
2370 LIME AVE.

LONG BEACH, CA 90806



8 Renovated units cash flowing at an incredible 6.25% Cap Rate from day 1!
Assumable 2.05M Loan at only 4.9% interest rate
4 Large (3Bed/1.5Bath) units in front plus 4 (1Bed/1Bath) units in the back

Cash flowing at an incredible 6.25% Cap Rate

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Location

Location Summary
Local Business Map
Major Employers
Aerial View Map

03 Property Description

Property Features

04 Rent Roll

Rent Roll

05 Financial Analysis

Income & Expense Analysis

06 Demographics

Demographics

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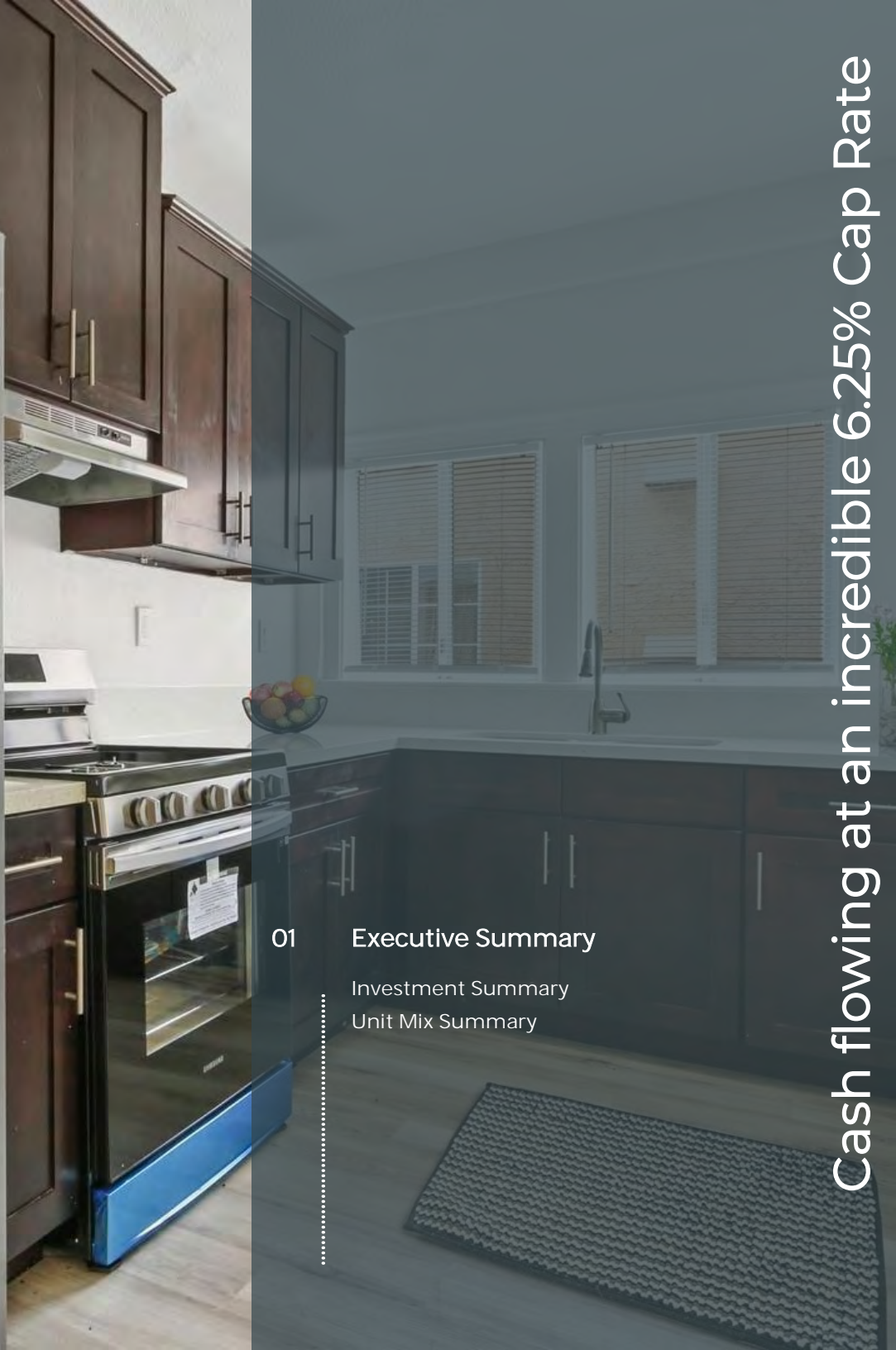
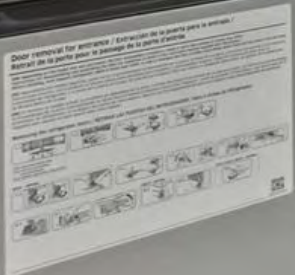
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01

