



# 4 UNITS NEAR PRIME DOWNTOWN LONG BEACH

501 W 8th St  
Long Beach, CA 90813

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



**Austin Longwell**

Associate

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License #: 01948605

4 UNITS NEAR PRIME DOWNTOWN LONG BEACH

501 W 8TH ST

LONG BEACH, CA 90813



West Shores Realty  
11260 Whittier Blvd  
Whittier, CA 90606  
Office: 5629555400  
<https://linktr.ee/austinlongwell>

Built By: [www.crebuilder.com](http://www.crebuilder.com)





## PROPERTY SUMMARY

Offering Price	\$950,000.00
Building SqFt	2,592 SqFt
Lot Size (SF)	4,498.00 SqFt
Levels	2
Units	4.00
Year Built	1946
Zoning	Residential
Subdivision Name	TOWNSITE OF LONG BEACH
County	Los Angeles
Parcel ID / APN	7272-016-024
Construction	WOOD

## INVESTMENT SUMMARY

Austin Longwell of West Shores Realty is pleased to present the exclusive opportunity to acquire to 4 units withing walking distance to Prime Downtown Long Beach. The property is comprised of 4 units with an ideal unit mix of (3) 1 bed 1 baths & (1) 2 bed 2 baths and a bonus room & kitchenette area. With excellent proximity to shopping, entertainment districts and restaurants, this community is an attractive destination for vacations, business trips and urban young professionals making it a unique opportunity for short-and long-term rentals alike.

This is an ideal opportunity for a first time home buyer to take advantage of the generous City, State, and Private Down Payment Assistance Grants and have their tenants subsidize their mortgage. Ask us how you can begin your generational wealth journey today!



# INVESTMENT HIGHLIGHTS

- Large corner lot in prime residential location 5 blocks from Downtown Long Beach (84 Walk Score)
- Great unit mix consisting of (3) 1 Bed 1 Baths & (1) 2 Bed 2 Bath with a bonus room.
- 1 unit will be delivered vacant; perfect for owner user or investors alike.
- Rents have been left below market for ease of management; Immediate realistic upside
- Two garages on site; Opportunity to create additional income.
- Great financials in place with a current 5.5% cap rate, 12.33 GRM, \$366/sq ft, & a price/unit of \$237,500.

