

# REMAX

COMMERCIAL & INVESTMENT REALTY

*"Serving Southern California for over 20 years"*



## 22 UNIT MULTIFAMILY INVESTMENT PROPERTY

627 Linden Avenue, Long Beach, CA 90802

## CONTACT:

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## RE/MAX COMMERCIAL & INVESTMENT

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Each Office Independently Owned and Operated.

# Pro Forma Summary

22 Unit Multifamily Investment Property



## Investment Summary

Price	\$3,100,000
Year Built	1947
Units	22
Price/Unit	\$140,909
RSF	8,543
Price/RSF	\$362.87
Lot Size	7,537 sf
Floors	1
APN	7273-028-008
Cap Rate	5.63%
Market Cap Rate	6.27%
GRM	9.84
Market GRM	9.12

## Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market*	Total
Studios	20	\$1,121	\$22,425	\$1,211	\$24,219
1 Bedroom 1 Bath	1	\$1,317	\$1,317	\$1,419	\$1,419
2 Bedroom 1 Bath	1	\$2,250	\$2,250	\$2,430	\$2,430
<b>Totals</b>	<b>22</b>		<b>\$25,992</b>		<b>\$28,068</b>

## Annualized Income

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$311,904</b>	<b>\$336,817</b>
- Less: Vacancy	(\$8,547)	(\$13,473)
+ Misc. Income	\$3,156	\$3,156
<b>Effective Gross Income</b>	<b>\$306,513</b>	<b>\$326,501</b>
- Less: Expenses	(\$132,039)	(\$132,039)
<b>Net Operating Income</b>	<b>\$174,474</b>	<b>\$194,462</b>

## Annualized Expenses

Description	Actual	Market
Property Tax (New 1.244%)	\$38,564	\$38,564
Advertising	\$338	\$338
Building Insurance	\$14,440	\$14,440
Management Fees	\$16,819	\$16,819
Manager Salary inc. Taxes	\$8,906	\$8,906
Repairs & Maint. (3 yr. avg.)	\$24,000	\$24,000
Vacancy Cleaning Prep	\$4,301	\$4,301
Utilities & Trash	\$17,070	\$17,070
Reserves/Office Admin.	\$7,600	\$7,600
<b>Total Expenses</b>	<b>\$132,039</b>	<b>\$132,039</b>
<b>Expenses Per RSF</b>	<b>\$15.46</b>	<b>\$15.46</b>
<b>Expenses Per Unit</b>	<b>\$6,002</b>	<b>\$6,002</b>

\*Based on Allowable 2026 Rent Increase per AB1482

## Remt Roll

22 Unit Multifamily Investment Property



UNIT	TYPE	CURRENT RENT	PROFORMA RENT
1	Two Bedroom One Bath w/ Garage	\$2,250.00	\$2,430.00
2	Studio	\$1,464.00	\$1,581.12
3	Studio	\$1,225.00	\$1,323.00
4	Studio	\$987.00	\$1,065.96
5	Studio	\$1,212.00	\$1,308.96
6	Studio	\$1,023.00	\$1,104.84
7	Studio	\$966.00	\$1,043.28
8	Studio	\$1,417.00	\$1,530.36
9	Studio	\$1,428.00	\$1,542.24
10	Studio	\$1,428.00	\$1,542.24
11	Studio	\$966.00	\$1,043.28
12	One Bedroom One Bath	\$1,317.00	\$1,422.36
14	Studio	\$719.00	\$776.52
15	Studio	\$966.00	\$1,043.28
16	Studio	\$966.00	\$1,043.28
17	Studio	\$1,050.00	\$1,134.00
18	Studio	\$1,428.00	\$1,542.24
19	Studio	\$966.00	\$1,043.28
20	Studio	\$966.00	\$1,043.28
21	Studio	\$987.00	\$1,065.96
22	Studio	\$966.00	\$1,043.28
23	Studio	\$1,295.00	\$1,398.60
	<b>TOTAL:</b>	<b>\$25,992.00</b>	<b>\$28,071.36</b>

## Rent Survey

### 22 Unit Multifamily Investment Property



Address	Beds	Baths	Rent
1066 E 7th St	0	1	\$1,295
500 E 6th	0	1	\$1,350
433 E 3rd St	0	1	\$1,375
405 E 3rd St	0	1	\$1,395
526 Magnolia Ave	0	1	\$1,395
723 E 6th St	0	1	\$1,395
727 Locust	0	1	\$1,395
215 W 7th St	0	1	\$1,395
138 Elm Ave	0	1	\$1,395
715 Lime Ave	0	1	\$1,425
429 W 3rd St	0	1	\$1,462
1115 E Broadway	0	1	\$1,495
501 W 8th St	0	1	\$1,495
714 Lime Ave	0	1	\$1,495
803 Magnolia Ave	0	1	\$1,495
1251 E Appleton St	0	1	\$1,550
225 W 5th St	0	1	\$1,599
<b>AVERAGE:</b>			<b>\$1,436</b>

Address	Beds	Baths	Rent
1027 E 7th St	1	1	\$1,395
1306 E Hellman St	1	1	\$1,395
525 Chestnut Ave	1	1	\$1,520
405 W 3rd St	1	1	\$1,545
853 Cerritos Ave	1	1	\$1,550
1620 E Appleton St	1	1	\$1,595
644 5th St	1	1	\$1,620
722 Maine Ave	1	1	\$1,645
1900 E Appleton St	1	1	\$1,650
731 Orange Ave	1	1	\$1,650
616 Orange Ave	1	1	\$1,675
119 Orange Ave	1	1	\$1,695
453 Gaviota Ave	1	1	\$1,695
1900 E 7th St	1	1	\$1,695
500 Orange Ave	1	1	\$1,695
905 Daisy Ave	1	1	\$1,700
456 Cedar Ave	1	1	\$1,700
401 W 6th St	1	1	\$1,750
125 W 5th St	1	1	\$1,750
731 E Broadway	1	1	\$1,795
902 Cedar Ave	1	1	\$1,850
730 Pine Ave	1	1	\$1,875
241 Bonito Ave	1	1	\$1,895
536 Linden Ave	1	1	\$1,950
630 Magnolia Ave	1	1	\$2,000
1232 E 2nd St	1	1	\$2,130
<b>AVERAGE:</b>			<b>\$1,708</b>

Address	Beds	Baths	Rent
1325 E 7th St	2	1	\$1,995
437 Walnut Ave	2	1	\$2,050
525 Chestnut Ave	2	1	\$2,145
2217 E Bermuda St	2	1	\$2,295
316 Cherry Ave	2	1	\$2,395
1821 5th St	2	1	\$2,395
852 Orange Ave	2	1	\$2,550
1232 E 2nd St	2	1	\$2,600
225 W 3rd St	2	1	\$2,699
<b>AVERAGE:</b>			<b>\$2,347</b>