Executive Summary

Investment Summary

Unit Mix Summary

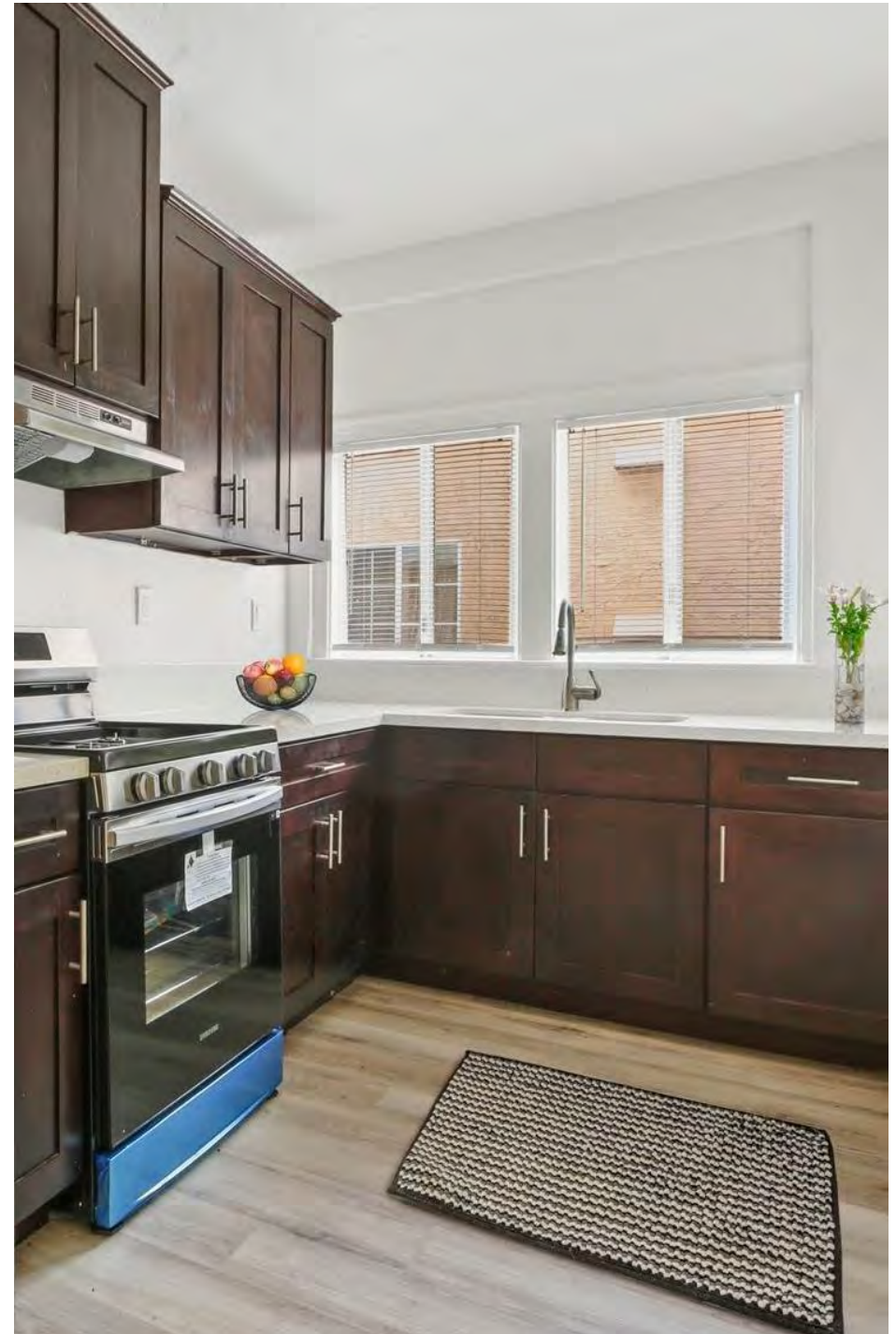
OFFERING SUMMARY

ADDRESS	2370 Lime Ave. Long Beach CA 90806
COUNTY	Los Angeles
MARKET	Long Beach
SUBMARKET	Harbor Cities
BUILDING SF	6,440 SF
LAND SF	6,427 SF
LAND ACRES	.15
NUMBER OF UNITS	8
YEAR BUILT	1930
YEAR RENOVATED	2025
APN	7211-009-009
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,890,000
PRICE PSF	\$448.76
PRICE PER UNIT	\$361,250
OCCUPANCY	97.00%