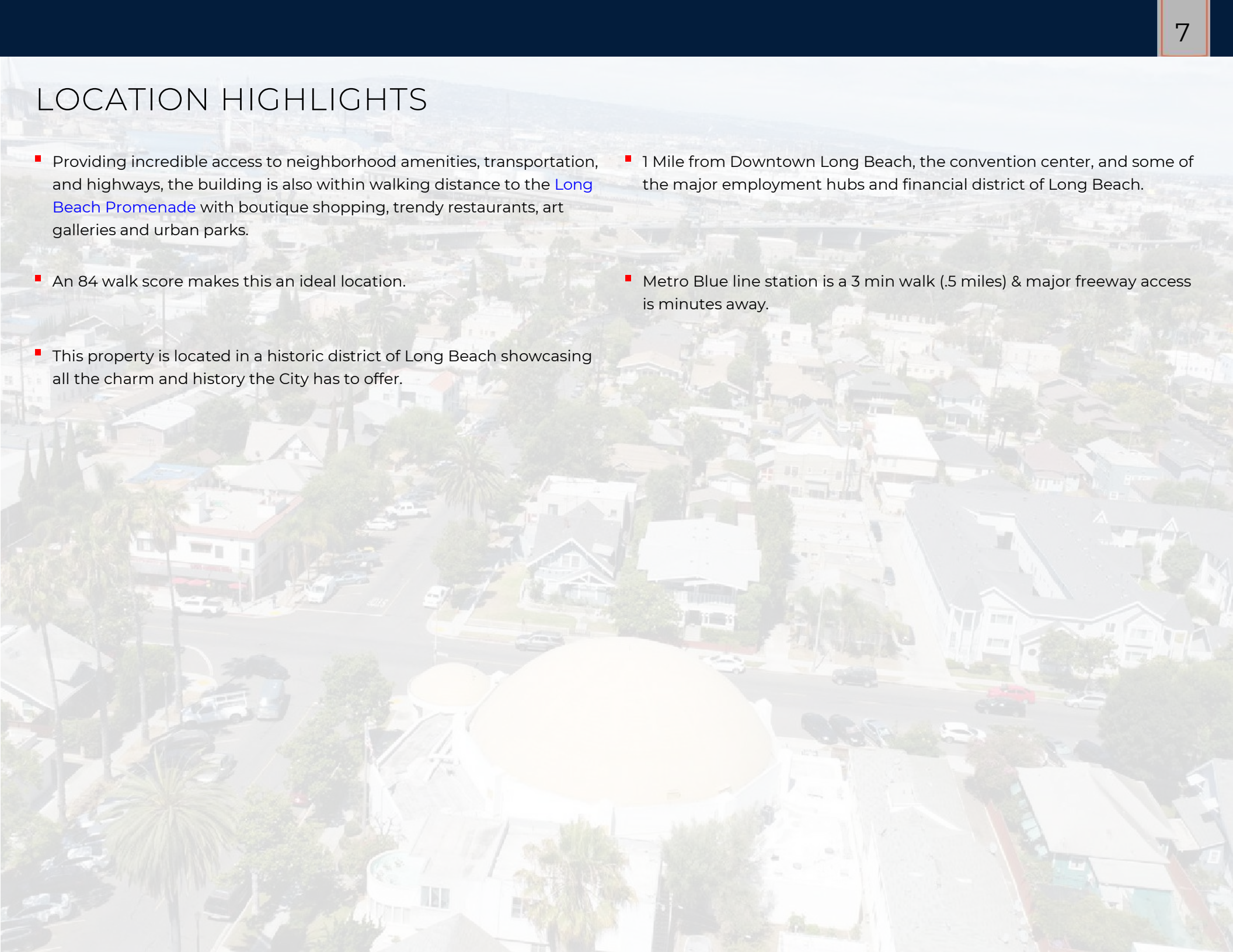




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# LOCATION HIGHLIGHTS

- Providing incredible access to neighborhood amenities, transportation, and highways, the building is also within walking distance to the [Long Beach Promenade](#) with boutique shopping, trendy restaurants, art galleries and urban parks.
- An 84 walk score makes this an ideal location.
- This property is located in a historic district of Long Beach showcasing all the charm and history the City has to offer.
- 1 Mile from Downtown Long Beach, the convention center, and some of the major employment hubs and financial district of Long Beach.
- Metro Blue line station is a 3 min walk (.5 miles) & major freeway access is minutes away.



## RENT ROLL

Unit Type	Unit Square Footage	Monthly Rent	Annual Rent	
2 bedroom 2 bath + Bonus Kitchenette	1,192	\$2,600	\$31,200.00	Vacant
Downstairs 1 bed	500	\$1400	\$16,800.00	
Upstairs 1 bed	500	\$1,331	\$15,972.00	
Upstairs Single	400	\$1,060	\$12,720.00	
Total Occupied	2,592			
Total	2,592		\$76,692.00	

# OVERVIEW & ASSUMPTIONS

## Pricing Summary

Pricing	\$950,000.00
Price PSF	\$366.51
In Place NOI	\$56,896.00
In Place Cap Rate	5.99%
Year 1 NOI	\$56,896.00
Year 1 Cap Rate	5.99%
Year 1 Leveraged Cash / Cash Return	5.99%

## General Information

Analysis Period	1
Analysis Start Date	07/24/2025
Market Rent/SF	\$0.00

## Additional Income Breakdown

Laundry Machines	\$450.00
Garages	\$1,200.00
Total Additional Income	\$1,650.00

## Expense Breakdown

General Expenses	
Utilities (estimated)	\$2,400.00
Maintenance (4%)	\$3,131.00
Landscaping	\$800.00
Total General Expenses	\$6,331.00
Property Tax	\$11,875.00
Property Insurance	\$3,240.00
Total Expenses	\$21,446.00