# Property Photos

22 Unit Multifamily Investment Property



## Property Photos

22 Unit Multifamily Investment Property



# Property Photos

22 Unit Multifamily Investment Property



# Property Photos

22 Unit Multifamily Investment Property

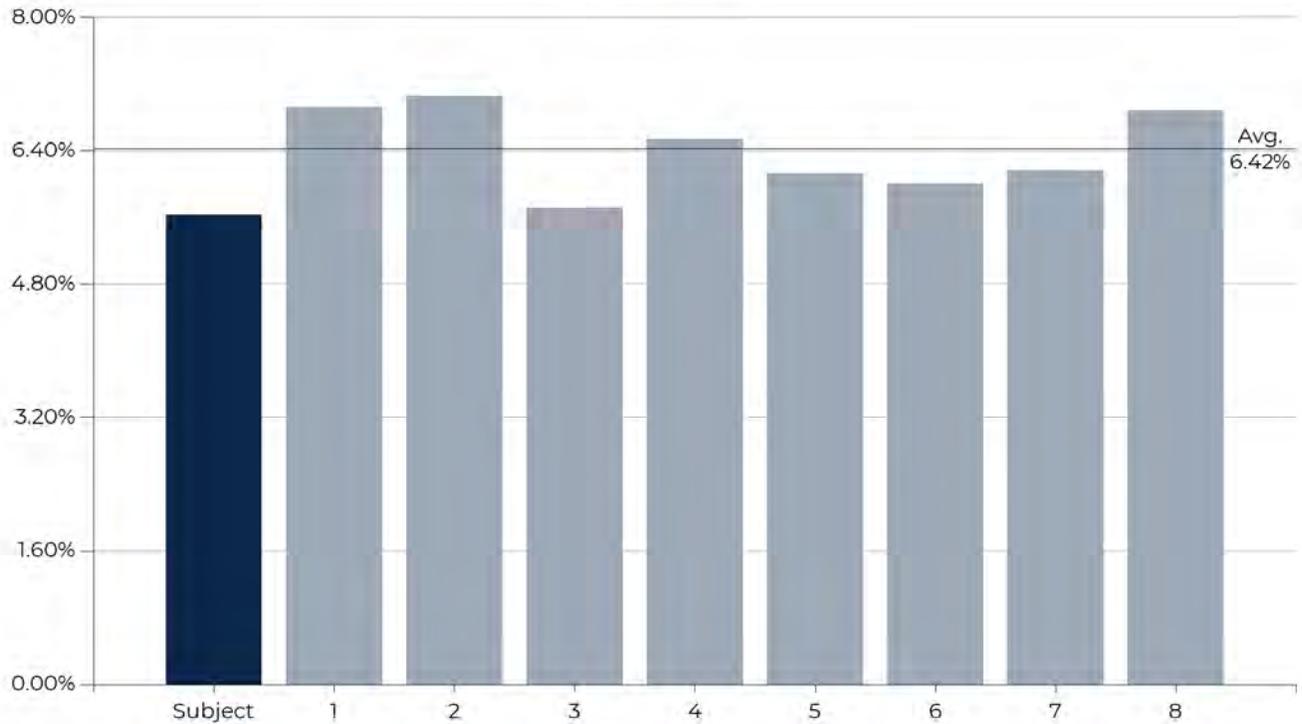


# Sale Comparables

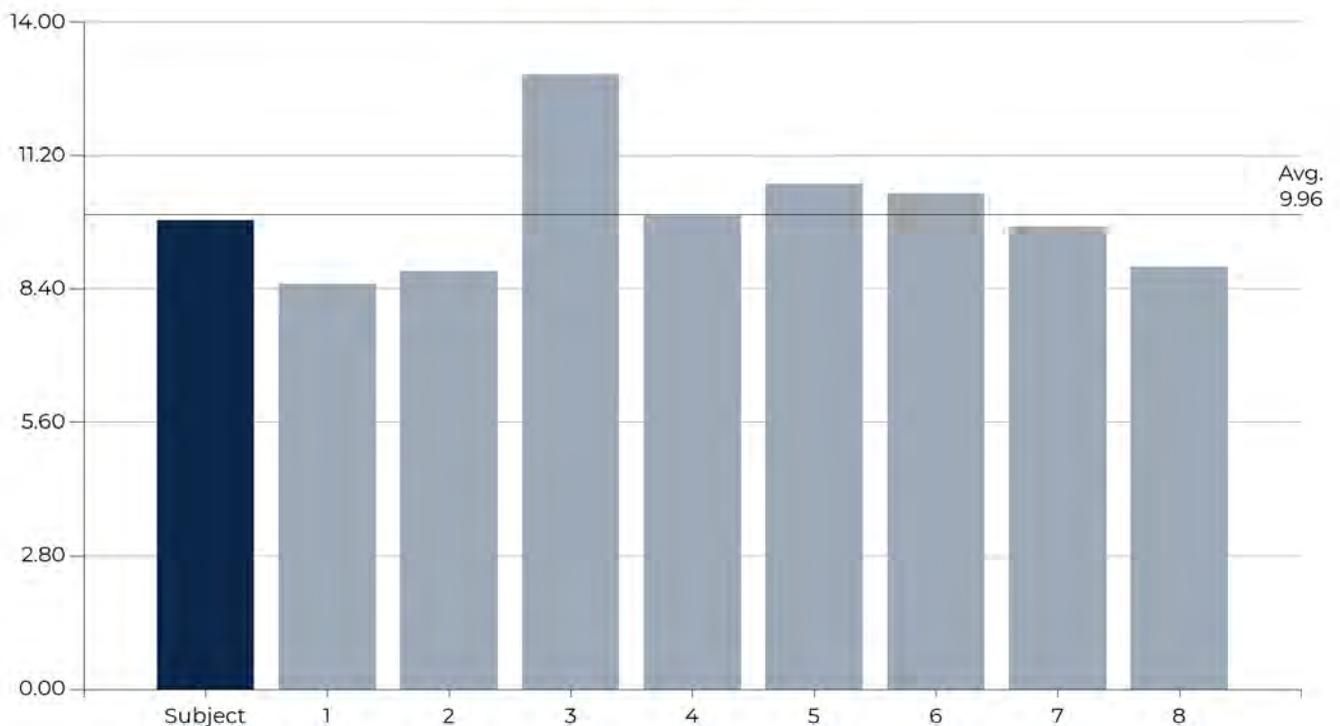
22 Unit Multifamily Investment Property



## Cap Rate



## Gross Rent Multiplier

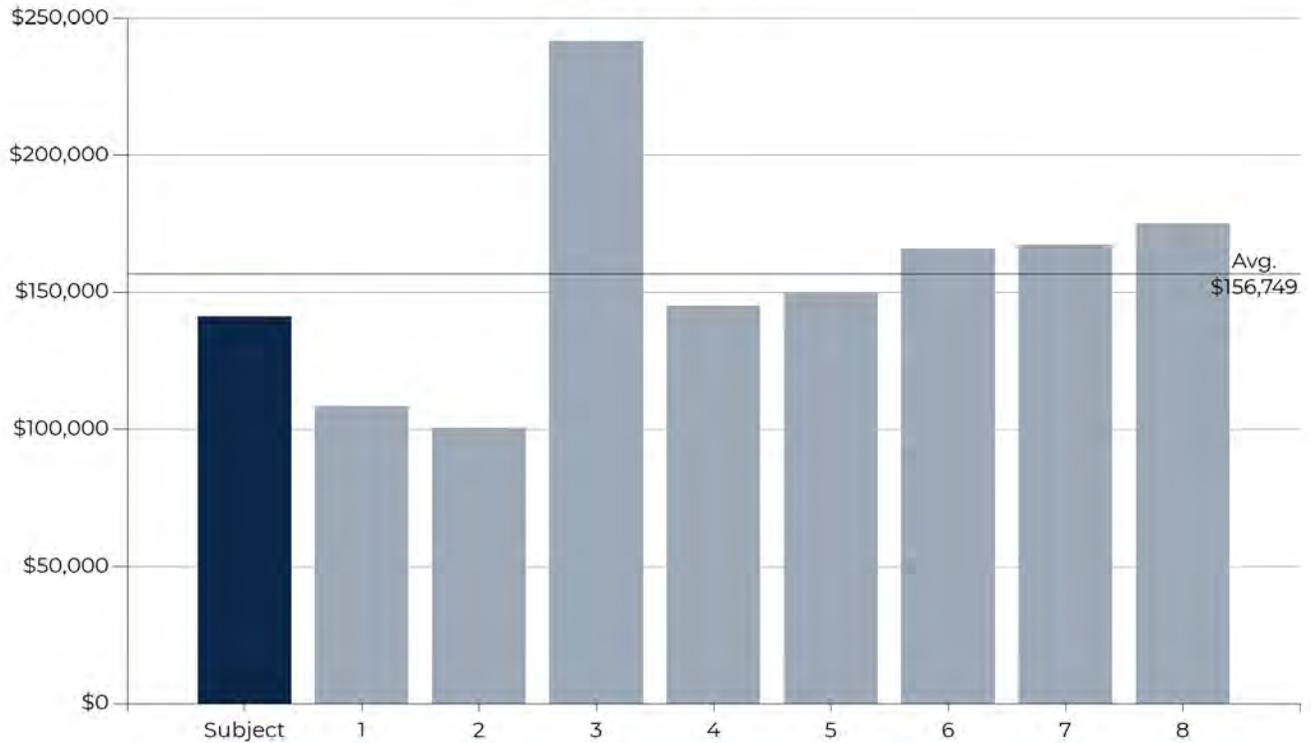


# Sale Comparables

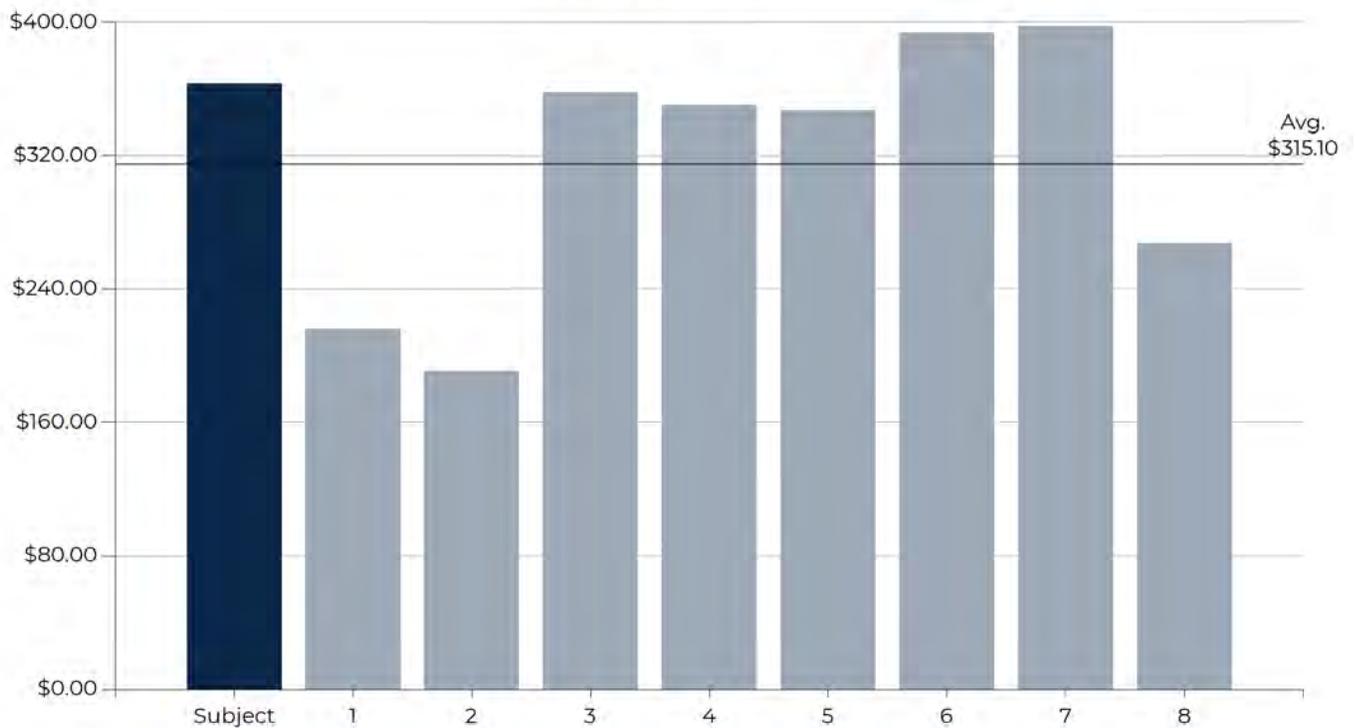
22 Unit Multifamily Investment Property



### Price per Unit



### Price per SF



## Sale Comparables

22 Unit Multifamily Investment Property



Sale Price	\$3,100,000	Units	20	Unit Type	Studios
Units	22				
Price/Unit	\$140,909				
Price/SF	\$362.87				
Lot Size	7,537				
Cap Rate	5.63%				
GRM	9.84				
Year Built	1947				

### 22 Unit Multifamily Investment Property

627 Linden Avenue, Long Beach, CA 90802