NOI (CURRENT)	\$180,729
NOI (Pro Forma)	\$216,273
CAP RATE (CURRENT)	6.25%
CAP RATE (Pro Forma)	7.48%
GRM (CURRENT)	11.82
GRM (Pro Forma)	10.22

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	39,962	272,918	514,215
2025 Median HH Income	\$62,768	\$72,427	\$82,982
2025 Average HH Income	\$89,321	\$100,217	\$114,807



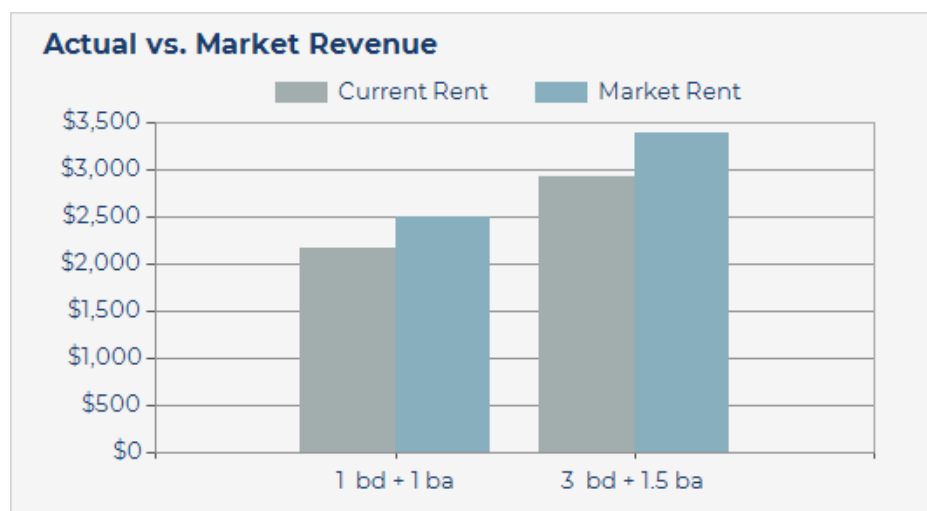
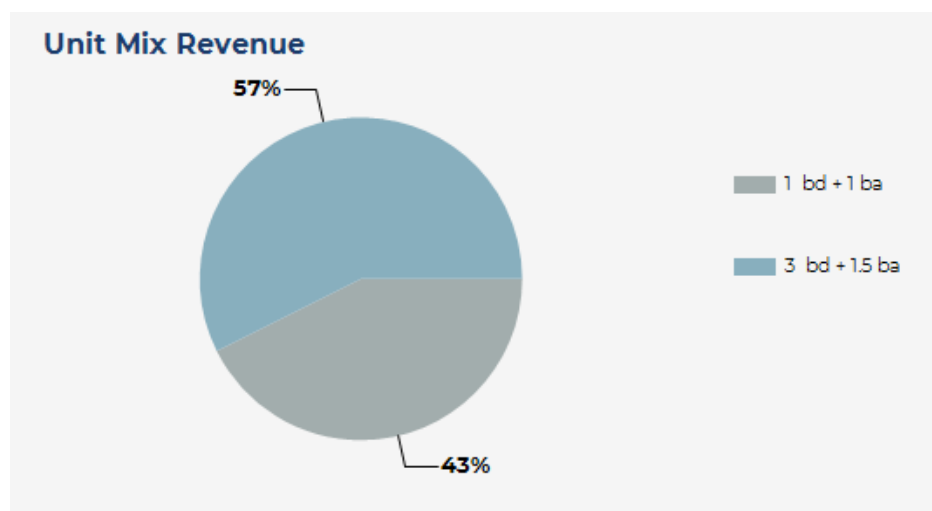
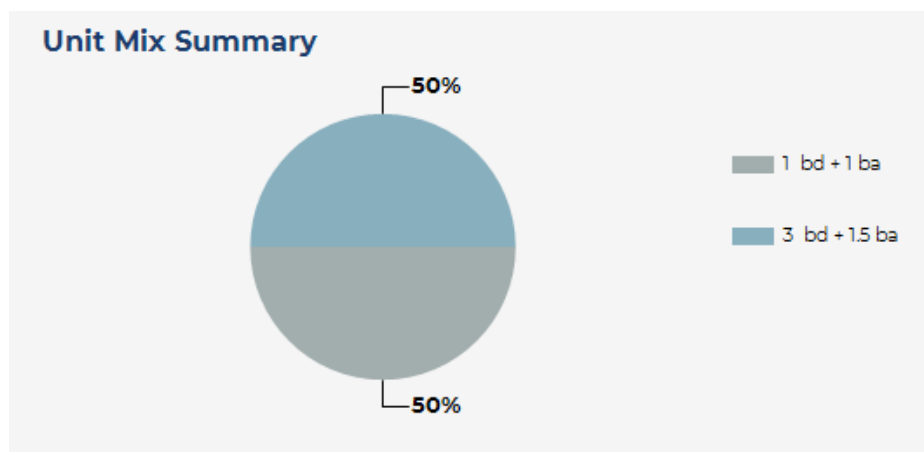
Turnkey Investment |

