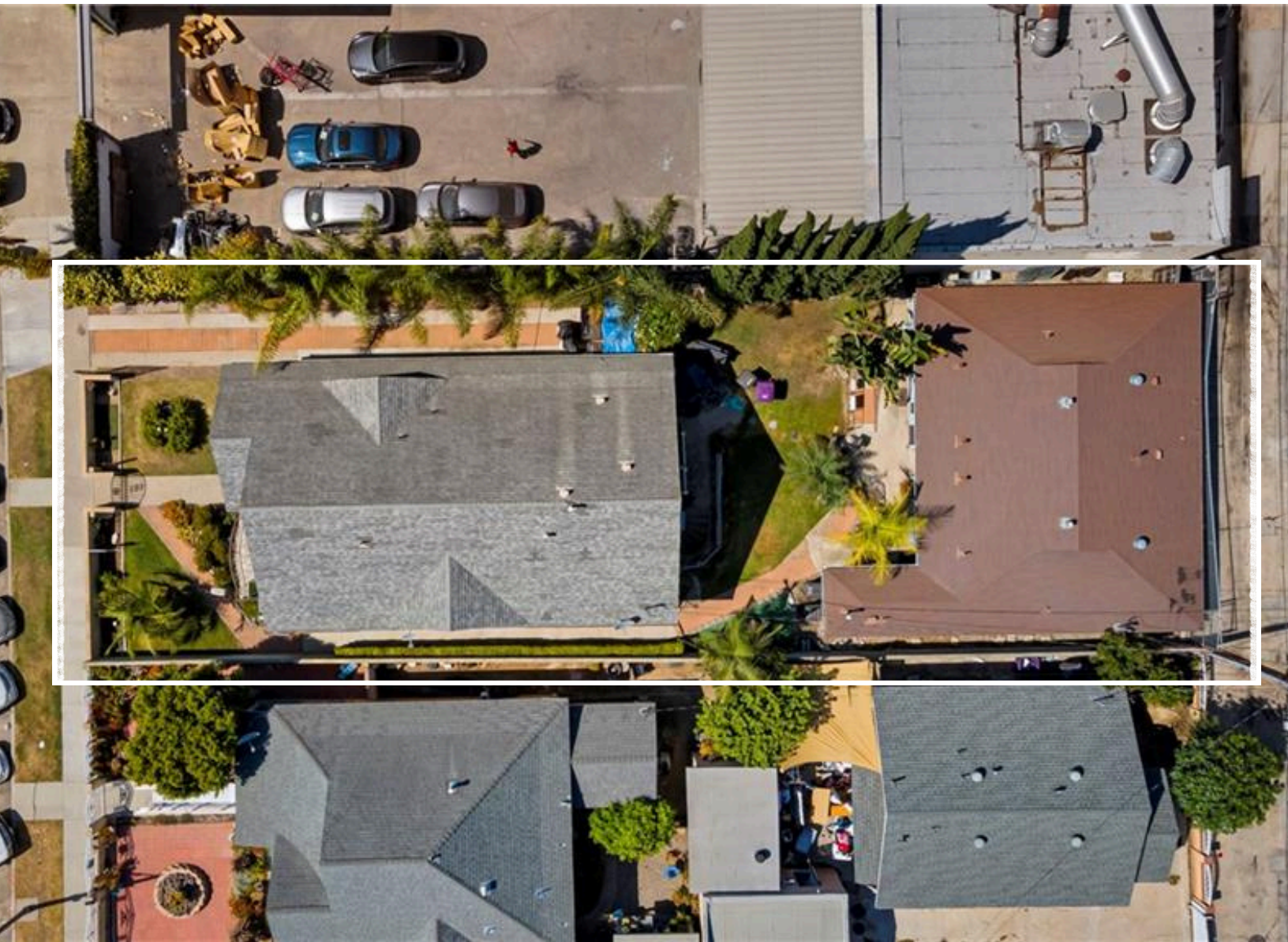


1208 LINDEN AVENUE LONG BEACH, CA 90813



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Keller Williams Realty ("KW"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or KW.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to KW.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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1208 Linden Ave, Long Beach



01 INVESTMENT SUMMARY & HIGHLIGHTS

INVESTMENT SUMMARY



Address 1208
Linden Avenue,
Long Beach CA,
90813



11 Bedrooms
4 Bathrooms



Price
\$1,400,000



**Net Operating
Income** \$76,193



**Number of
Stories** 1



Lot Size
±7,251 SRC



Parking (4)
Driveway
Uncovered



Year Built
1909 & 1960



**Number of
Units**
2



**Est. Rentable
Square Feet** ± 4,200
SF

UTILITIES / METERING



Gas
Tenant Pays



Water
Landlord Pays



Electricity Paid
Tenants Pays



Trash
Landlord Pays



Property Website
www.FranklinRealEstateGroup.com



- **Pride of Ownership Asset**

Situated on a double lot at Linden Avenue, this property is in excellent condition both inside and out, with recent capital improvements

~~Rare Offering~~ due pride of ownership.