# CASH FLOW PROJECTIONS

	In Place	Year 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$76,692.00	\$76,692.00
SCHEDULED BASE RENTAL REVENUE	\$76,692.00	\$76,692.00
ADDITIONAL INCOME	\$1,650.00	\$1,650.00
TOTAL POTENTIAL GROSS REVENUE	\$78,342.00	\$78,342.00
EFFECTIVE GROSS REVENUE	\$78,342.00	\$78,342.00
OPERATING EXPENSES		
PROPERTY TAX	\$11,875.00	\$11,875.00
INSURANCE	\$3,240.00	\$3,240.00
GENERAL EXPENSES	\$6,331.00	\$6,331.00
TOTAL OPERATING EXPENSES	\$21,446.00	\$21,446.00
NET OPERATING INCOME	\$56,896.00	\$56,896.00
CAP RATE	5.99%	5.99%



# SALES COMPARABLES

2010 Magnolia Avenue, Long Beach,  
CA 90806

2010 Magnolia Avenue,

**Long Beach, California 90806**



2100 Pine Avenue, Long Beach, CA  
90806

2100 Pine Avenue

**Long Beach, California 90806**



Price	\$1,430,000.00
Sale Date	07/24/2025
Cap Rate%	5.28
Net Operating Income	\$75,558.00
Building Size	4,191 Sqft
Lot Size	6,375 Sqft
Number of Units	4.00
Occupancy %	100.00

Price	\$870,000.00
Cap Rate%	4.80
Net Operating Income	\$42,616.00
Building Size	2,028 Sqft
Lot Size	4,134 Sqft
Number of Units	4.00
Occupancy %	100.00

# SALES COMPARABLES

1750 Chestnut Avenue, Long Beach,  
CA 90813

1750 Chestnut Avenue

**Long Beach, California 90813**



332 W 9th St, Long Beach 90813

332 W 9th St

**Long Beach , California 90813**



Price	\$1,150,000.00
Sale Date	07/24/2025
Cap Rate%	5.80
Net Operating Income	\$67,720.00
Building Size	2,927 Sqft
Lot Size	7,504 Sqft
Number of Units	4.00
Occupancy %	100.00

Price	\$1,200,000.00
Sale Date	07/10/2025
Cap Rate%	5.30
Net Operating Income	\$64,458.00
Building Size	3,372 Sqft
Lot Size	2,503 Sqft
Number of Units	4.00
Occupancy %	100.00

# SALES COMPARABLES

930 E 11th St, Long Beach 90813

930 E 11th St

**Long Beach, California 90813**



Price	\$999,975.00
Sale Date	08/30/2024
Cap Rate%	4.90
Net Operating Income	\$49,896.00
Building Size	2,952 Sqft
Lot Size	3,162 Sqft
Number of Units	4.00
Occupancy %	50.00