Price Reduction! 8 Renovated and 100% Occupied units, cash flowing at an amazing Current Cap Rate of 6.25% from day 1! Attractive 2.05M assumable financing at an incredibly low interest rate of 4.9% fixed through 01/01/2028. Large unit mix of 4 (3Bed/1.5Bath) units in front plus 4 (1Bed/1Bath) units in the back including 2 brand-new ADUs. Each of the three-bedroom units come with interior laundry and their own one car garage/storage in the back. Many units boast upgrades such as modern cabinets, new flooring, updated kitchen, bathrooms, exterior improvements, and more. Individually metered for gas, electricity, and tenants pay their own trash further minimizing the operating expenses.

- 8 Renovated units cash flowing at an incredible 6.25% Cap Rate from day 1!
- Attractive 2.05M assumable financing at an incredibly low interest rate of 4.9% interest rate fixed through 01/01/2028
- 4 Large (3Bed/1.5Bath) units in front plus 4 (1Bed/1Bath) units in the back including 2 brand-new ADUs
- Each of the three-bedroom units come with interior laundry and their own one car garage/storage in the back
- Individually metered for gas, electricity, and tenants pay their own trash further minimizing the operating expenses



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	4	\$2,171	\$8,685	\$2,495	\$9,980
3 bd + 1.5 ba	4	\$2,924	\$11,694	\$3,395	\$13,580
Totals/Averages	8	\$2,547	\$20,379	\$2,945	\$23,560



