

LONG BEACH

3301

E Artesia Blvd

\$2,300,000

Offering Memorandum

9 Units in Long Beach



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Long Beach, CA 90805



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Property Overview

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Property Overview

3301 E Artesia Blvd
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Property Summary

Price	\$2,300,000
Address	3301 E Artesia Blvd
City, State, Zip	Long Beach, CA, 90805
County	Los Angeles
Zoning	LBR4N
Year Built	SFR: 1952 8-Unit: 1961
Number Of Units	9
Parking	20 Parking Spots
Building Size	7,034 SF
Lot Size	15,395 SF
Cap Rate	5.95%
Pro Forma Cap Rate	7.75%
GRM	10.79
Pro Forma GRM	8.96
Price / Bldg Sf	\$362.98
Price / Unit	\$255,556



Property Overview

3301 E Artesia Blvd
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3301 E Artesia Blvd, CA 90805 9 Units | \$2,300,000

- **9 Units in North Long Beach**
- (2) Buildings: (1) Front House & (1) 8-Unit | Approx. (20) Total Parking Spaces
- Unit Mix: (1) Front 3-Bed/2-Bath House, (5) 2-Bed/1-Bath, (3) 1-Bed/1-Bath
- Strong In-Place Income – **5.95% CAP | 10.79 GRM**
- Great Potential for Upside – **7.75% Market CAP | 8.96 Market GRM**
- Low Cost Per Unit: **\$255K/Unit**
- Prime North Long Beach Location Near 91 & 710 Freeways

3301 E Artesia Blvd offers a compelling opportunity to acquire a 9-unit multifamily asset in the heart of North Long Beach, a submarket experiencing steady tenant demand and ongoing revitalization.

The property is comprised of two buildings: a standalone 3-bedroom/2-bath front house and a rear 8-unit structure with a mix of five 2-bedroom/1-bath units and three 1-bedroom/1-bath units. It includes 20 total parking spaces, a nice feature in this dense rental pocket.

Built in 1952, the asset delivers immediate cash flow with a strong in-place 5.95% CAP and 10.79 GRM. Market projections indicate further upside, with a 7.75% market CAP and 8.96 GRM achievable through modest rent increases. Priced at just \$255,000 per unit, the offering presents an attractive cost basis with room for growth.

Centrally located with quick access to the 91 and 710 freeways, 3301 E Artesia Blvd is well-positioned to benefit from Long Beach's continued growth in population, infrastructure, and housing demand.

For investors seeking day-one income with long-term upside potential, this is a valuable opportunity in a high-demand rental corridor.



Financial Overview

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Financial Overview

3301 E Artesia Blvd
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Property Summary			
ADDRESS	3301 E Artesia Blvd	YEAR BUILT	SFR: 1952 8-Unit: 1961
DOWN PAYMENT	40.0% \$2,300,000	PARKING	20 Parking Spaces
NUMBER OF UNITS	9	CURRENT NOI	\$136,815
COST PER UNIT	\$255,556	PRO FORMA NOI	\$178,182
LOT SIZE	15,395 SF	CURRENT CAP RATE	5.95%
GROSS RENTABLE SF	7,034 SF	PRO FORMA CAP RATE	7.75%
PRICE PER BLDG SF	\$326.98	CURRENT GRM	10.79
PRICE PER LAND SF	\$149.40	PRO FORMA GRM	8.96

Proposed Financing			
LOAN AMOUNT	\$1,380,000	LOAN-TO-VALUE	40%
DOWN PAYMENT	\$920,000	AMORTIZATION	30-YEAR
INTEREST RATE	6.000%	LOAN TERM	3-YEAR
MONTHLY PAYMENT	\$8,274	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$99,286	DEBT COVERAGE RATIO (DCR)	1.38

Financial Overview

3301 E Artesia Blvd
Long Beach, CA 90805



Annualized Operating Data				
	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$213,257		\$256,800	
VACANCY RATE RESERVE	\$10,663	5%	\$12,840	5%
GROSS OPERATING INCOME	\$202,594		\$243,960	
EXPENSES	\$65,778	31%	\$65,778	26%
NET OPERATING INCOME	\$136,815		\$178,182	
LOAN PAYMENTS	\$99,286		\$99,286	
PRE TAX CASH FLOWS	\$37,530	4.08%	\$78,896	8.58%
PRINCIPAL REDUCTION	\$16,947		\$16,947	
TOTAL RETURN BEFORE TAXES	\$54,476	5.92%	\$95,843	10.42%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$17,562	\$21,150
Laundry	\$209	\$250
ANNUALIZED SCHEDULED GROSS INCOME	\$213,527	\$256,800

Expense Summary		
New Taxes:	(New Estimated)	\$30,465
Repairs and Maintenance(4%)		\$9,066
Insurance: (\$1.5/SF)		\$9,116
Landscaping: (\$100/Mo)		\$1,200
Utilities (\$850/Unit)		\$5,268
Property Management (5%)		\$10,663
Total Expenses		\$65,778
Expense Per Unit		\$7,309
Expense Per SF		\$4.27

Rent Roll

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	Unit Type	Actual Rent	Market Rent	Move-in-Date	Rent Increase Date	Notes
Front House	3-Bed/2-Bath	\$3,331	\$3,750			
1	2-Bed/1-Bath	\$1,837	\$2,400			
2	2-Bed/1-Bath	\$1,837	\$2,400			
3	1-Bed/1-Bath	\$1,593	\$1,800			
4	1-Bed/1-Bath	\$1,593	\$1,800			
5	2-Bed/1-Bath	\$1,837	\$2,400			
6	2-Bed/1-Bath	\$2,074	\$2,400			
7	1-Bed/1-Bath	\$1,640	\$1,800			
8	2-Bed/1-Bath	\$1,816	\$2,400			
MONTHLY TOTALS		\$17,562	\$21,150			
Laundry		\$209	\$250			
ANNUALIZED TOTALS		\$213,257	\$256,800			

