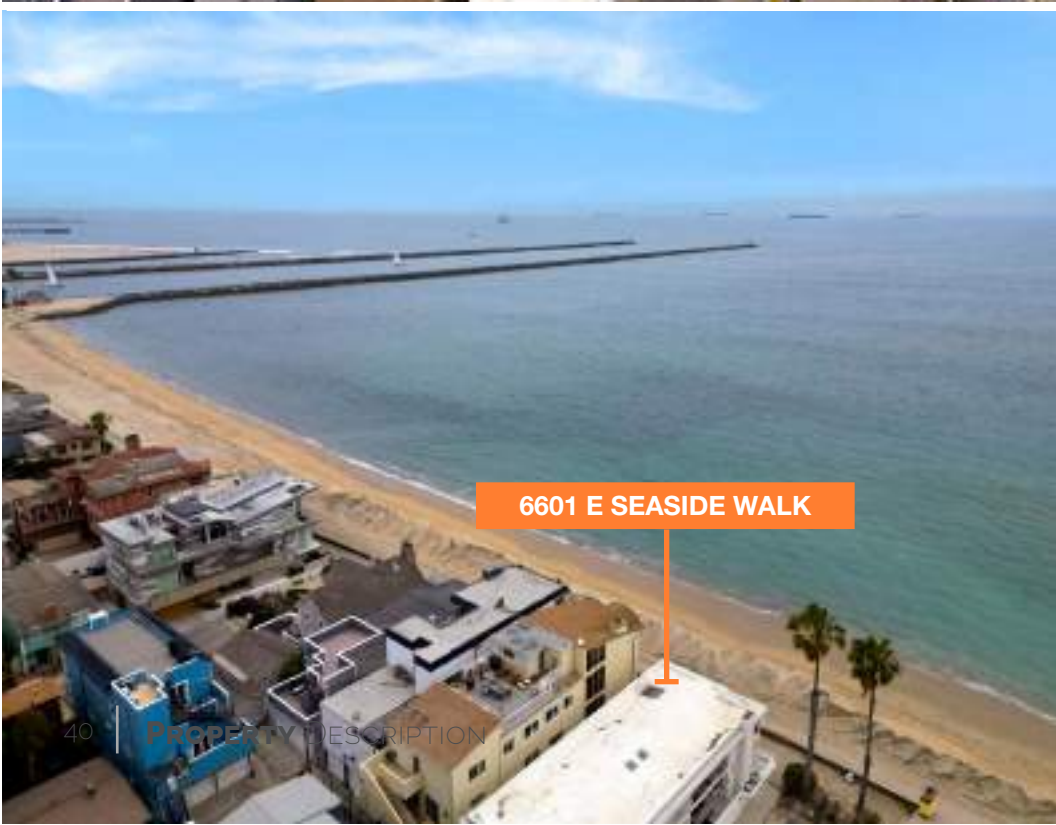
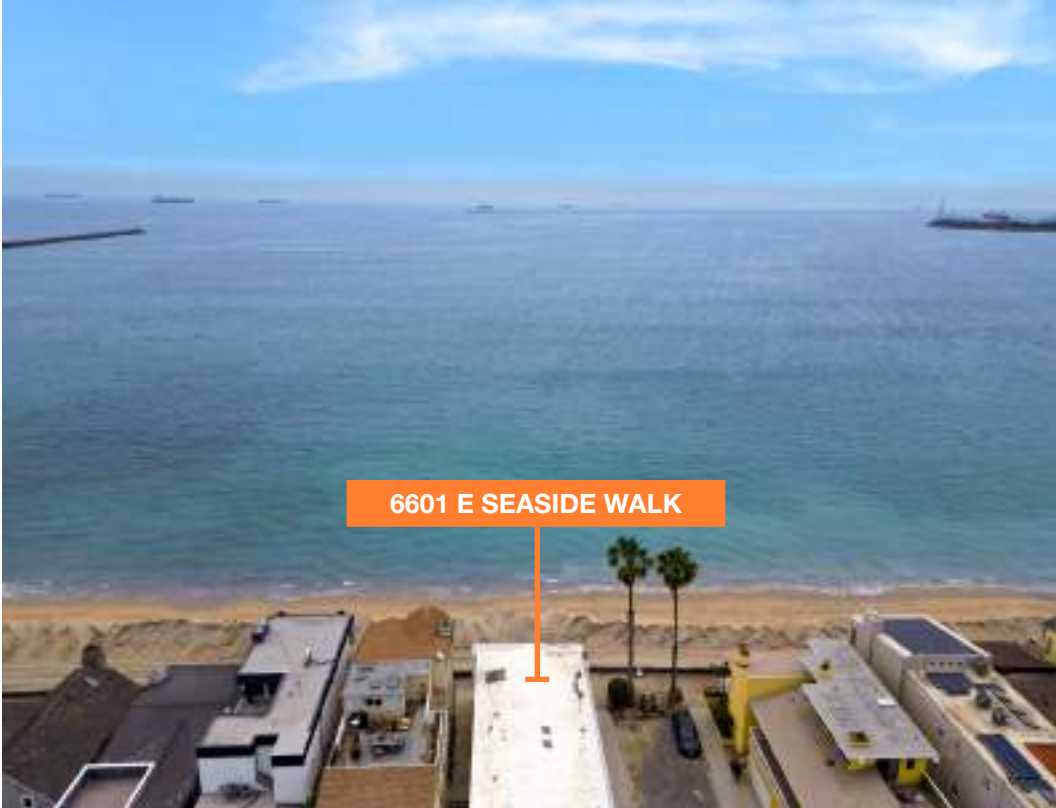
6601 E SEASIDE WALK
THE PENINSULA-LONG BEACH CA 90803