1	Sale Price	\$1,300,000	Units	12	Unit Type	Studio/Efficiency
	Units	12				
	Price/Unit	\$108,333				
	Price/SF	\$215.95				
	Lot Size	3,311				
	Cap Rate	6.92%				
	GRM	8.5				
	Year Built	1923				
	Sale Date	12/3/2025				
	Days-On-Mkt	54				

623 East Broadway, Long Beach, CA 90802



2	Sale Price	\$805,000	Units	3	Unit Type	Studio/Efficiency
	Units	8				
	Price/Unit	\$100,625				
	Price/SF	\$190.67				
	Cap Rate	7.05%				
	GRM	8.76				
	Year Built	1920				
	Sale Date	8/28/2025				
	Days-On-Mkt	169				

712 Atlantic Avenue, Long Beach, CA 90813

## Sale Comparables

22 Unit Multifamily Investment Property



3



601 Linden Avenue, Long Beach, CA 90802

Sale Price	\$2,900,000	Units	7	Unit Type	Studio/Efficiency
Units	12		5		1 Bedroom 1 Bath
Price/Unit	\$241,667				
Price/SF	\$358.02				
Lot Size	2,994				
Cap Rate	5.72%				
GRM	12.9				
Year Built	1929				
Sale Date	7/29/2025				
Days-On-Mkt	168				

### Notes

Property exterior and units renovated prior to sale.  
Very large units.