Loan Quotes

3301 E Artesia Blvd
Long Beach, CA 90805

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Tyler Bradford
(310) 850-7197 (Mobile)
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DRE #01860008



Travis Bradford
(310) 869-7490 (Mobile)
travis@convoy-cap.com
DRE #02046147

Prepared for:
Property Address:

C/O Brett Lyon & Woody Stahl
3301 E Artesia Blvd
Long Beach, CA

7/15/2025
Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 3-Year Fixed	Option 3 5-Year Fixed	Option 4 7-Year Fixed
Purchase Price	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000
Loan Amount	\$1,550,000	\$1,540,000	\$1,525,000	\$1,500,000
Down Payment	\$750,000	\$760,000	\$775,000	\$800,000
Loan-to-Value	67%	67%	66%	65%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.20
Current Interest Rate	6.00%	6.10%	6.20%	6.35%
Index	N/A	30-Day Average SOFR	30-Day Average SOFR	30-Day Average SOFR
Margin	N/A	2.50%	2.50%	2.25%
Floor / Ceiling	N/A	6.00% / 11.10%	6.10% / 11.20%	6.35% / 11.35%
Loan Term	3	30	30	15
Amortization in Years	30	30	30	30
Monthly Payment	\$9,293	\$9,332	\$9,340	\$9,334
Recourse	Yes	Yes	Yes	Yes
Impounds	No	No	No	No
Pre-Payment Penalty	Years 1-2	Years 1-3	Years 1-5	Years 1-4
	3-2%	3-2-1%	5-4-3-2-1%	3-2-1-1%
Loan Fee	1%	1%	1%	1%
Estimated Costs:				
Appraisal/Due Diligence	\$6,500	\$5,000	\$5,000	\$5,000
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice

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Property Photography

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Exterior Photos

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Exterior Photos

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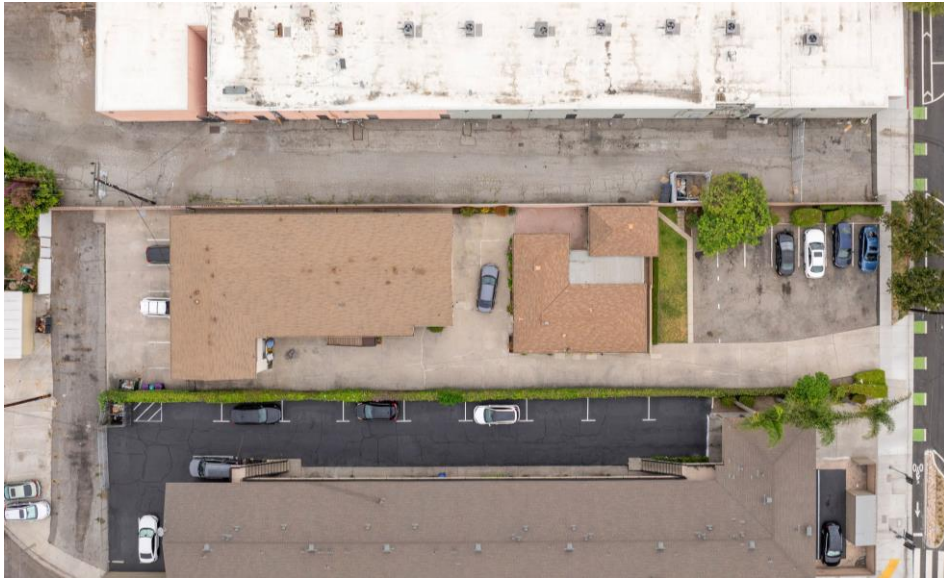


Exterior Photos

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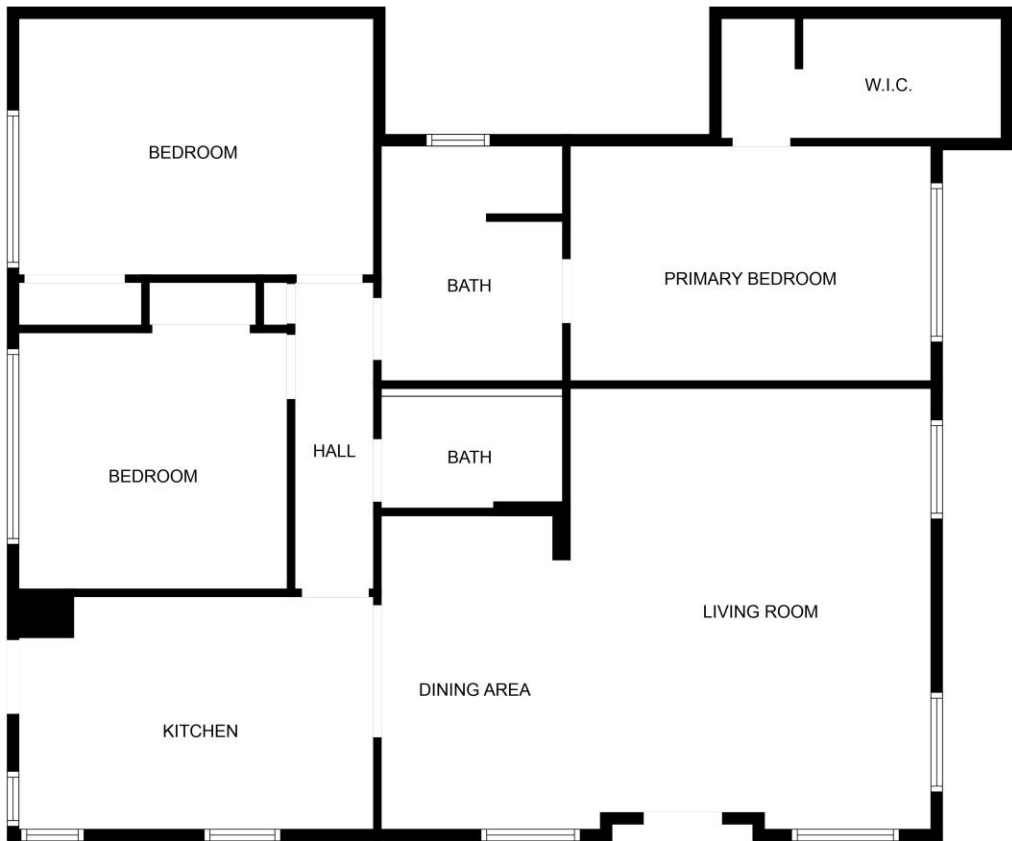
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Floor Plans