Cash flowing at an incredible 6.25% Cap Rate! Location



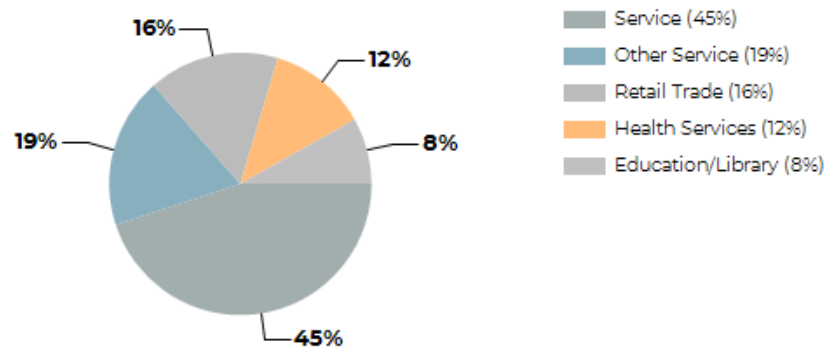
02

Location

Location Summary
Local Business Map
Major Employers
Aerial View Map

Cash flowing at an incredible 6.25% Cap Rate

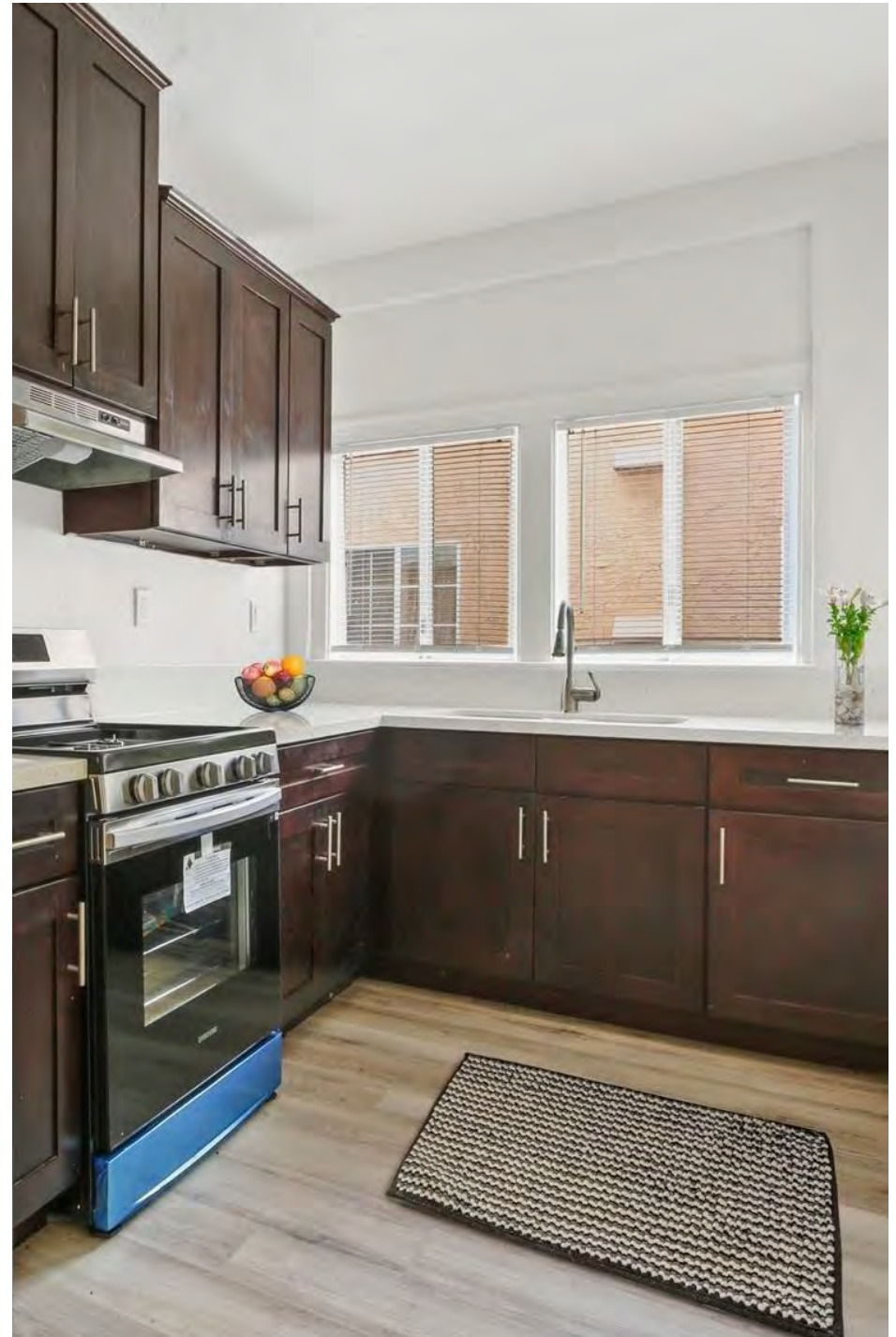
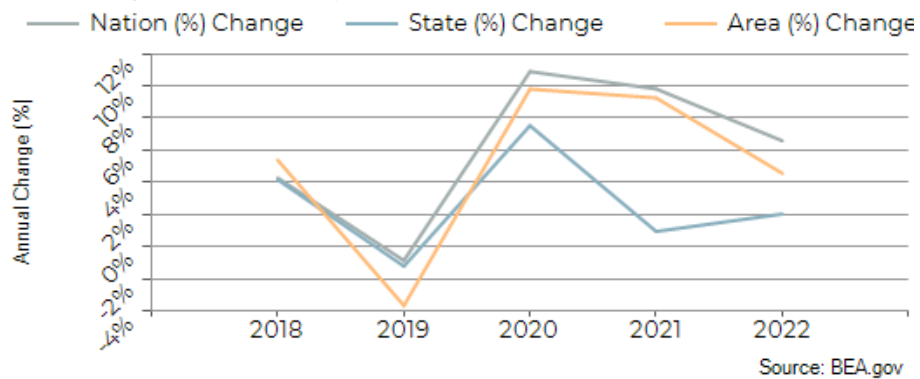
Major Industries by Employee Count