4



625 Elm Avenue, Long Beach, CA 90802

Sale Price	\$3,050,000	Units	20	Unit Type	Studio/Efficiency
Units	21		1		1 Bedroom 1 Bath
Price/Unit	\$145,238				
Price/SF	\$350.17				
Lot Size	7,503				
Cap Rate	6.54%				
GRM	9.94				
Year Built	1948				
Sale Date	6/24/2025				
Days-On-Mkt	163				

5



406 Linden Avenue, Long Beach, CA 90802

Sale Price	\$3,000,000	Units	15	Unit Type	Studio/Efficiency
Units	20		5		1 Bedroom 1 Bath
Price/Unit	\$150,000				
Price/SF	\$346.98				
Lot Size	4,757				
Cap Rate	6.12%				
GRM	10.6				
Year Built	1917				
Sale Date	2/28/2025				
Days-On-Mkt	120				

**Stephen Lampe**

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## Sale Comparables

22 Unit Multifamily Investment Property



6



1750 East 3rd Street, Long Beach, CA 90802

Sale Price	\$2,650,000	Units	Unit Type
Units	16	4	1 Bedroom 1 Bath
Price/Unit	\$165,625	12	Studio/Efficiency
Price/SF	\$393.64		
Lot Size	8,270		
Cap Rate	6.0%		
GRM	10.4		
Year Built	1922		
Sale Date	10/22/2024		
Days-On-Mkt	162		

7



636 Linden Avenue, Long Beach, CA 90802

Asking Price	\$3,350,000	Units	Unit Type
Units	20	20	Studio/Efficiency
Price/Unit	\$167,500		
Price/SF	\$397.77		
Lot Size	7,405		
Cap Rate	6.16%		
GRM	9.71		
Year Built	1939		
Sale Date	On Market		
Days-On-Mkt	258		

### Notes

17 out of 20 units have been recently renovated.  
Upgraded electrical & plumbing.

8



721 East 7th Street, Long Beach, CA 90813

Asking Price	\$2,800,000	Units	Unit Type
Units	16	5	Studio/Efficiency
Price/Unit	\$175,000	8	1 Bedroom 1 Bath
Price/SF	\$267.58	3	2 Bedroom 1 Bath
Lot Size	7,501		
Cap Rate	6.88%		
GRM	8.87		
Year Built	1923		
Sale Date	On Market		
Days-On-Mkt	323		

### Notes

15 out of 16 units have been recently renovated with upgrades.

**Stephen Lampe**

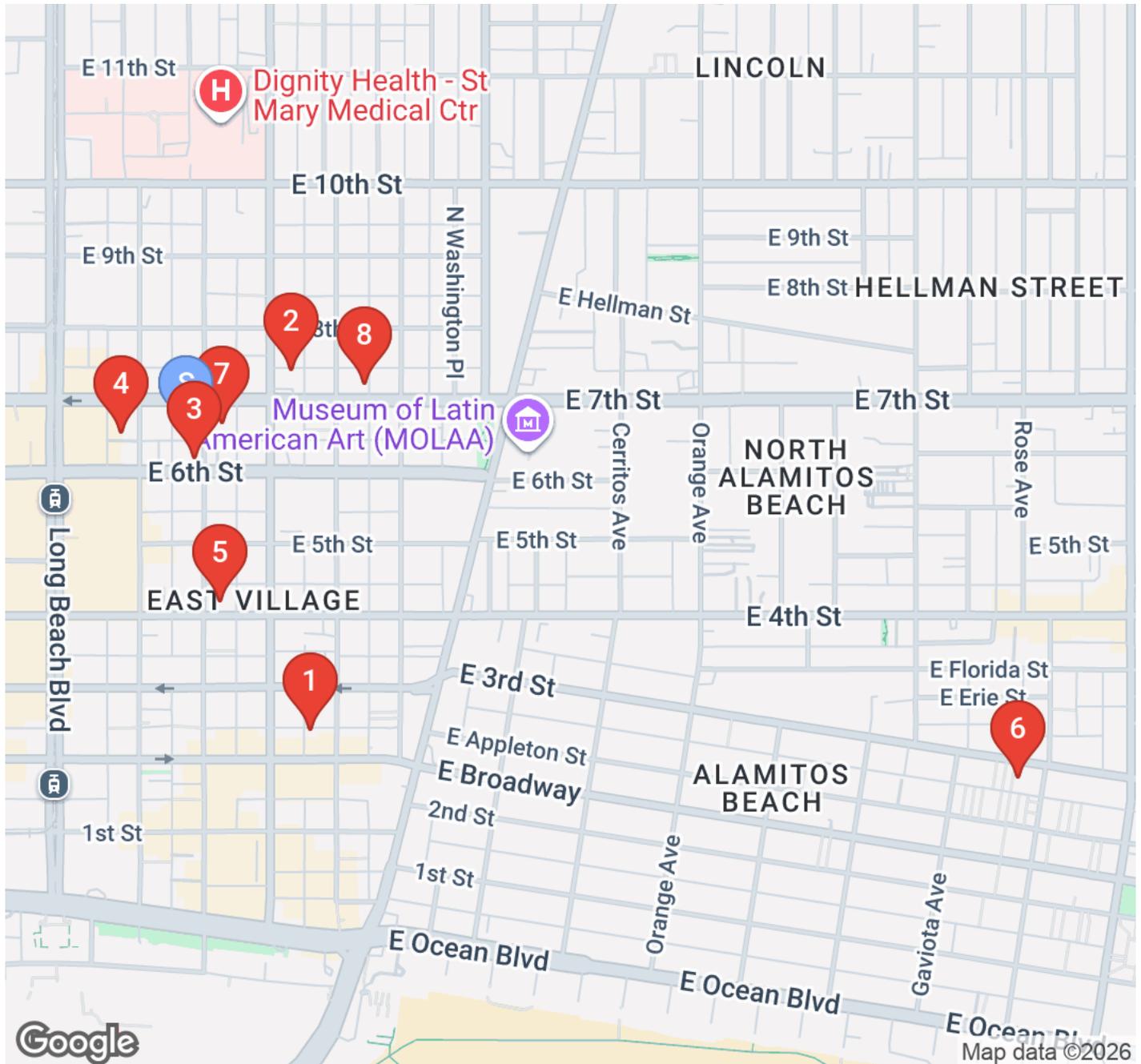
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## Sale Comparables