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Front House 3301



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plans

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Unit 1



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

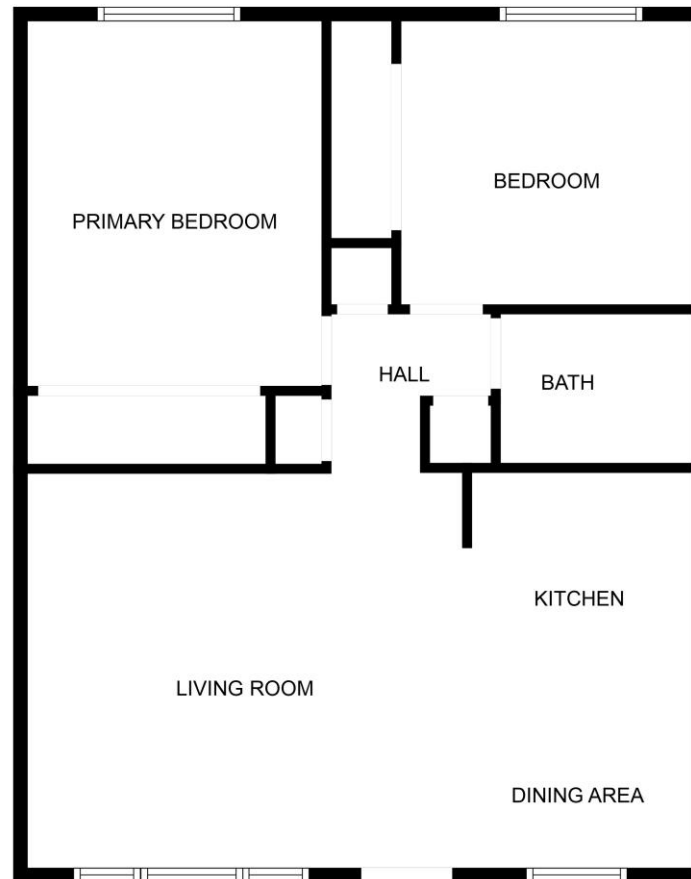
Floor Plans

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Unit 2



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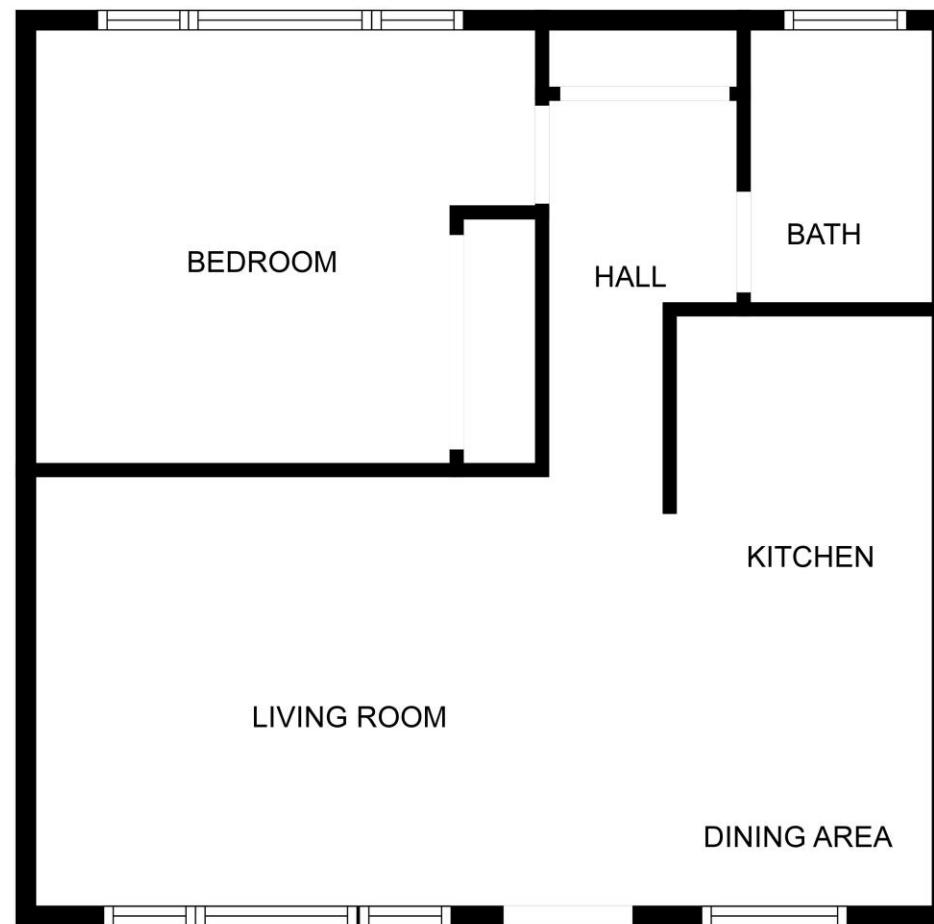
Floor Plans