REGIONAL MAP



LOCAL MAP









6601 E SEASIDE WALK, THE PENINSULA — LONG BEACH, CA 90803

6601 E SEASIDE WALK

SALES COMPARABLES

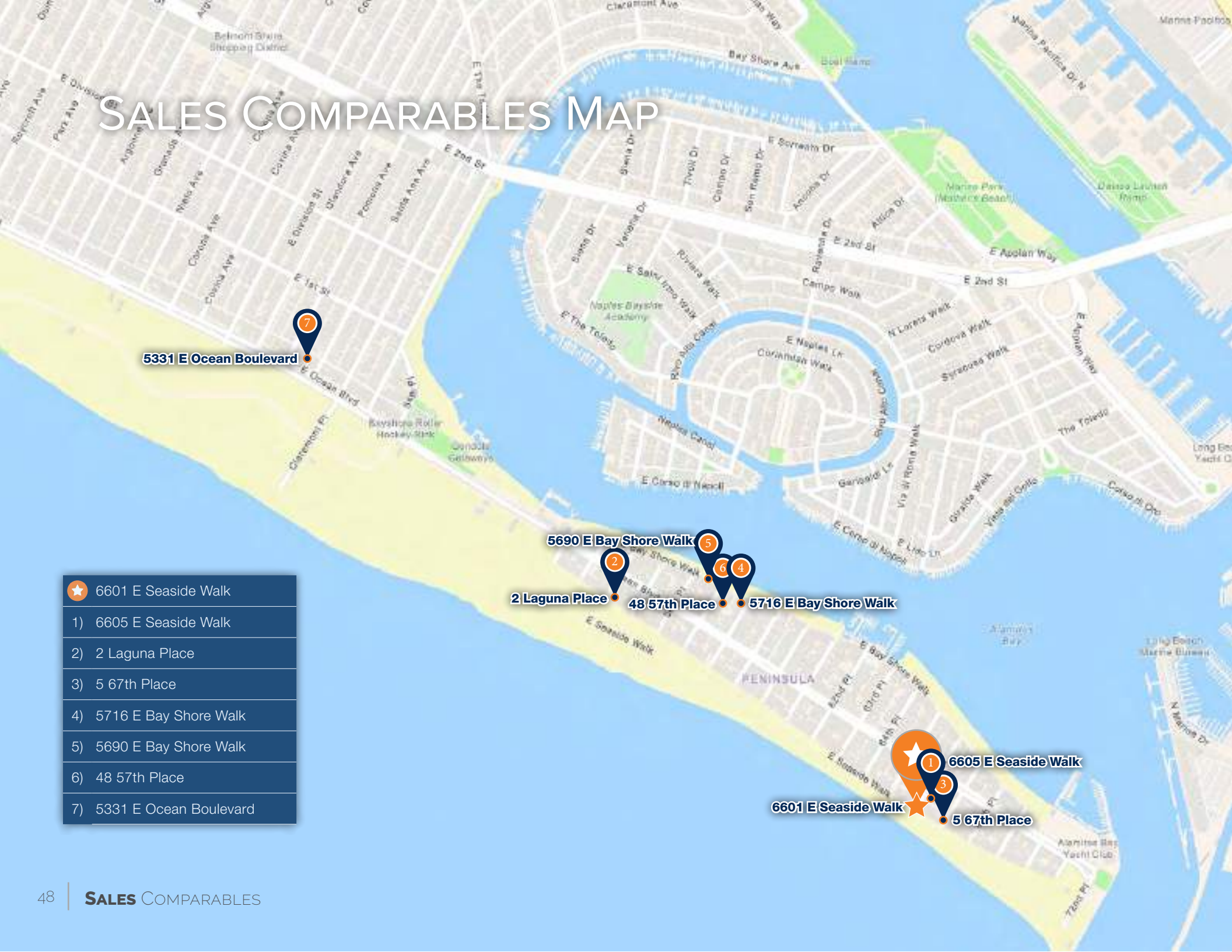
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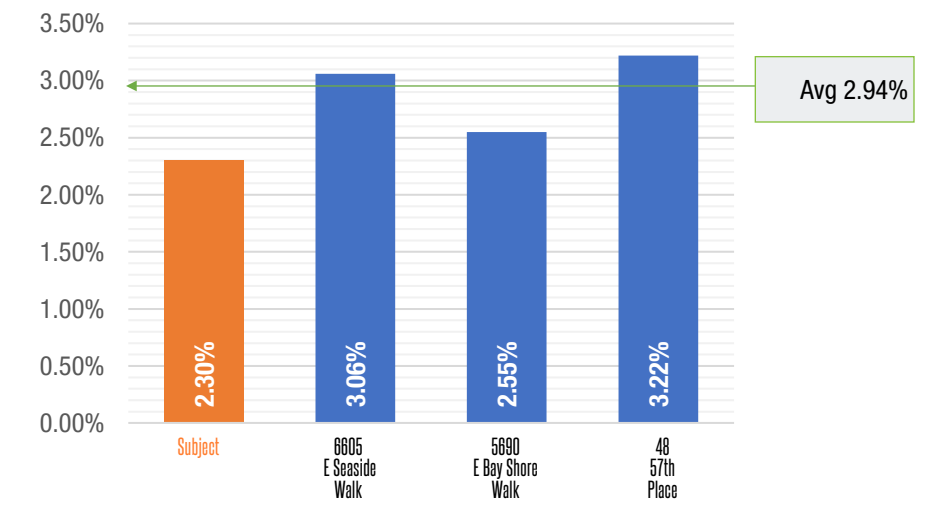
Marcus & Millichap
THE RAYMUNDO GROUP

SALES COMPARABLES MAP

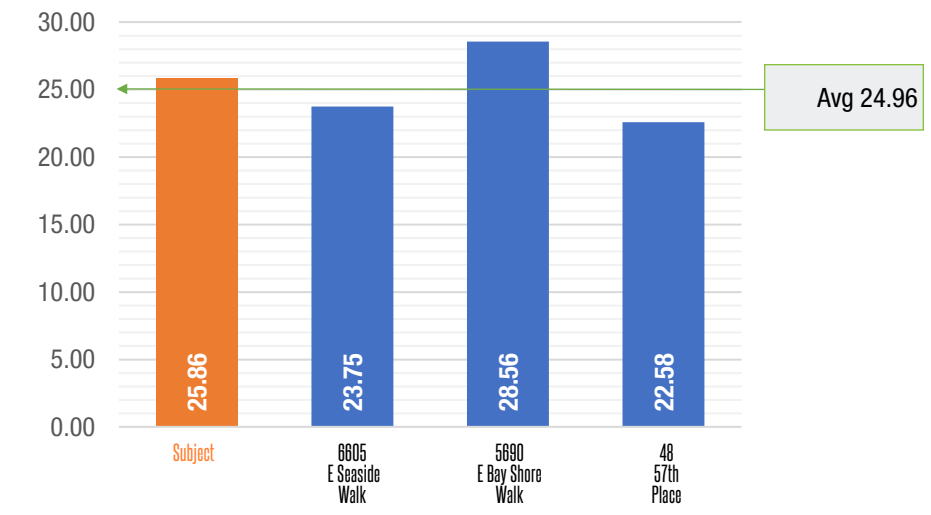
- ★ 6601 E Seaside Walk
- 1) 6605 E Seaside Walk
- 2) 2 Laguna Place
- 3) 5 67th Place
- 4) 5716 E Bay Shore Walk
- 5) 5690 E Bay Shore Walk
- 6) 48 57th Place
- 7) 5331 E Ocean Boulevard