22 Unit Multifamily Investment Property



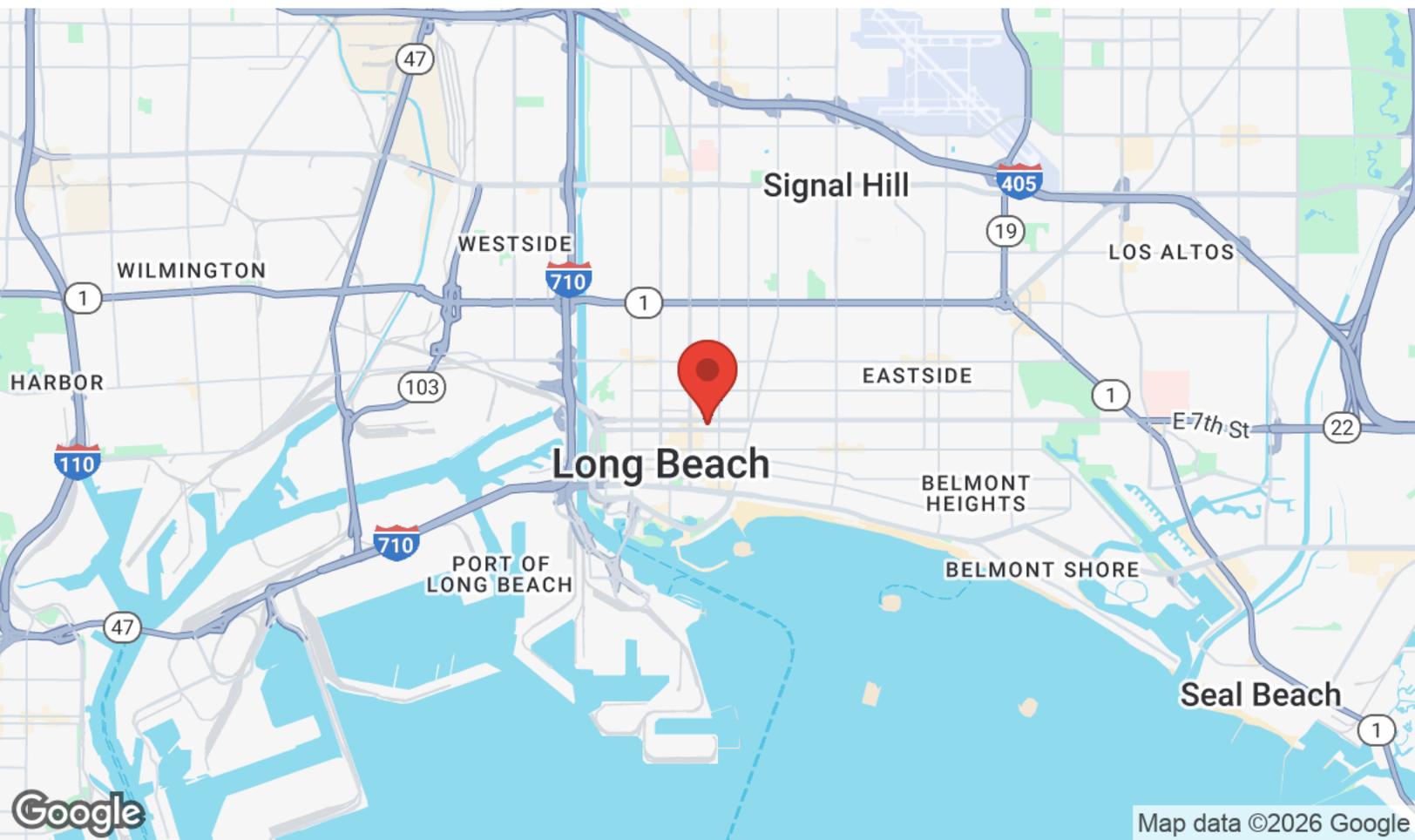
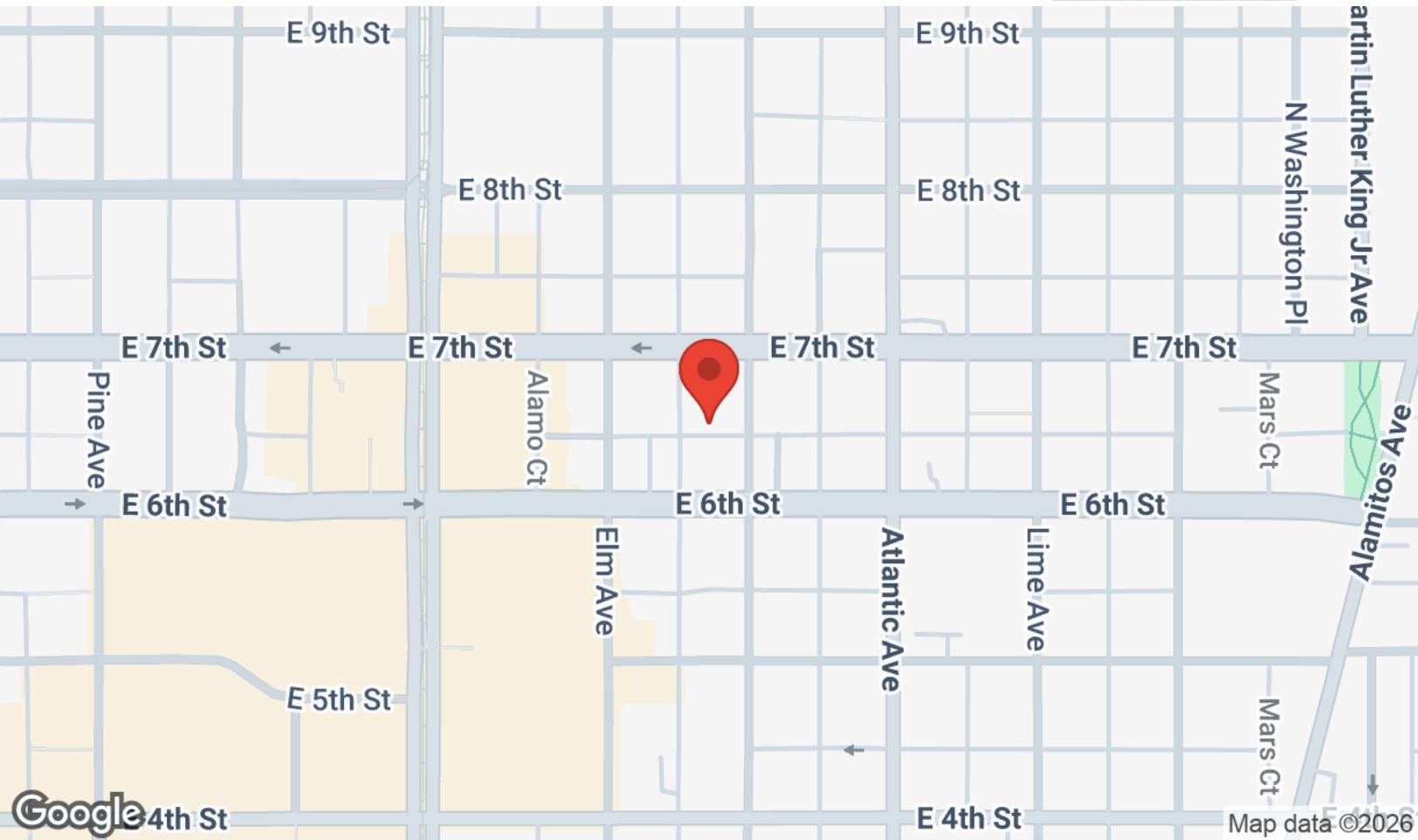
- S** 627 Linden Avenue  
Long Beach, CA, 90802  
\$3,100,000
- 3** 601 Linden Avenue  
Long Beach, CA, 90802  
\$2,900,000
- 6** 1750 East 3rd Street  
Long Beach, CA, 90802  
\$2,650,000