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Unit 3



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Floor Plans

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Unit 4



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Floor Plans

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Unit 5



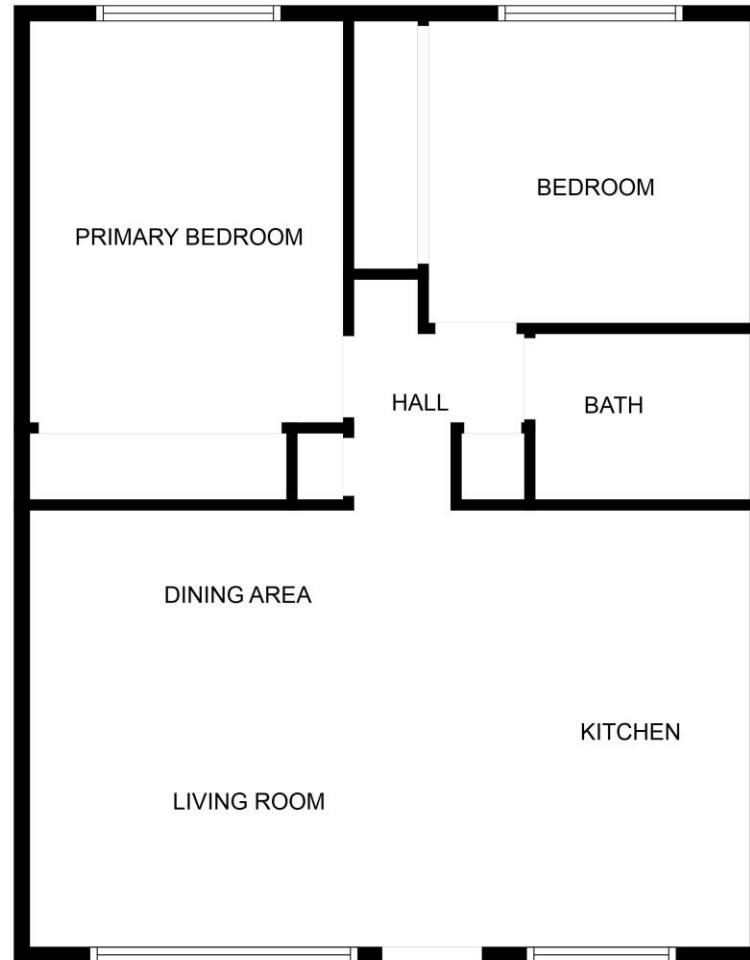
Floor Plans

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Unit 6



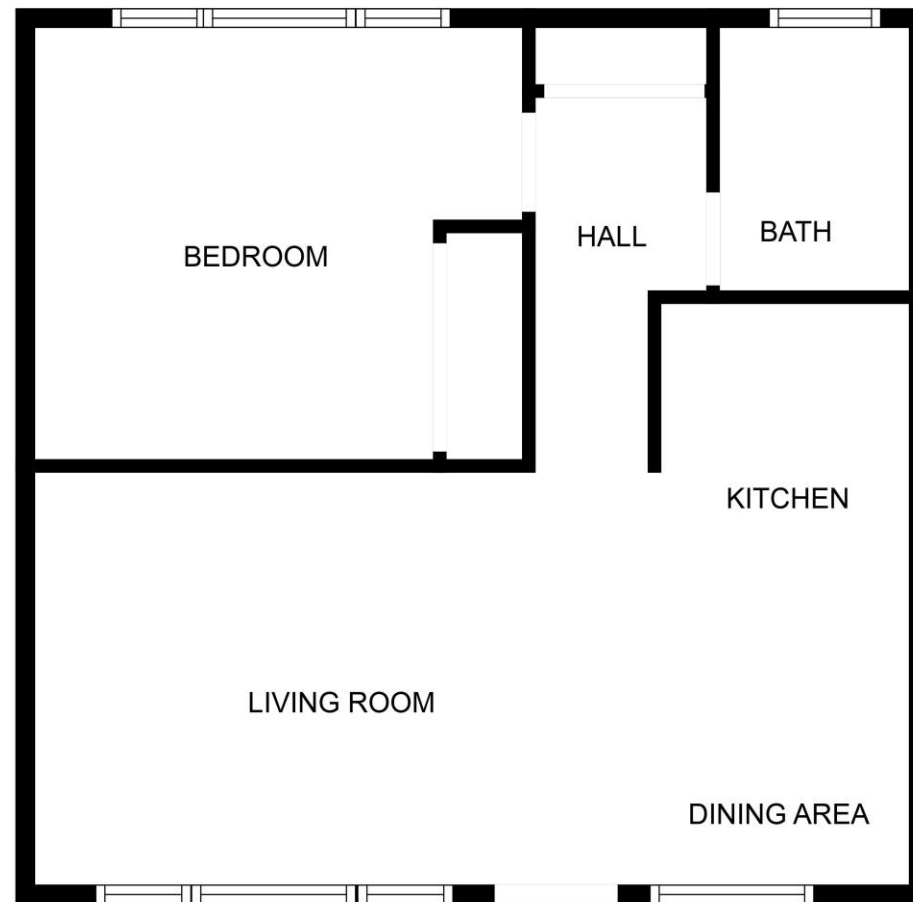
Floor Plans

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Unit 7



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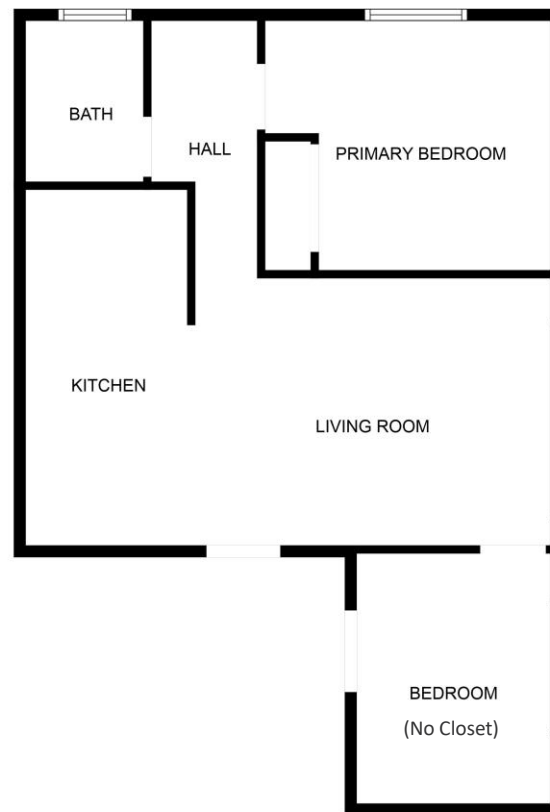
Floor Plans