807 Daisy Ave, Long Beach 90813

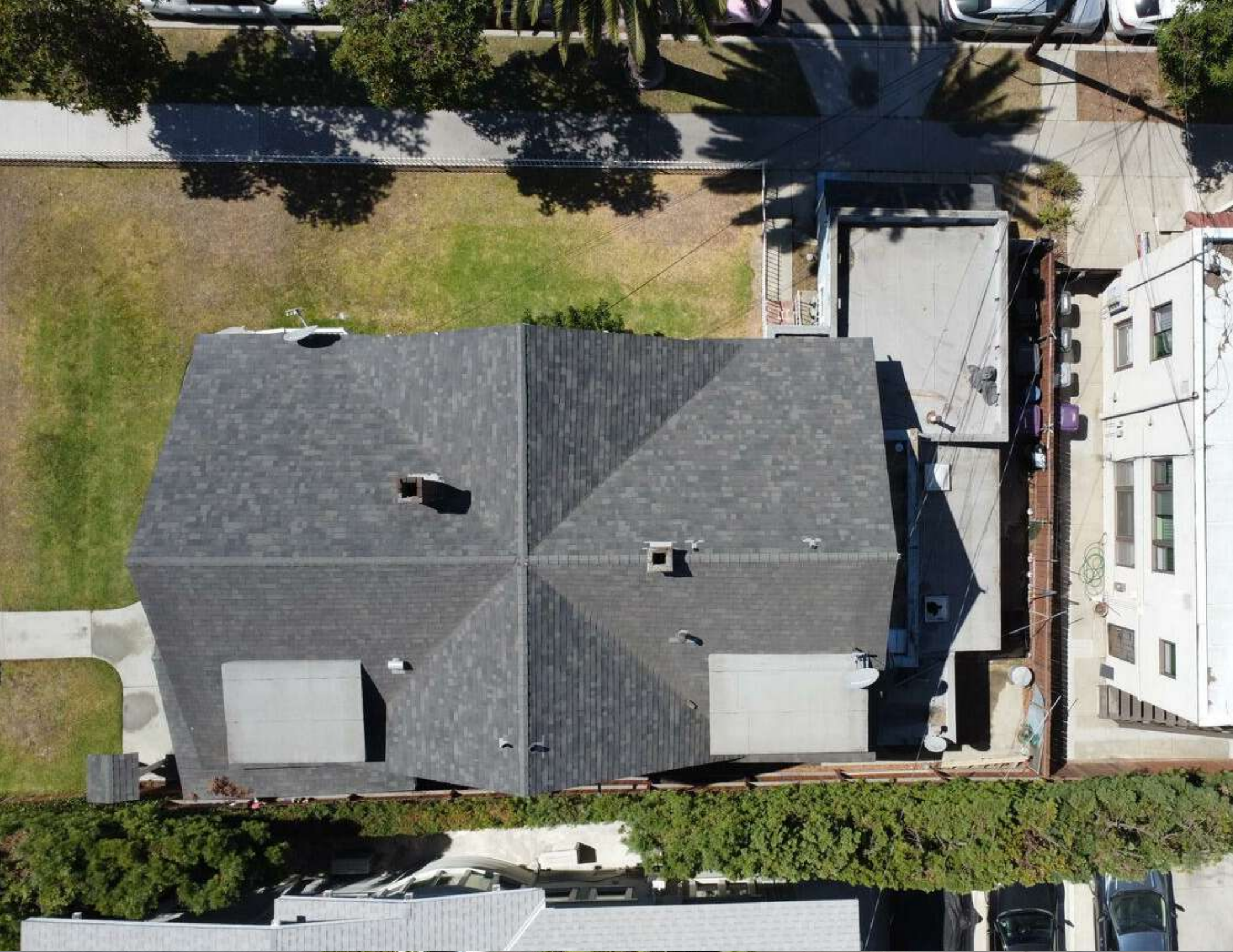
807 Daisy Ave

**Long Beach , California 90813**

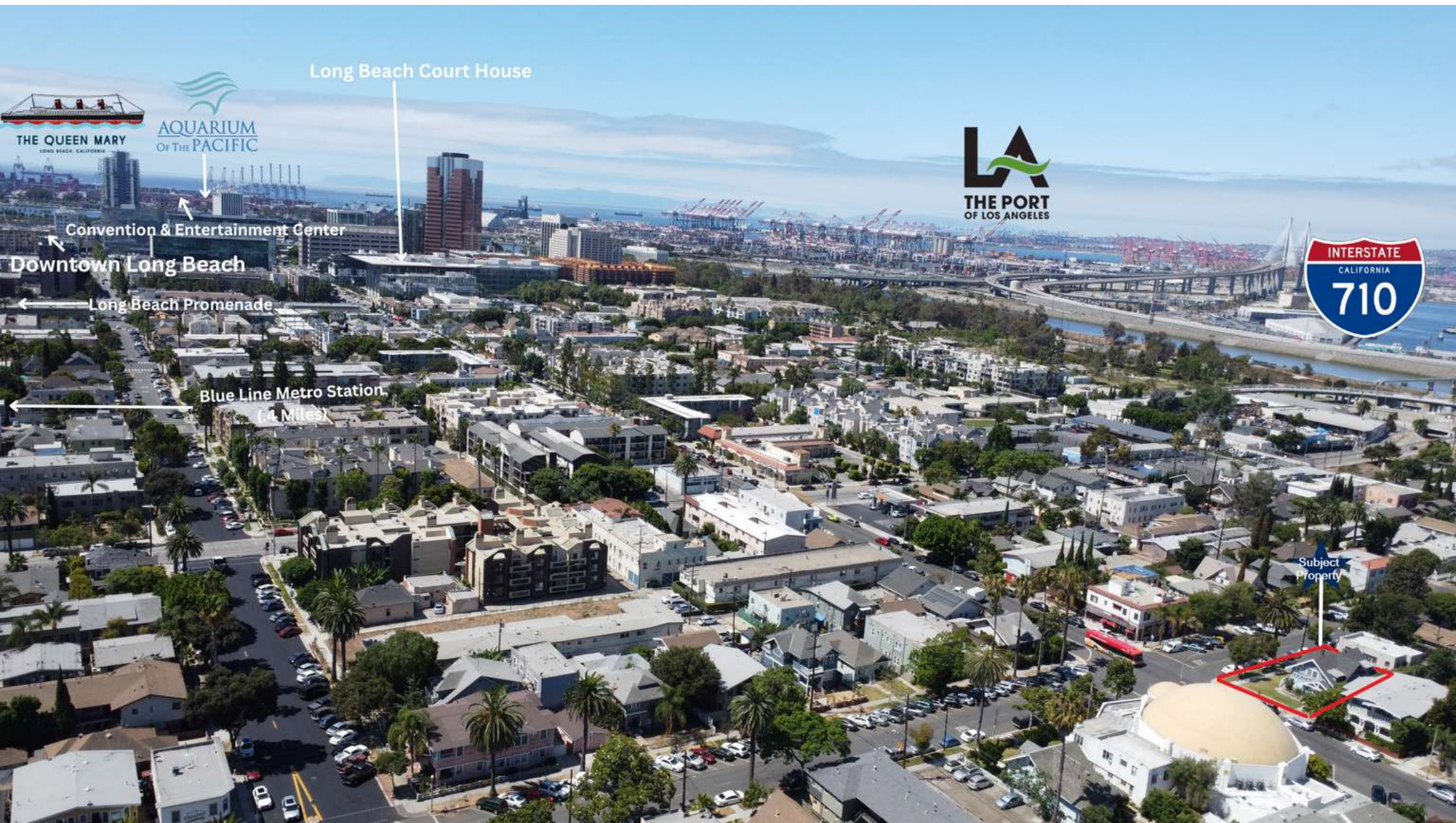


Price	\$989,000.00
Sale Date	08/15/2024
Cap Rate%	5.90
Net Operating Income	\$59,496.00
Building Size	3,558 Sqft
Lot Size	7,565 Sqft
Number of Units	4.00
Occupancy %	100.00