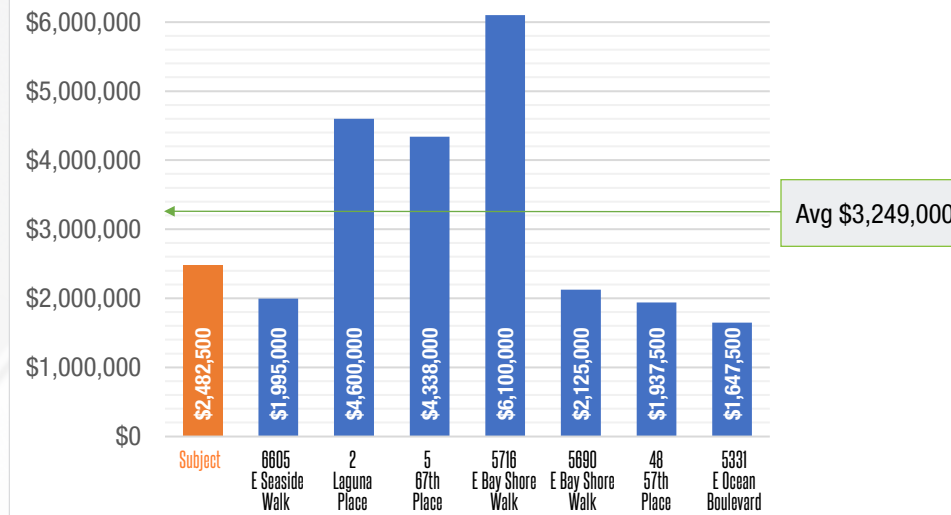
AVERAGE CAP RATE



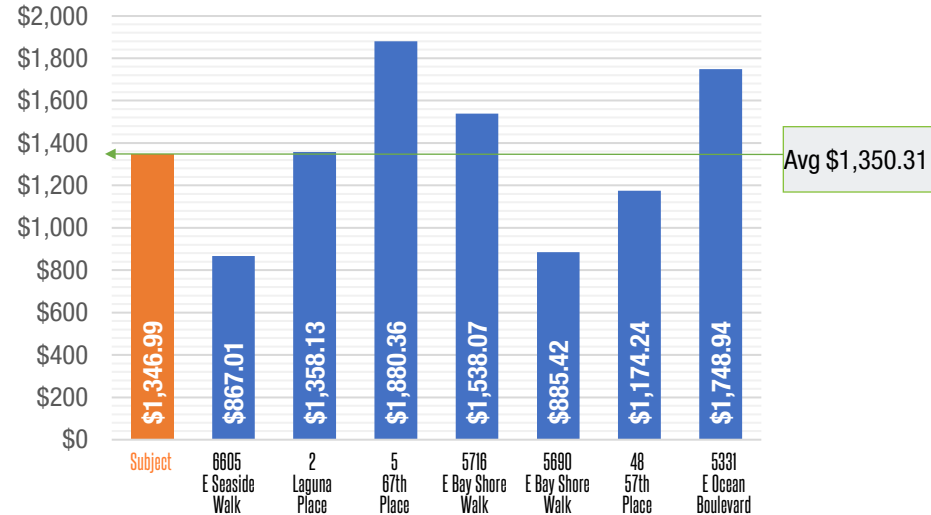
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