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Unit 8



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Comparables

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Sold Comparables

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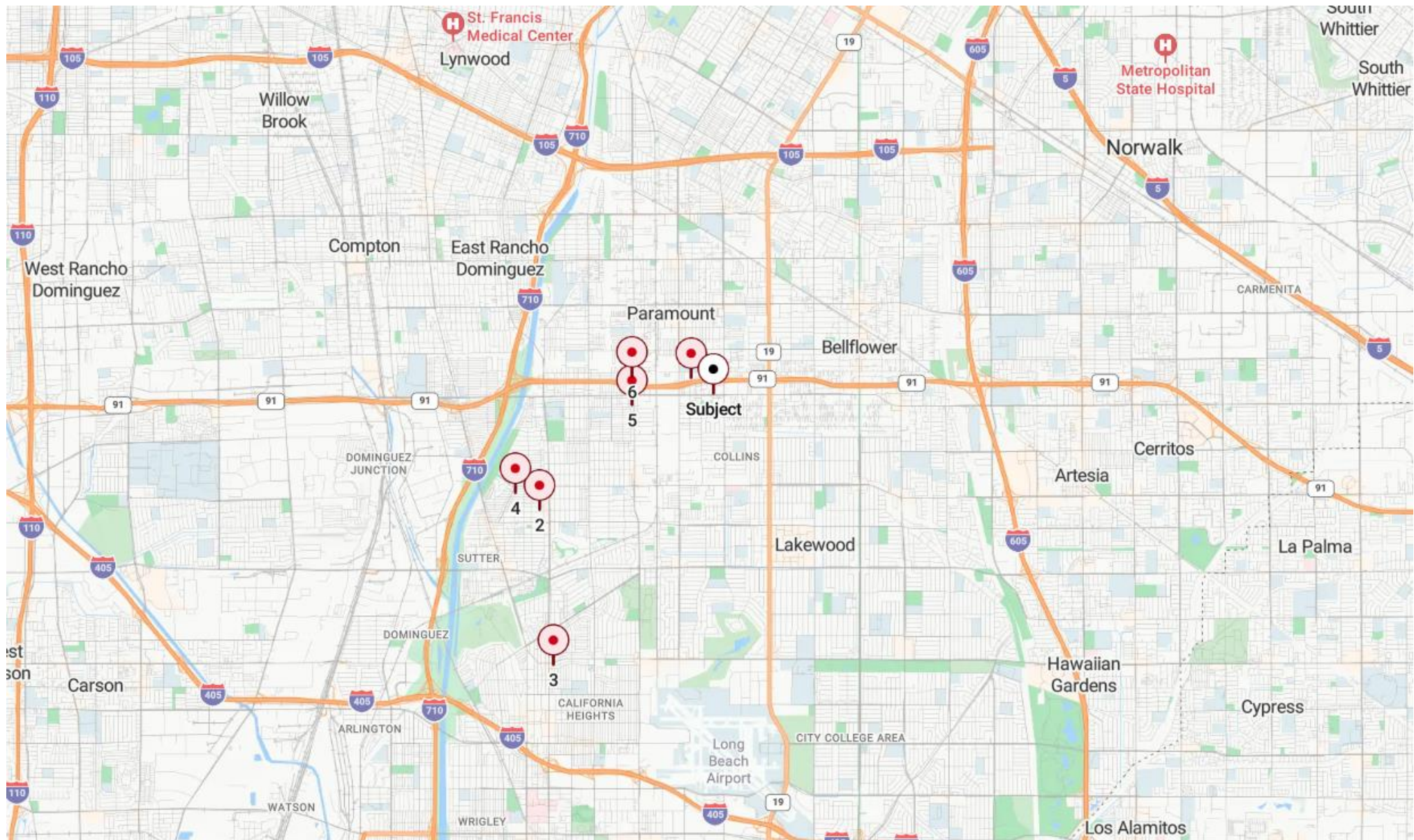


	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	Sold Date
1	6744 Orizaba Ave Long Beach, CA 90805	\$2,410,000	9	1973	7,770 SF	\$275,000	\$310.17	5.85%	09/18/2024
2	473 E 55 th St, Long Beach, CA 90805	\$1,425,000	8	1962	6,391 SF	\$225,000	\$222.97	7.95%	01/12/2024
3	632 E Carson St Long Beach, CA 90807	\$1,850,000	7	1953	6,147 SF	\$275,000	\$300.96	4.07%	12/13/2024
4	220 E 57 th St Long Beach, CA 90805	\$1,850,000	9	1961	4,681 SF	\$222,210	\$395.21	5.70%	04/11/2024
5	6501 Cherry Ave Long Beach, CA 90805	\$3,400,000	16	1961	11,391 SF	\$248,438	\$298.48	5.18%	10/13/2023
6	6759 Cherry Ave Long Beach, CA 90805	\$1,250,000	7	1958	2,930 SF	\$182,143	\$426.62	6.70%	05/09/2025
Averages		\$2,030,833	9	1961	6,551 SF	\$237,965	\$325.74	5.91%	
*	3301 E Artesia Blvd Long Beach, CA 90805	\$2,300,000	9	1952	7,034	\$255,556	\$326.98	5.95%	ACTIVE