- 1** 623 East Broadway  
Long Beach, CA, 90802  
\$1,300,000
- 4** 625 Elm Avenue  
Long Beach, CA, 90802  
\$3,050,000
- 7** 636 Linden Avenue  
Long Beach, CA, 90802  
\$3,350,000

- 2** 712 Atlantic Avenue  
Long Beach, CA, 90813  
\$805,000
- 5** 406 Linden Avenue  
Long Beach, CA, 90802  
\$3,000,000
- 8** 721 East 7th Street  
Long Beach, CA, 90813  
\$2,800,000

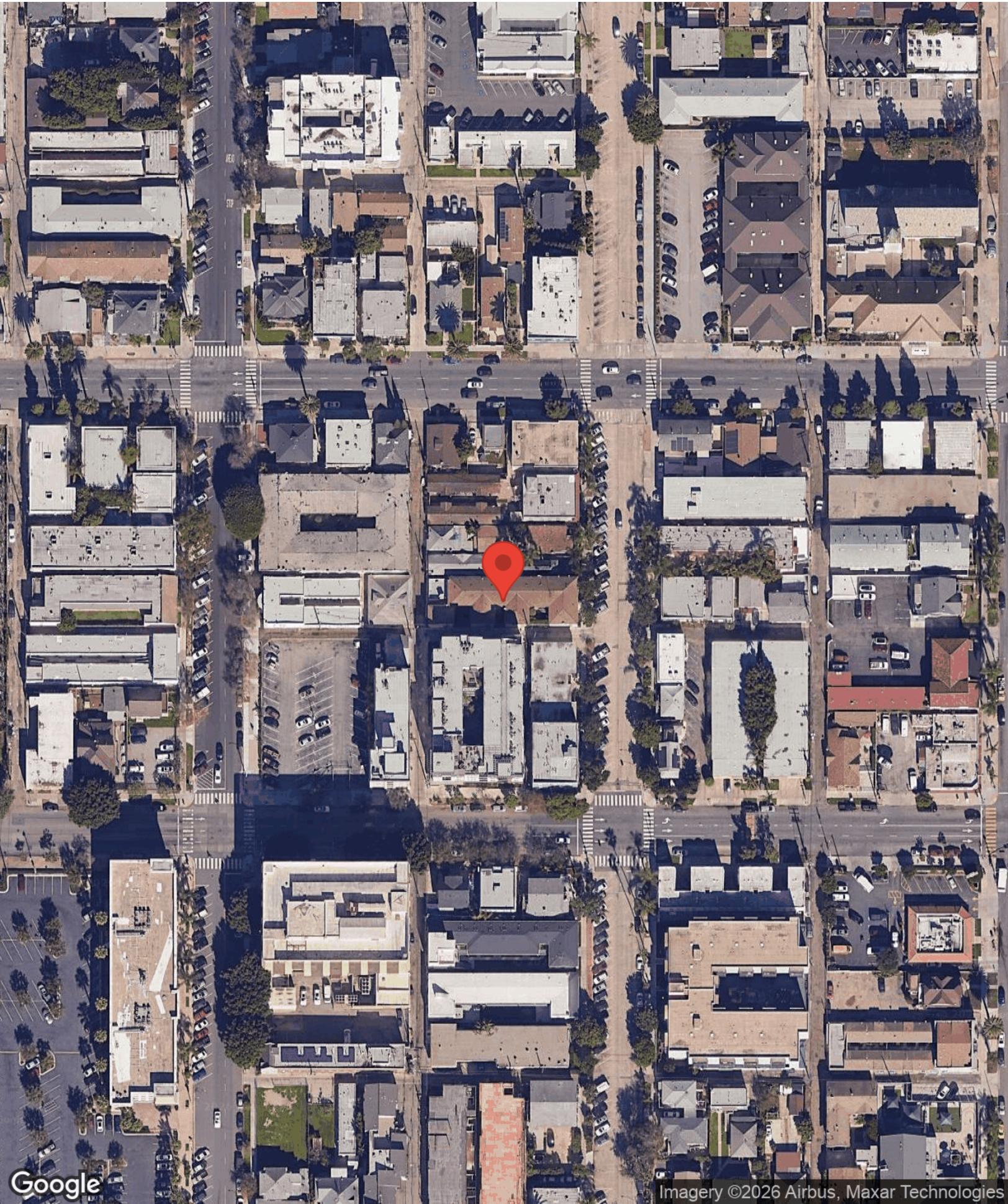
# Location Maps

22 Unit Multifamily Investment Property



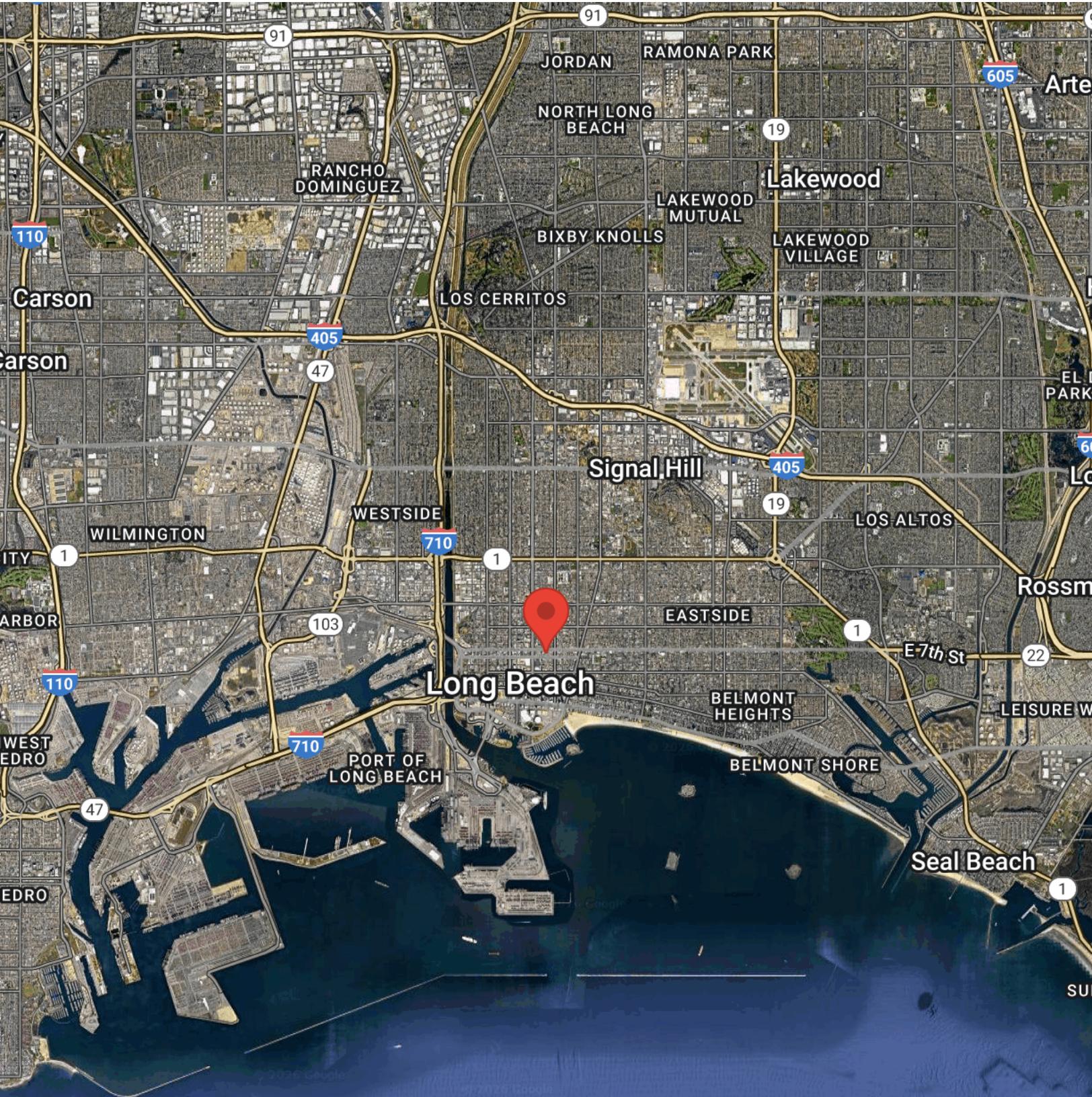
# Aerial Map

22 Unit Multifamily Investment Property



# Regional Map

22 Unit Multifamily Investment Property



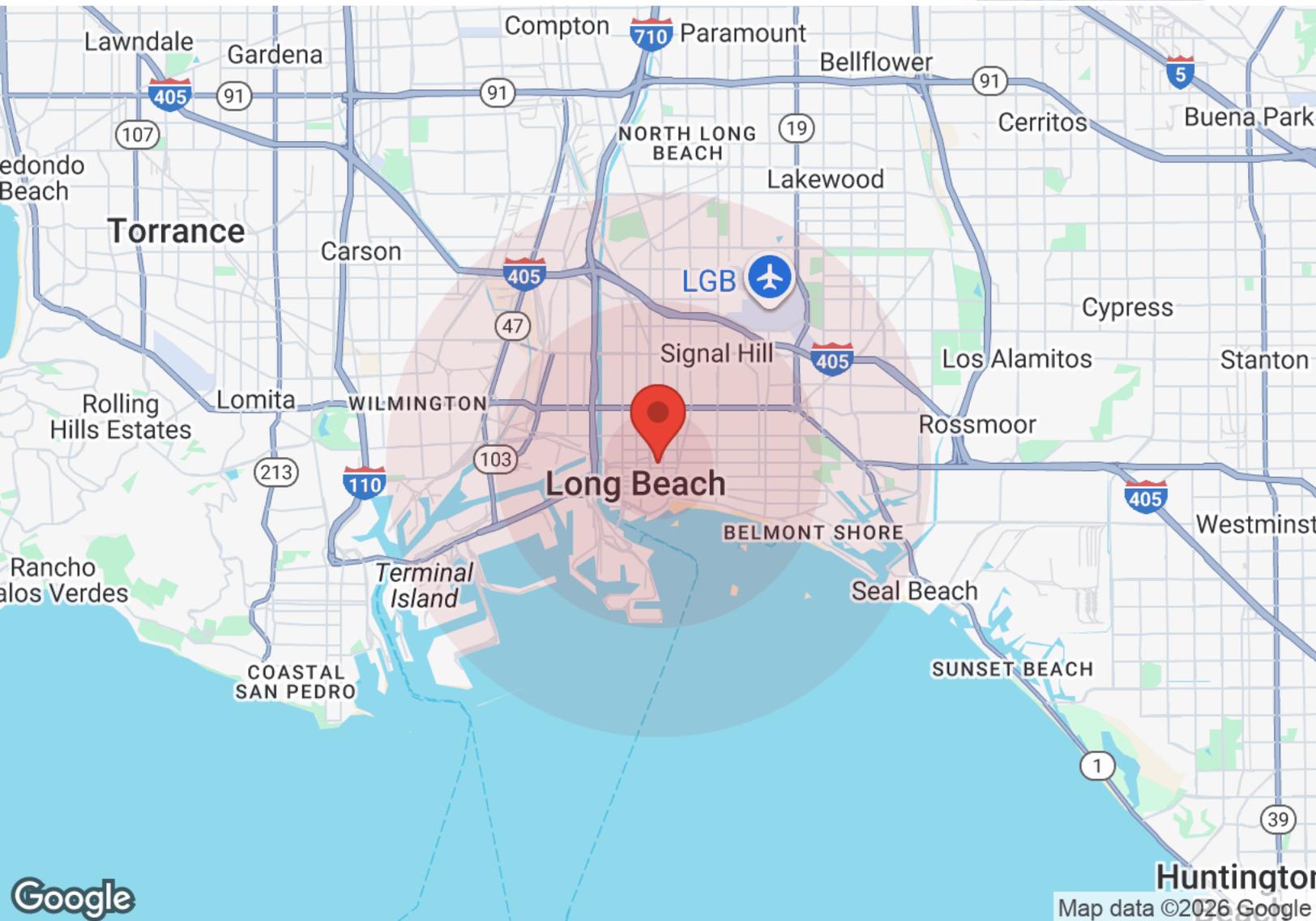
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Map data ©2026