6601 E Seaside Walk
The Peninsula — Long Beach, CA 90803

Subject Property

Total No. of Units: 2
Year Built / Renovated: 1962 / 2024
Rentable SF: 3,686 SF
Lot Size: 3,927 SF
Listing Price: \$4,965,000
Price/Unit: \$2,482,500
Price/SF: \$1,346.99
CAP Rate: 2.30%
GRM: 25.86

No. of Units	Unit Type
1	2 Bdr 2.5 Bath + Den
1	3 Bdr 3 Bath + Loft

* Property will be delivered vacant – CAP rate and GRM calculated with projected market rents



1

6605 E Seaside Walk
The Peninsula — Long Beach, CA 90803

Close of Escrow: 03/16/23
Total No. of Units: 2
Year Built: 1993
Rentable SF: 4,602 SF
Lot Size: 2,710 SF
Sales Price: \$3,990,000
Price/Unit: \$1,995,000
Price/SF: \$867
CAP Rate: 3.06%
GRM: 23.75

No. of Units	Unit Type
1	3 Bdr 5 Bath
1	3 Bdr 3 Bath



2

2 Laguna Place
The Peninsula — Long Beach, CA 90803

Close of Escrow: 01/14/25
Total No. of Units: 1
Year Built: 1956
Rentable SF: 3,387 SF
Lot Size: 3,355 SF
Sales Price: \$4,600,000
Price/Unit: \$4,600,000
Price/SF: \$1,358

No. of Units	Unit Type
1	4 Bdr 4 Bath



3

5 67th Place
The Peninsula — Long Beach, CA 90803

Close of Escrow: 08/23/24
Total No. of Units: 1
Year Built: 2010
Rentable SF: 2,307 SF
Lot Size: 3,753 SF
Sales Price: \$4,338,000
Price/Unit: \$4,338,000
Price/SF: \$1,880

No. of Units	Unit Type
1	5 Bdr 5.5 Bath

4



5716 E Bay Shore Walk
The Peninsula — Long Beach, CA 90803

Close of Escrow: 08/11/23
Total No. of Units: 1
Year Built: 1981
Rentable SF: 3,966 SF
Lot Size: 4,725 SF
Sales Price: \$6,100,000
Price/Unit: \$6,100,000
Price/SF: \$1,538

No. of Units	Unit Type
1	4 Bdr 4 Bath

Located on the bay side of the Peninsula, with no ocean frontage, less desirable than the subject's beachfront location.

5



5690 E Bay Shore Walk
The Peninsula — Long Beach, CA 90803

Close of Escrow: 01/19/22
Total No. of Units: 2
Year Built: 1960
Rentable SF: 4,800 SF
Lot Size: 3,000 SF
Sales Price: \$4,250,000
Price/Unit: \$2,125,000
Price/SF: \$885
CAP Rate: 2.55%
GRM: 28.56

No. of Units	Unit Type
1	1 Bdr 1 Bath
1	4 Bdr 5 Bath

Located on the bay side of the Peninsula, with no ocean frontage, less desirable than the subject's beachfront location.

6



48 57th Place
The Peninsula — Long Beach, CA 90803

Close of Escrow: On Market
Total No. of Units: 2
Year Built: 2016
Rentable SF: 3,300 SF
Lot Size: 2,307 SF
Sales Price: \$3,875,000
Price/Unit: \$1,937,500
Price/SF: \$1,174
CAP Rate: 3.22%
GRM: 22.58

No. of Units	Unit Type
1	2 Bdr 2 Bath
1	3 Bdr 3 Bath

Located on the bay side of the Peninsula, with no ocean frontage, less desirable than the subject's beachfront location.

7



5331 E Ocean Boulevard
Long Beach, CA 90803

Close of Escrow: On Market
Total No. of Units: 2
Year Built: 1940
Rentable SF: 1,884 SF
Lot Size: 2,667 SF
Sales Price: \$3,295,000
Price/Unit: \$1,647,500
Price/SF: \$1,749

No. of Units	Unit Type
1	1 Bdr 1 Bath
1	3 Bdr 2 Bath

Located in Belmont Shore, separated from the beach by Ocean Blvd, less desirable than the subject's direct beachfront access.