Sold Comparables

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Lease Comparables

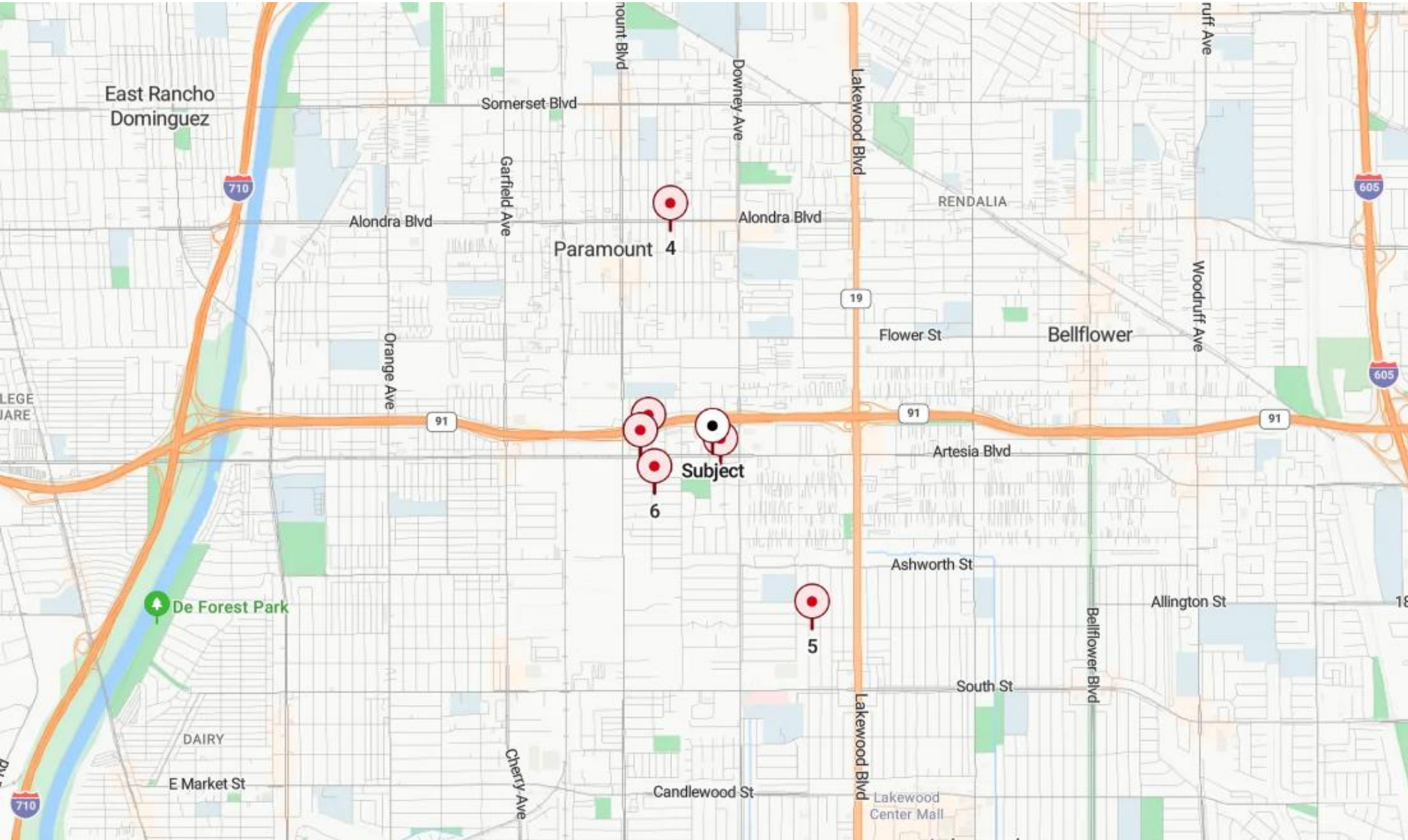
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	Address	Date Listed	Unit Type	Unit Size	Rental Rate
1	6549 Johnson Ave Long Beach, CA 90805	JUN 2024	1-Bed/1-Bath	600 SF	\$1,800
2	6635 Orizaba Ave Long Beach, CA 90805	JUN 2024	1-Bed/1-Bath	750 SF	\$1,795
3	2890 E Artesia Blvd Long Beach, CA 90805	OCT 2024	2-Bed/1-Bath	1,300 SF	\$2,499
4	15917 Georgia Ave Long Beach, CA 90723	AUG 2024	2-Bed/1-Bath	900 SF	\$2,450
5	5964 Hayter Ave Lakewood, CA 90712	DEC 2024	3-Bed/2-Bath	1,776 SF	\$3,650
6	6476 Orizaba Ave Long Beach, CA 90805	JUL 2024	3-Bed/2-Bath	952 SF	\$3,650
Average				2-Bed/1-Bath 1-Bed/1-Bath	\$2,571 \$1,896
*	3301 E Artesia Blvd Long Beach, CA 90805		2-Bed/1-Bath 1-Bed/1-Bath		\$2,140 \$1,797

Lease Comparables Map

3301 E Artesia Blvd
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Area Overview

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City Overview

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North Long Beach

North Long Beach, often referred to by locals as “North Town,” is a vibrant and diverse region located in the northern section of Long Beach, California. Known for its strong sense of community, cultural richness, and strategic location, North Long Beach is undergoing a wave of revitalization that continues to attract families, entrepreneurs, and real estate investors alike.

The neighborhood features a variety of housing options, from early 20th-century bungalows and mid-century homes to newer multi-family developments and townhomes. With an emphasis on affordability and accessibility, North Long Beach offers opportunities for first-time homeowners and renters looking for value without sacrificing convenience.

One of the cornerstones of the neighborhood is **Houghton Park**, a sprawling green space that provides recreational programs, sports fields, and a modern community center. The area also boasts easy access to DeForest Park and the Los Angeles River bike path, offering residents a balance between urban living and outdoor recreation.

The commercial corridors along **Atlantic Avenue and Artesia Boulevard** have seen a resurgence in local businesses, including family-owned restaurants, coffee shops, and retail stores. North Long Beach's diverse dining scene showcases everything from Mexican and Cambodian cuisine to soul food and vegan options, reflecting the area's multicultural identity.

