

OFFERING MEMORANDUM

8 UNITS IN LONG BEACH

833 CEDAR AVE, LONG BEACH CA 90813



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INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY

EXCLUSIVE OFFERING MEMORANDUM

833 CEDAR AVE

Beautiful Craftsman in Downtown Long Beach! This exceptional 8-unit multifamily property at 833 Cedar Avenue, just 9 minutes from the beach, presents an ideal investment. Spanning two buildings with 6,494 sq ft on a 7,506 sq ft lot, it offers substantial income potential. Zoned LBPD10, a flexible district allowing higher density. This turnkey asset promises robust rental income and long-term appreciation in a dynamic market.

VALUE RANGE

\$2,050,000

SQUARE FEET

6,494 Sqft

LOT SIZE

7506 Sqft

PARCEL NUMBER

7272-014-010

ZONING

LBPD10

Unit Count

8 Units





PROPERTY SUMMARY

Beautiful Craftsman Available in Downtown Long Beach!
Discover an exceptional investment opportunity at 833 Cedar Avenue, a prominent 8-unit apartment building located in the heart of Long Beach, just nine minutes from the beach. This unique multifamily property features two buildings with 6,494 square feet on a generous 7,506 square foot lot, offering significant rental income potential.

Recent upgrades enhance its appeal, including 100% new plumbing (3-4 years ago), new vinyl windows, and electric heaters where tenants pay for electricity.

Strategically zoned LBPD10, this property benefits from one of Long Beach's most desirable planning districts, allowing for higher density development. Its prime location provides residents with excellent access to downtown amenities like dining, entertainment, shopping, and public transportation. With its robust unit count, considerable square footage, advantageous zoning, and recent improvements, 833 Cedar Avenue is an ideal acquisition for investors seeking a strong performing asset with future upside in a dynamic Long Beach market.

HIGHLIGHTS

- 8 Units
- 9 Minutes to the Beach
- Downtown Location
- Onsite Laundry Room
- Valuable LBPP 10 Zoning

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FINANCIAL OVERVIEW

FINANCIAL SUMMARY

RENT ROLL



A black calculator and a fountain pen are resting on a financial statement. The calculator is positioned in the upper right corner, showing the numbers 4, 5, 6, 7, 8, 9, 0, and the +, -, x, /, =, and . keys. The fountain pen is positioned in the lower left corner, pointing towards the bottom of the table.

	0	(1,000)	0
	208	660	544
	(1,042)	(5,052)	(2,976)
paid	(1,683)	(1,363)	(3,024)
	(2,513)	(6,751)	(5,382)
ment	(498)	(491)	(934)
of	(8,627)	(69)	(9,502)
	(10,047)	(5,896)	(21,346)
	6,061	1,836	8,886
	7,835	2,603	15,371
	(292)	447	(358)
	(5,568)	(1,570)	(7,883)
f	\$ 10,610	\$ 4,023	\$ 10,610

RENT ROLL

PRO FORMA	TYPE	MONTHLY RENT
Unit #1	3 Beds / 2 Baths	\$3625
Unit #2	2 Beds / 1 Baths	\$2350
Unit #3	1 Beds / 1 Baths	\$1650
Unit #4	0 Beds / 1 Baths	\$1675
Unit #5	1 Beds / 1 Baths	\$1620
Unit #6	0 Beds / 1 Baths	\$1600
Unit #7	0 Beds / 1 Baths	\$1650
Unit #8	1 Beds / 1 Baths	\$1650

FINANCIAL SUMMARY (PRO FORMA)

OPERATING EXPENSES

Name of Expense	Per Month	Per Year
Property Taxes		\$14,854/year
Insurance		\$6,500/year
Repairs		\$5000/year
Pest Control	\$30/month	\$360/year
Gas	\$150/month	\$1800/year
Subtotal Operating Expenses		\$28,514/year

MONTHLY GROSS INCOME

Income	Per Month	Per Year
Rental Income	\$15,820/month	\$189,840/year
Grarage Income	\$600/month	\$7,200/year
Laundry Income	\$103/month	\$1,236/year
Storage Income	\$100/month	\$1200/year
Total Gross Income	\$16,623/month	\$199,476/year

NET INCOME	Total Expenses	Net Income
	\$28,514/year	\$170,962/year

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AREA OVERVIEW



AREA OVERVIEW

LONG BEACH, CA

Long Beach is a captivating Southern California coastal city, blending relaxed beach living with urban sophistication — a dream for real estate investors. It's a bustling economic engine, largely driven by the Port of Long Beach, a global trade powerhouse. Evolving from its 1882 origins, Long Beach transformed from an oil boomtown into a diverse, sophisticated urban center. This dynamic growth is why it's so compelling for savvy investors. Beyond its beautiful beaches and iconic attractions like the Queen Mary, the city boasts a vibrant culture, thriving downtown, and a strong sense of community. The constant influx of businesses, students drawn to CSULB, and a growing population ensure robust rental demand. Ongoing urban development and strategic infrastructure projects promise long-term appreciation, making Long Beach a prime location for any real estate portfolio





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