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built / Renovated	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	6605 E Seaside Walk The Peninsula — Long Beach, CA 90803	03/16/23	2	1993	\$3,990,000	\$1,995,000	\$867	3.06%	23.75
2	2 Laguna Place The Peninsula — Long Beach, CA 90803	01/14/25	1	1956	\$4,600,000	\$4,600,000	\$1,358	N/A	N/A
3	5 67th Place The Peninsula — Long Beach, CA 90803	08/23/24	1	2010	\$4,338,000	\$4,338,000	\$1,880	N/A	N/A
4	5716 E Bay Shore Walk The Peninsula — Long Beach, CA 90803	08/11/23	1	1981	\$6,100,000	\$6,100,000	\$1,538	N/A	N/A
5	5690 E Bay Shore Walk The Peninsula — Long Beach, CA 90803	01/19/22	2	1960	\$4,250,000	\$2,125,000	\$885	2.55%	28.56
6	48 57th Place The Peninsula — Long Beach, CA 90803	On Market	2	2016	\$3,875,000	\$1,937,500	\$1,174	3.22%	22.58
7	5331 E Ocean Boulevard Long Beach, CA 90803	On Market	2	1940	\$3,295,000	\$1,647,500	\$1,749	N/A	N/A
A V E R A G E S						\$3,249,000	\$1,350	2.94%	24.96
★	6601 E Seaside Walk The Peninsula — Long Beach, CA 90803	Subject Property	2	1962 / 2024	\$4,965,000	\$2,482,500	\$1,346.99	2.30%	25.86