Economically, North Long Beach is benefiting from city-led investment and redevelopment initiatives under the **Uptown Renaissance** plan, aimed at improving infrastructure, supporting local business, and fostering mixed-use developments. These efforts are helping to stimulate job growth, attract new residents, and enhance neighborhood livability.

The community is known for its grassroots activism and neighborhood pride. Residents regularly participate in local events, cultural festivals, beautification projects, and community meetings that aim to strengthen public safety and encourage civic engagement. Nonprofits, churches, and youth programs play a vital role in supporting families and creating pathways to opportunity.

North Long Beach's location near the 710 and 91 freeways, along with expanding public transit routes, ensures convenient access to surrounding employment centers throughout Long Beach, Los Angeles County, and the Inland Empire.

In summary, North Long Beach is a proud, evolving community marked by diversity, resilience, and a forward-looking spirit. With continued investment, strong local identity, and a welcoming environment, it represents one of Long Beach's most promising and dynamic neighborhoods.



County Overview

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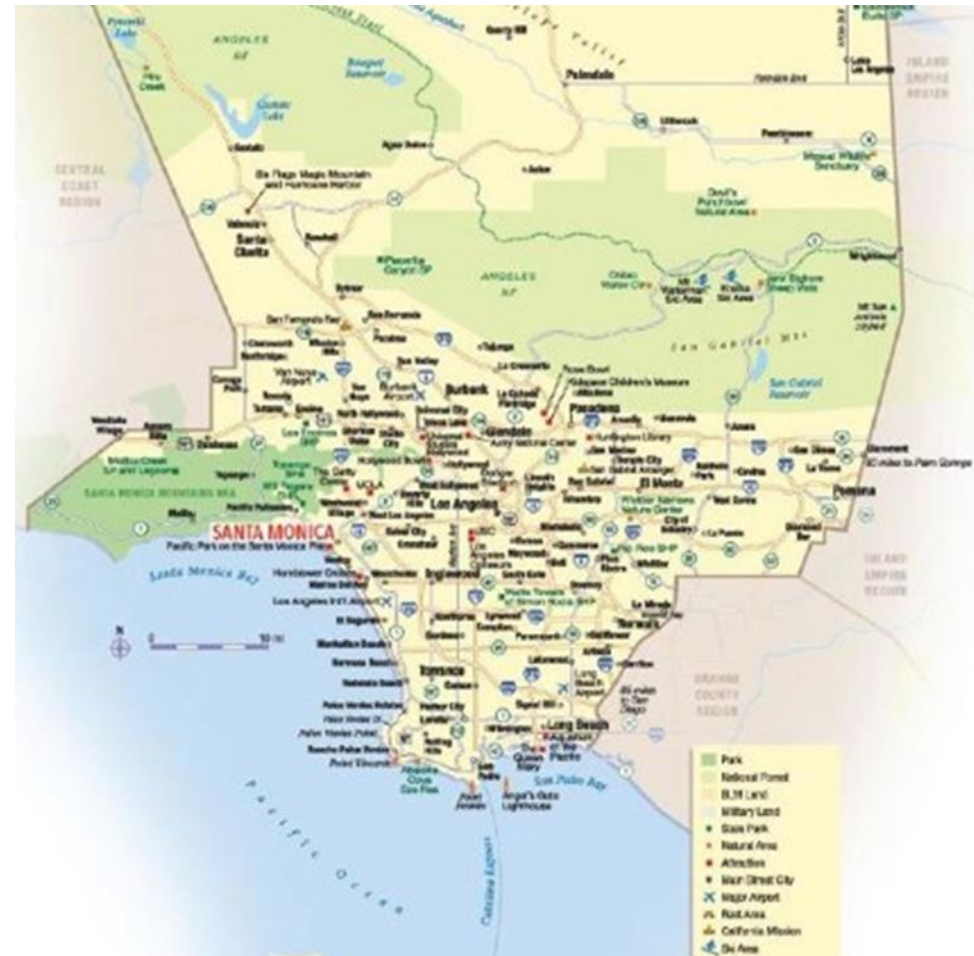


Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

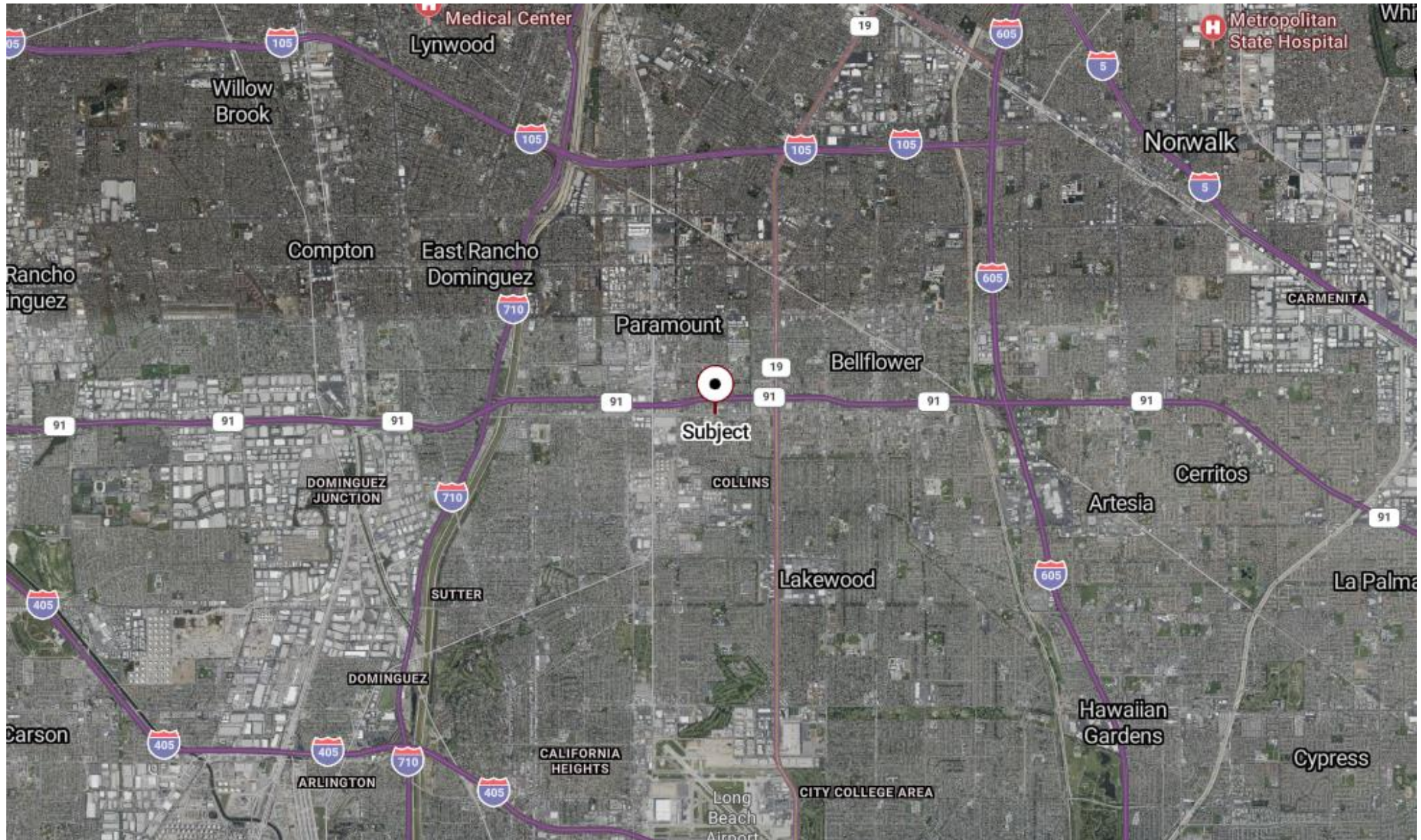
Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



Local Map

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Long Beach, CA 90805

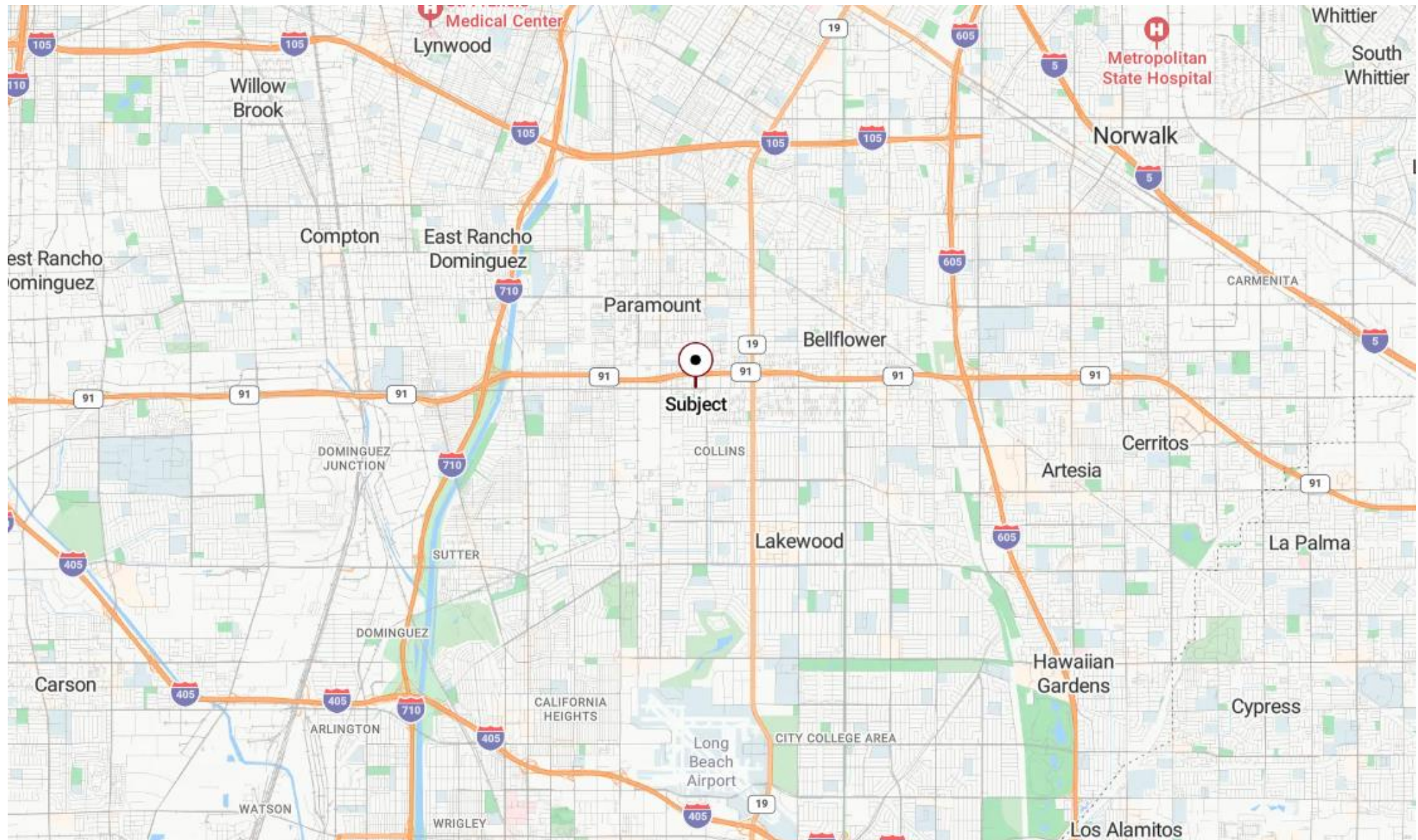


Local Map

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Disclaimer & Confidentiality Agreement



The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Exclusively Marketed By



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