## Detailed Demographics

22 Unit Multifamily Investment Property



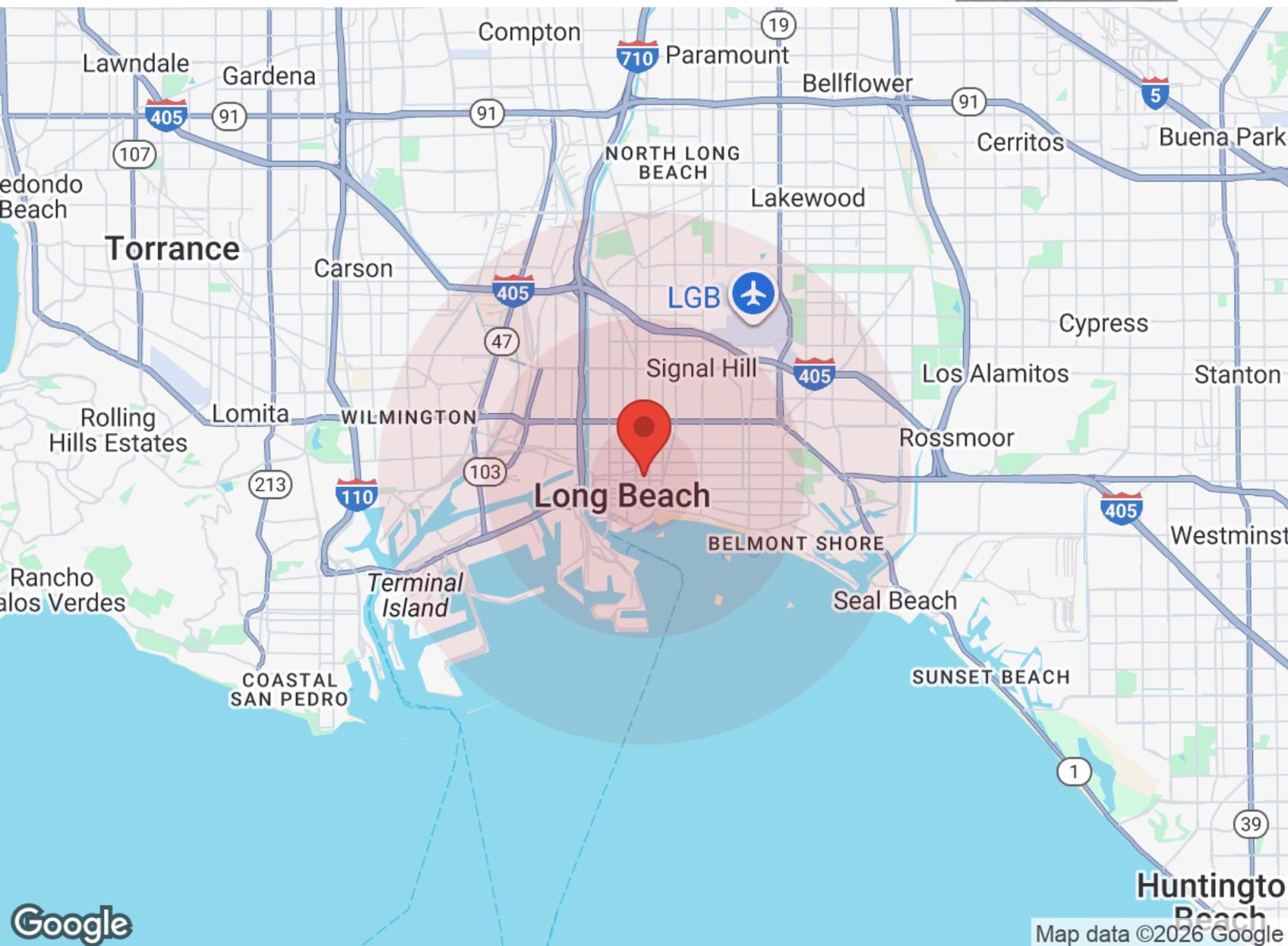
Population	1 Mile	3 Miles	5 Miles
Male	42,763	123,441	203,646
Female	39,314	118,259	197,536
Total Population	82,077	241,700	401,182
Housing	1 Mile	3 Miles	5 Miles
Total Units	39,084	104,506	166,727
Occupied	35,567	95,668	153,012
Owner Occupied	6,409	24,997	56,864
Renter Occupied	29,158	70,671	96,148
Vacant	3,517	8,838	13,714
Race	1 Mile	3 Miles	5 Miles
White	17,162	53,488	101,098
Black	12,271	32,460	45,053
Am In/AK Nat	131	363	562
Hawaiian	361	1,112	1,926
Hispanic	39,840	109,490	181,896
Asian	9,693	37,512	58,492
Multi-Racial	2,282	6,478	10,872
Other	345	798	1,324

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# Detailed Demographics

22 Unit Multifamily Investment Property



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	3,875	11,850	19,521	Median	\$67,852	\$80,302	\$87,872
Ages 5-9	4,325	12,842	21,335	< \$10,000	2,272	5,321	7,671
Ages 10-14	4,171	12,985	22,203	\$10,000-\$14,999	2,021	3,956	5,460
Ages 15-19	4,439	13,726	24,802	\$15,000-\$19,999	1,247	2,725	3,965
Ages 20-24	5,390	16,051	26,051	\$20,000-\$24,999	1,174	3,032	4,849
Ages 25-29	8,436	22,158	32,119	\$25,000-\$29,999	1,263	2,920	4,336
Ages 30-34	9,352	24,648	35,992	\$30,000-\$34,999	1,776	3,523	5,142
Ages 35-39	7,458	20,964	32,221	\$35,000-\$39,999	1,415	2,980	4,437
Ages 40-44	5,915	17,130	27,451	\$40,000-\$44,999	1,133	2,830	4,123
Ages 45-49	5,043	14,801	24,573	\$45,000-\$49,999	1,264	3,142	4,349
Ages 50-54	5,043	15,383	25,812	\$50,000-\$59,999	2,580	6,093	9,174
Ages 55-59	4,796	14,633	25,083	\$60,000-\$74,999	3,130	8,627	12,917
Ages 60-64	4,346	13,582	23,858	\$75,000-\$99,999	4,573	12,664	19,583
Ages 65-69	3,398	11,152	20,552	\$100,000-\$124,999	3,423	10,075	16,318
Ages 70-74	2,660	8,516	16,240	\$125,000-\$149,999	2,391	7,396	11,421
Ages 74-79	1,696	5,519	11,184	\$150,000-\$199,999	2,913	9,343	16,374
Ages 80-84	984	3,037	6,246	> \$200,000	2,992	11,043	22,894
Ages 85+	750	2,723	5,940				

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