Address	Price	Square Feet	No of Units	Year Built	Occupancy	Price/Unit	Gross Income	GRM	Price/Sq Ft	Sale Date
2010 Magnolia Avenue, Long Beach, CA 90806	\$ 1,430,000	4,191	4	1967	100%	\$ 357,500	\$107,940	13.25	\$ 341.21	7/24/2025
2100 Pine Avenue, Long Beach, CA 90806	\$ 870,000	2,028	4	1948	100%	\$ 217,500	\$46,716	18.62	\$ 428.99	8/19/2024
1750 Chestnut Avenue, Long Beach, CA 90813	\$ 1,150,000	2,927	4	1937	100%	\$ 287,500	\$97,944	11.74	\$ 392.89	6/23/2025
332 W 9th St, Long Beach 90813	\$ 1,200,000	3,372	4	1925	75%	\$ 300,000	\$93,240	12.87	\$ 355.87	N/A
930 E 11th St, Long Beach 90813	\$ 997,975	2,952	4	1923	50%	\$ 249,494	\$73,860	13.51	\$ 338.07	8/30/2024
807 Daisy Ave, Long Beach 90813	\$ 989,900	3,558	4	1921	100%	\$ 247,475	\$84,036	11.78	\$ 278.22	8/15/2024
<b>Averages:</b>	\$ 1,106,313	3,171	4	1937	88%	276,578.13	\$83,956	13.63	355.88	12/27/2024
<b>*501 W 8th St, Long Beach 90813</b>	\$ 950,000	2,592	4	1946	75%	\$ 237,500	\$78,273	12.14	\$ 366.51	Today!







THE QUEEN MARY  
LONG BEACH, CALIFORNIA

AQUARIUM  
OF THE PACIFIC

Long Beach Court House

Convention & Entertainment Center

Downtown Long Beach

Long Beach Promenade

Blue Line Metro Station  
(.4 Miles)

LA  
THE PORT  
OF LOS ANGELES

INTERSTATE  
CALIFORNIA  
710

Subject  
Property

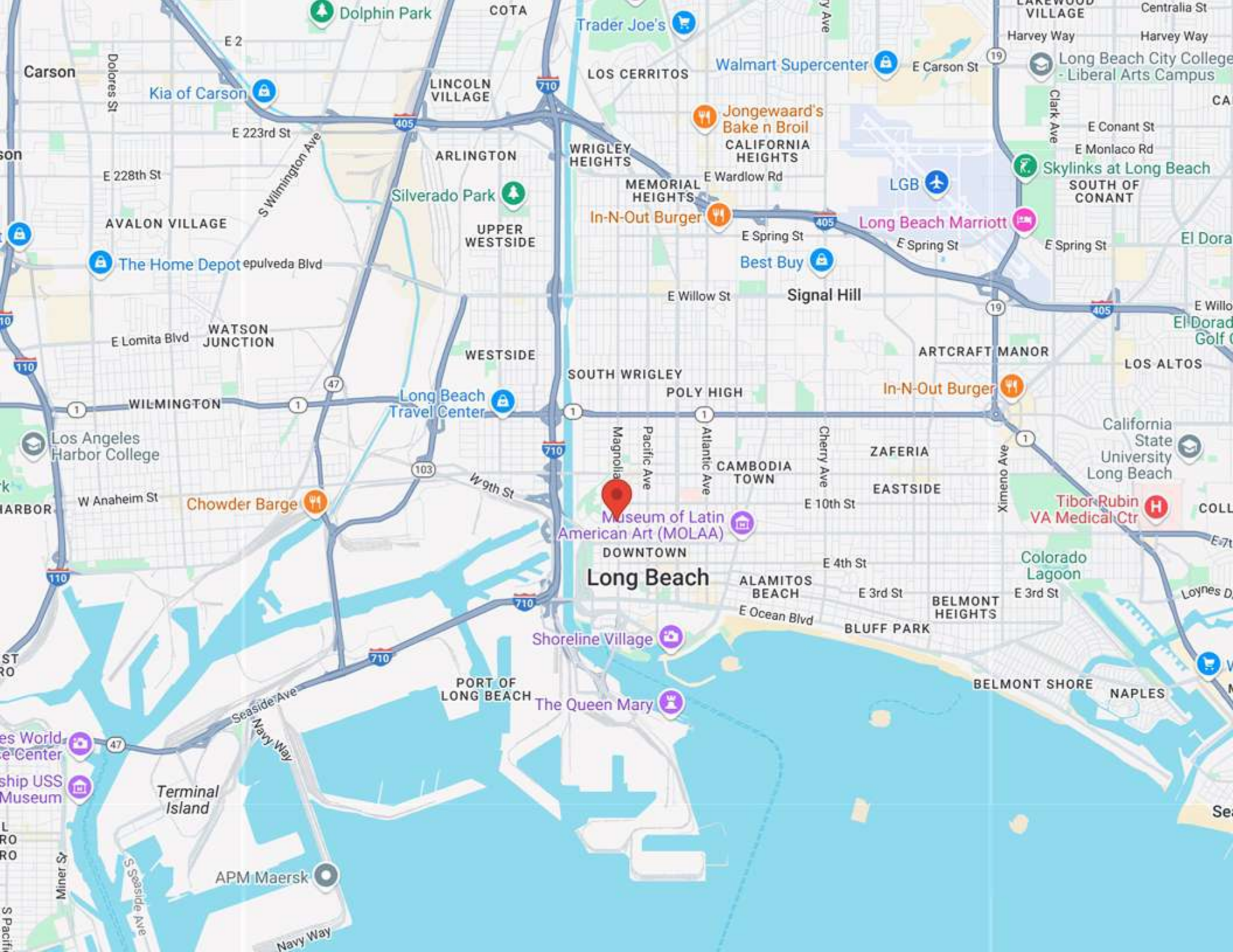
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	49,135	234,493	420,962
2010 Population	49,073	230,610	421,688
2025 Population	49,441	221,827	407,938
2030 Population	50,567	218,571	400,381
2025-2030 Growth Rate	0.45 %	-0.3 %	-0.37 %
2025 Daytime Population	67,024	218,052	422,204