- A duplex home setup bringing in substantial cash flow and the potential to bring in more.

- **Excellent Unit Mix**

Comprised of 2 units. Front unit with 4 bedrooms and 2 bathrooms. The back unit with 7 bedrooms with 2 bathrooms.

- **Remarkable Location**

Located in Long Beach's most desirable neighborhoods, this property is conveniently close to schools, freeways, restaurants, retail, and entertainment, making it a prime location for residents.

- **Upside Potential**

FHA Assumable Loan available at 2.75% Interest Rate. The loan balance is \$999k. Buyer can assume the loan balance with bring-in down payment.







1208 Linden Avenue









02 LOCATION OVERVIEW

Long Beach, California, situated along the picturesque Southern California coast, offers a dynamic blend of urban vibrancy and coastal charm. Known for its iconic beachfront, including the popular Belmont Shore and Naples Island areas, Long Beach attracts residents and visitors alike with its diverse neighborhoods and vibrant cultural scene. Home to the historic RMS Queen Mary, the city boasts a rich maritime history complemented by modern attractions like the Aquarium of the Pacific. With a bustling downtown, thriving arts community, and renowned educational institutions like California State University, Long Beach combines a relaxed beach atmosphere with opportunities for business, recreation, and cultural exploration.

Economy in Long Beach, California, boasts a diverse and robust economy anchored by the Port of Long Beach, one of the busiest seaports in the world, significantly contributing to international trade and local employment. The aerospace industry is another major economic driver, with prominent companies like Boeing and Virgin Orbit maintaining significant operations in the city. Healthcare is also pivotal, with facilities such as Long Beach Memorial Medical Center and St. Mary Medical Center providing numerous jobs. The city's educational institutions, including California State University, Long Beach, contribute to workforce development and innovation. Additionally, Long Beach has a thriving tourism sector, attracting visitors to its waterfront attractions, convention center, and cultural sites. The city's economic landscape is further diversified by a burgeoning tech scene and sustainable development initiatives, enhancing its reputation as a forward-thinking urban center.



DEMOGRAPHICS

2023 Est. Population	470,000
2028 Proj. Population	485,000
2023 Est. Households	167,000
2028 Proj. Households	175,000
2023 Est. Average Household Income	\$80,000
2028 Proj. Average Household Income	\$90,000



Chino Fact File

#4

Most Diverse Places
to Live in LA County

#99

Out of 504- Best School
District in California

#10

Ranked in 2020 among
small airports - Long
Beach Airport

TOP EMPLOYERS





Beaches

Queen Mary

Aquarium of the Pacific

Downtown

Medical Center





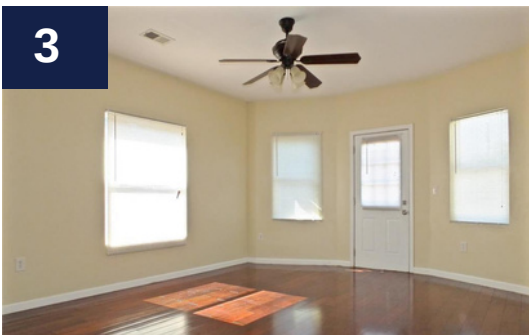
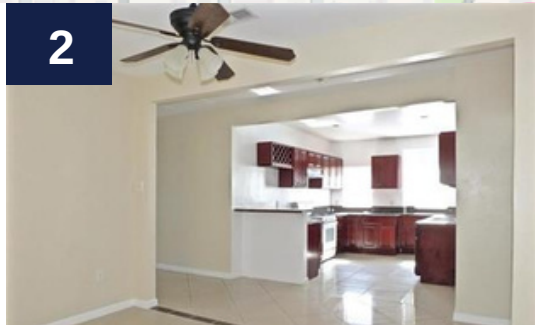
03 FINANCIAL ANALYSIS

FINANCIAL OVERVIEW

Price	\$1,400,000
Zoning	Duplex
Number of Units	2
Front Unit # of Bedrooms	4
Rear Unit # of Bedrooms	7
Gross Income	\$7,401 per month (\$84,502 annually)
Expenses: Water and Trash	(\$3,624 annually)
Expenses: Gas	Paid by Tenant
Expenses: Electricity	Paid by Tenant
Net Operating Income	NOI - \$76,193



1208 Linden Avenue Long Beach





1208 Linden Avenue

Long Beach, CA 90813

INVESTMENT CONTACTS



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