6601 E SEASIDE WALK, THE PENINSULA — LONG BEACH, CA 90803

6601 E SEASIDE WALK, THE PENINSULA — LONG BEACH, CA 90803

6601 E SEASIDE WALK

RENT COMPARABLES

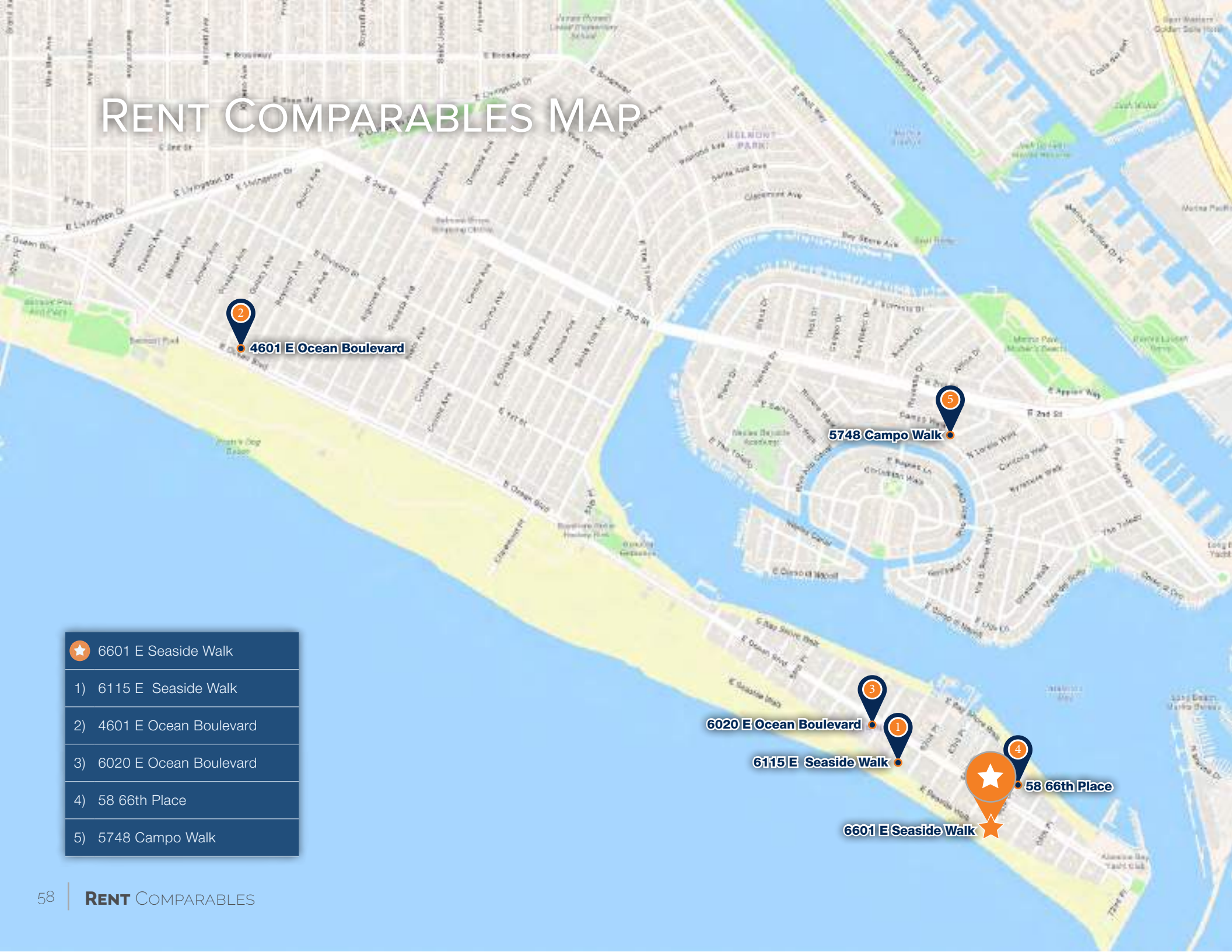
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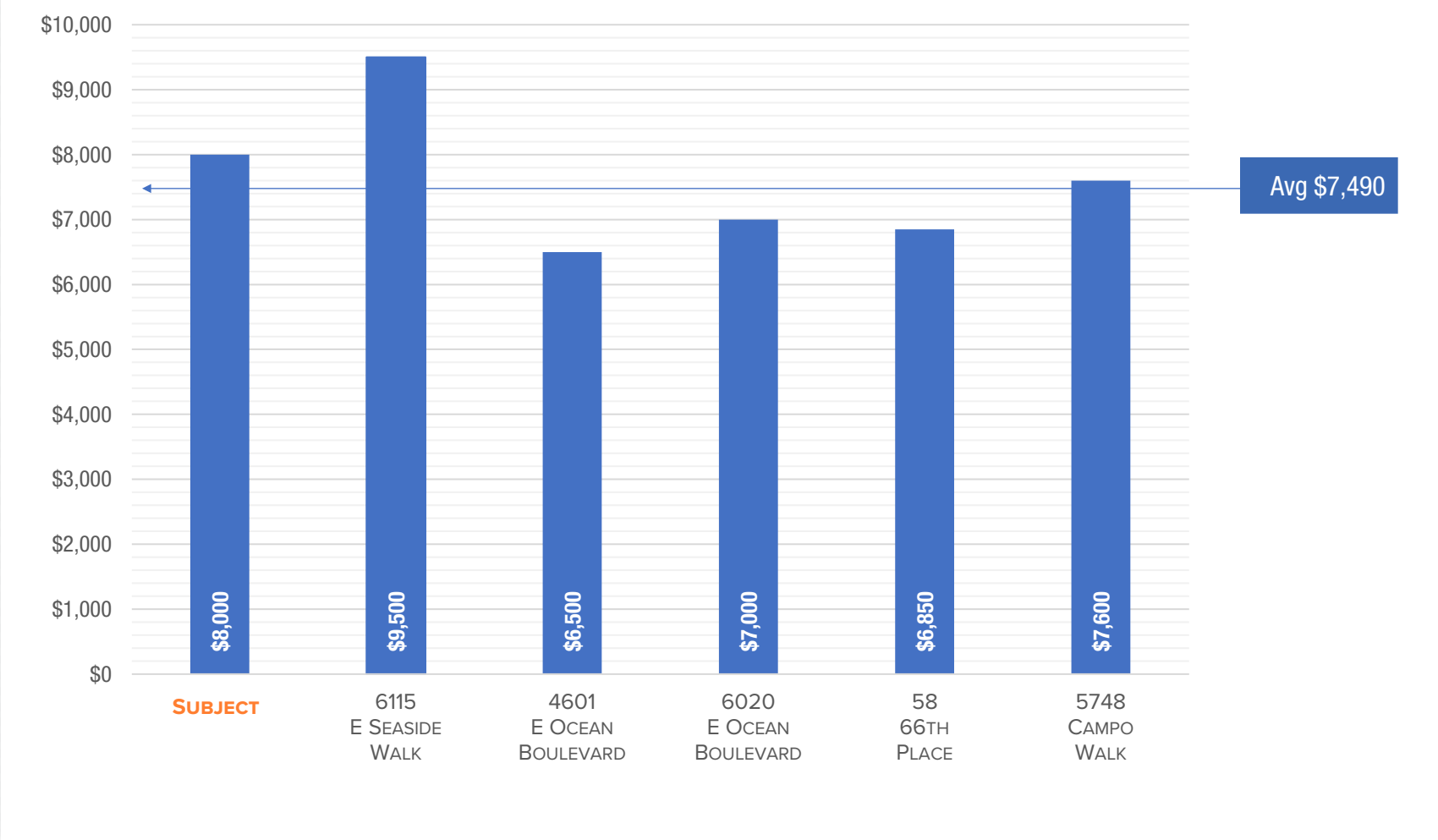
Marcus & Millichap
THE RAYMUNDO GROUP