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	3,253	9,074	13,750
\$15000-24999	1,492	5,780	9,133
\$25000-34999	1,749	6,206	9,772
\$35000-49999	2,427	8,796	13,830
\$50000-74999	3,679	15,327	24,194
\$75000-99999	2,784	11,953	20,374
\$100000-149999	3,226	14,505	27,334
\$150000-199999	1,741	7,882	15,841
\$200000 or greater	1,493	8,012	21,012
Median HH Income	\$ 62,772	\$ 72,179	\$ 82,012
Average HH Income	\$ 84,805	\$ 96,221	\$ 111,802

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	16,681	79,364	145,655
2010 Total Households	17,824	80,647	147,099
2025 Total Households	21,847	87,550	155,259
2030 Total Households	23,250	88,903	156,469
2025 Average Household Size	2.16	2.46	2.55
2025 Owner Occupied Housing	3,193	21,848	56,517
2030 Owner Occupied Housing	3,341	22,442	57,589
2025 Renter Occupied Housing	18,654	65,702	98,742
2030 Renter Occupied Housing	19,909	66,461	98,880
2025 Vacant Housing	2,013	5,727	8,870
2025 Total Housing	23,860	93,277	164,129





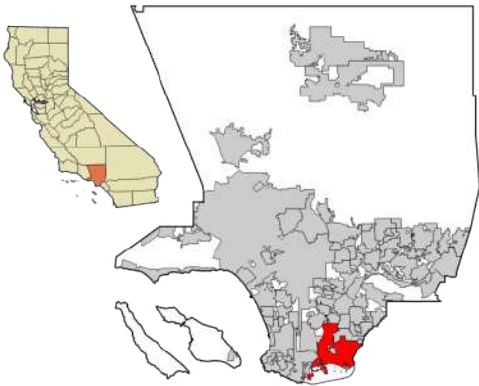


# ABOUT LONG BEACH

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 \$2.5 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–Benz 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 nightlife 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.



## CITY OF LONG BEACH

Incorporated	12/12/1897
AREA	
City	80.3 sq mi
Land	50.7 sq mi
Water	29.6 sq mi
Elevation	52 ft
POPULATION	
Rank	44
Density	9,205.96 sq mi

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE WEST SHORES REALTY ADVISOR FOR  
MORE DETAILS.**

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