

OFFERING MEMORANDUM

# 5 UNITS IN LONG BEACH

2415 7TH ST, LONG BEACH CA 90804



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# 01

## INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY

EXCLUSIVE OFFERING MEMORANDUM

# 2415 7TH ST.

This fully occupied five-unit property at 2415 7th St in Long Beach's desirable East Side offers immediate income potential. The 3,133 sq ft building on a 4,589 sq ft LBCNR zoned lot includes a 2-bed/2-bath front house with a garage and four rear studios/one-bedrooms. With an onsite laundry room and a prime location seven blocks from the beach, near CSULB and 4th Street, this turnkey asset promises sustained rental income and long-term appreciation.

Purchase Price

\$1,399,000

SQUARE FEET

3,133 SqFt

LOT SIZE

4,589 Sqft

PARCEL NUMBER

7262-020-012

ZONING

LBCNR

Unit Count

5 Units



2415 E 7TH ST, LONG BEACH, CA 90804





## PROPERTY SUMMARY

Fully Occupied Five-Unit Property at 2415 7th St Offers Immediate Income and Future Potential

This exceptional five-unit apartment building, totaling 3,133 sqft on a 4,589 sqft LBCNR zoned lot, presents a rare opportunity for immediate cash flow in a highly desirable East Side location. The property features a spacious 2-bedroom, 2-bath front house with a two-car garage and two additional uncovered parking spaces, complemented by a rear building with four units consisting of studios and one-bedrooms. Enjoy consistent rental income from the fully occupied units in a vibrant market, just seven blocks from the beach. Residents benefit from the convenient onsite laundry room, which provides additional income. Its prime location offers easy access to California State University, Long Beach (CSULB), and the eclectic shops and restaurants of 4th Street. This property is an excellent opportunity for sustained rental income and long-term appreciation in a sought-after Long Beach neighborhood.

## HIGHLIGHTS

- 5 Units, Fully Occupied
- Prime East Side Long Beach Location
- Onsite Laundry Room
- 7 Blocks to the Beach
- Close Proximity to CSULB & 4th Street
- Valuable LBCNR Zoning



# 02

## FINANCIAL OVERVIEW

FINANCIAL SUMMARY

RENT ROLL



A black calculator and a pen are resting on a financial statement. The calculator is positioned in the upper right corner, showing the number 283 on its display. The pen is positioned in the lower left corner, pointing towards the bottom of the table. The financial statement is a table with three columns and several rows of data, including sub-totals and a final total row.

	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 (CURRENT)

PRO FORMA	TYPE	MONTHLY RENT
Unit #1	2 Beds / 2 Baths	\$2500
Unit #2	1 Beds / 1 Baths	\$1695
Unit #3	0 Beds / 1 Baths	\$1943
Unit #4	0 Beds / 1 Baths	\$1700
Unit #5	0 Beds / 1 Baths	\$1750



# FINANCIAL SUMMARY

## OPERATING EXPENSES

Name of Expense	Per Year
Utilities- Water/Sewer	Included
Insurance	Included
Repairs	Included
Property Taxes	Included
<b>Subtotal Operating Expenses</b>	<b>\$39,745/ Year</b>

## MONTHLY GROSS INCOME

Income	Per Month	Per Year
Unit #1	\$2500	\$30,000/ Year
Unit #2	\$1695	\$20,340/ Year
Unit #3	\$1943	\$23,316/ Year
Unit#4	\$1700	\$20,400/ Year
Unit #5	\$1750	\$21,000/ Year
Laundry Room	\$125	\$1500/Year
Garage	\$200	\$2400/Year
Storage	\$100	\$1200/Year
<b>Total Gross Income</b>	<b>\$10,013/Month</b>	<b>\$120,156/Year</b>
<b>NET INCOME</b>	<b>Total Expenses</b>	<b>Net Income</b>
	\$39,745	\$80,411/Year



# 03

## PROPERTY PHOTOS



PROPERTY PHOTOS

2415 E 7TH ST, LONG BEACH, CA 90804





2415 E 7TH ST, LONG BEACH, CA 90804



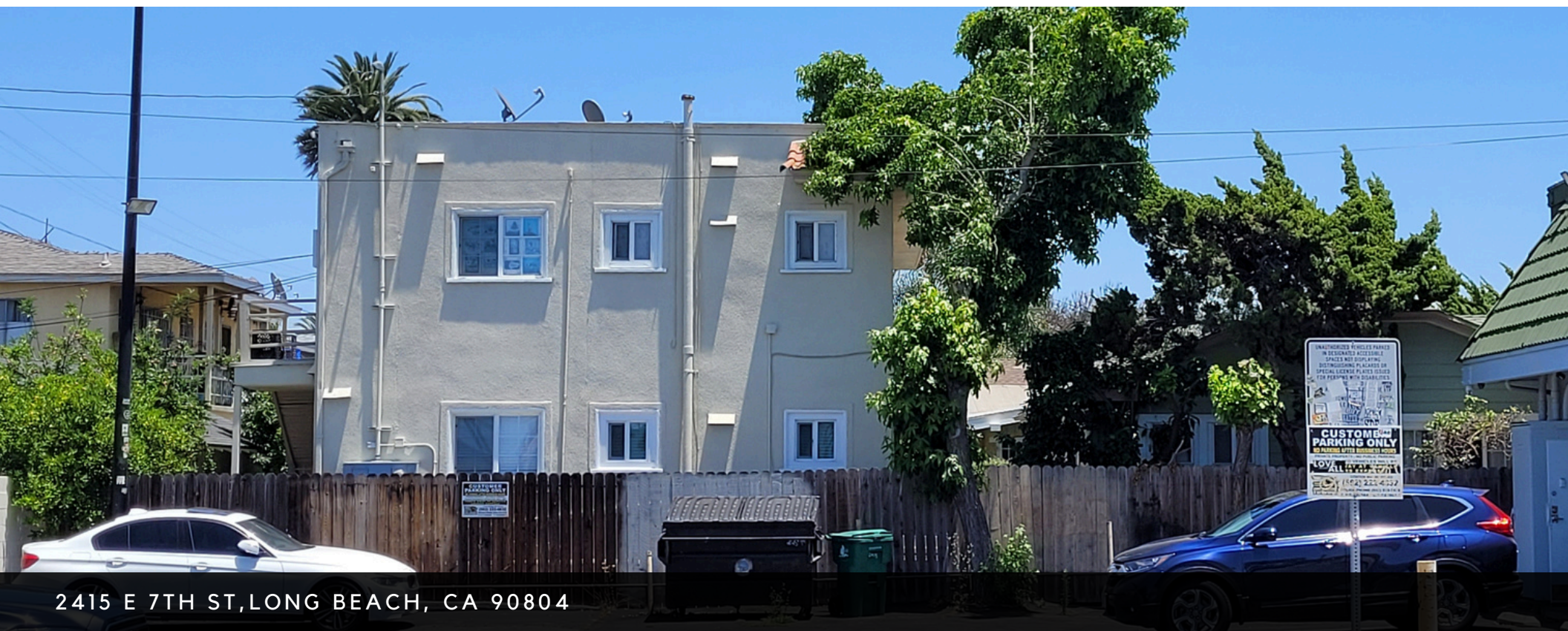






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# AREA OVERVIEW

## 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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