RENT COMPARABLES MAP

- ★ 6601 E Seaside Walk
- 1) 6115 E Seaside Walk
- 2) 4601 E Ocean Boulevard
- 3) 6020 E Ocean Boulevard
- 4) 58 66th Place
- 5) 5748 Campo Walk



AVERAGE RENTS





6601 E Seaside Walk
The Peninsula - Long Beach, CA 90803

Year Built / Renovated1962 / 2024

Unit Type	SF	Rent
2 Bdr 2.5 Bath + Den	2,050	\$8,200
3 Bdr 3 Bath + Loft	1,636	\$7,800



6115 E Seaside Walk
The Peninsula - Long Beach, CA 90803

Year Built / Renovated1985 /2023

Unit Type	SF	Rent
3 Bdr 3 Bath	2,462	\$9,500



4601 E Ocean Boulevard
Long Beach, CA 90803

Year Built2023

Unit Type	SF	Rent
3 Bed 2.5 Bath	1,892	\$6,500

Less desirable Long Beach area than the subject property on the Peninsula.



6020 E Ocean Boulevard
The Peninsula - Long Beach, CA 90803

Year Built1991

Unit Type	SF	Rent
4 Bdr 4 Bath	3,705	\$7,000

Located several parcels from the sand, less desirable than the subject's beachfront location.



4

58 66th Place
The Peninsula - Long Beach, CA 90803

Year Built		1923
Unit Type	SF	Rent
5 Bdr 3 Bath	3,341	\$6,850

Located on the bay side of the Peninsula, less desirable than the subject's beachfront location.



5

5748 Campo Walk
Naples - Long Beach, CA 90803

Year Built		2007
Unit Type	SF	Rent
4 Bdr 4 Bath	2,500	\$7,600

Located in Naples, mid-block with no ocean frontage, less desirable than the subject's beachfront location.

RENT COMPARABLES SUMMARY

	Address	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents
1	6115 E Seaside Walk The Peninsula — Long Beach, CA 90803	1985 / 2023	3 Bdr 3 Bath	2,462	\$9,500
2	4601 E Ocean Boulevard Long Beach, CA 90803	2023	3 Bed 2.5 Bath	1,892	\$6,500
3	6020 E Ocean Boulevard The Peninsula — Long Beach, CA 90803	1991	4 Bdr 4 Bath	3,705	\$7,000
4	58 66th Place The Peninsula — Long Beach, CA 90803	1923	5 Bdr 3 Bath	3,341	\$6,850
5	5748 Campo Walk Naples - Long Beach, CA 90803	2007	4 Bdr 4 Bath	2,500	\$7,600
A V E R A G E S				2,780	\$7,490
★	6601 E Seaside Walk The Peninsula — Long Beach, CA 90803	1962 / 2024	2 Bdr 2.5 Bath + Den 3 Bdr 3 Bath + Loft	2,050 1,636	\$8,200 \$7,800



6601 E SEASIDE WALK, THE PENINSULA — LONG BEACH, CA 90803

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