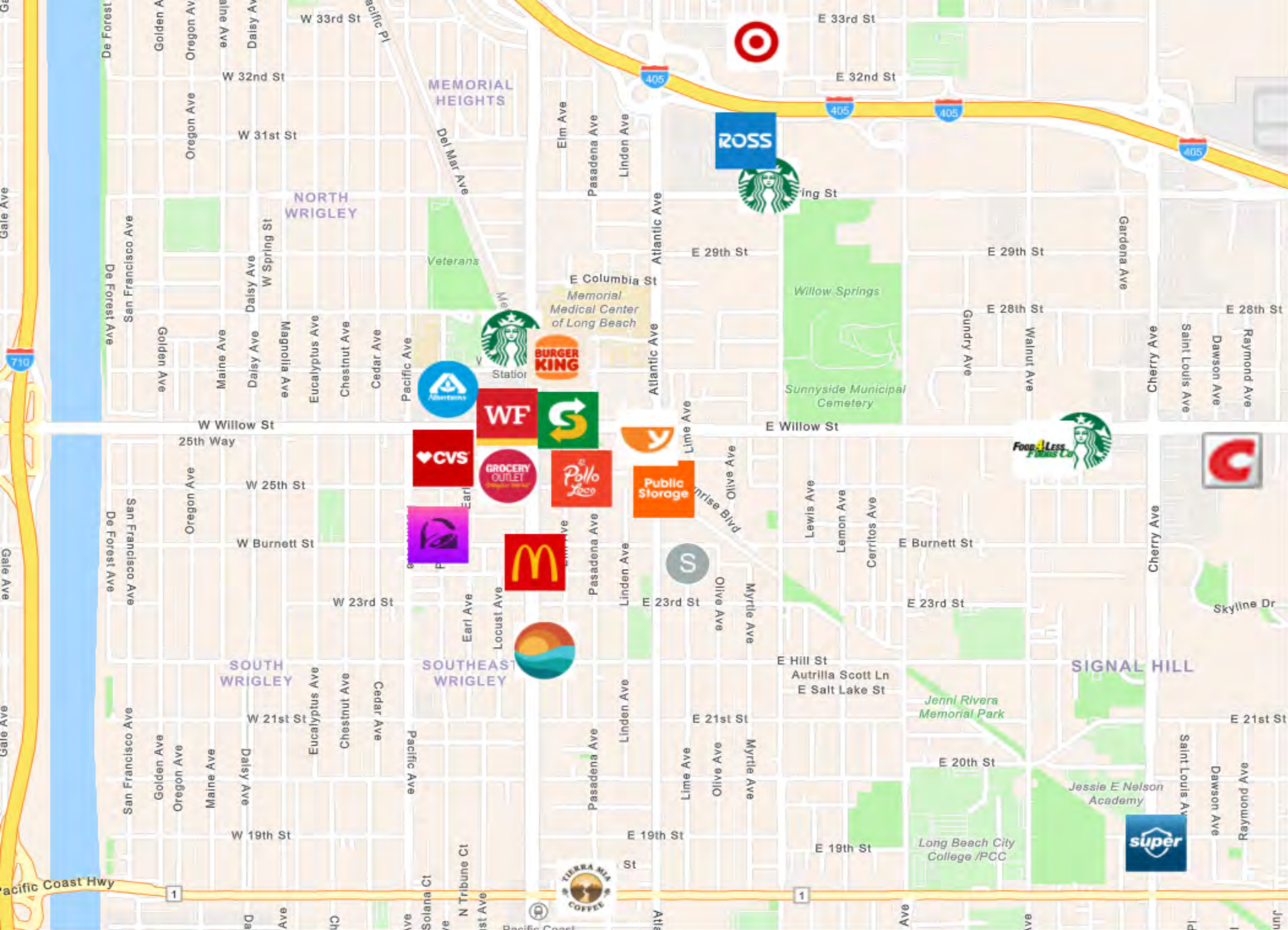


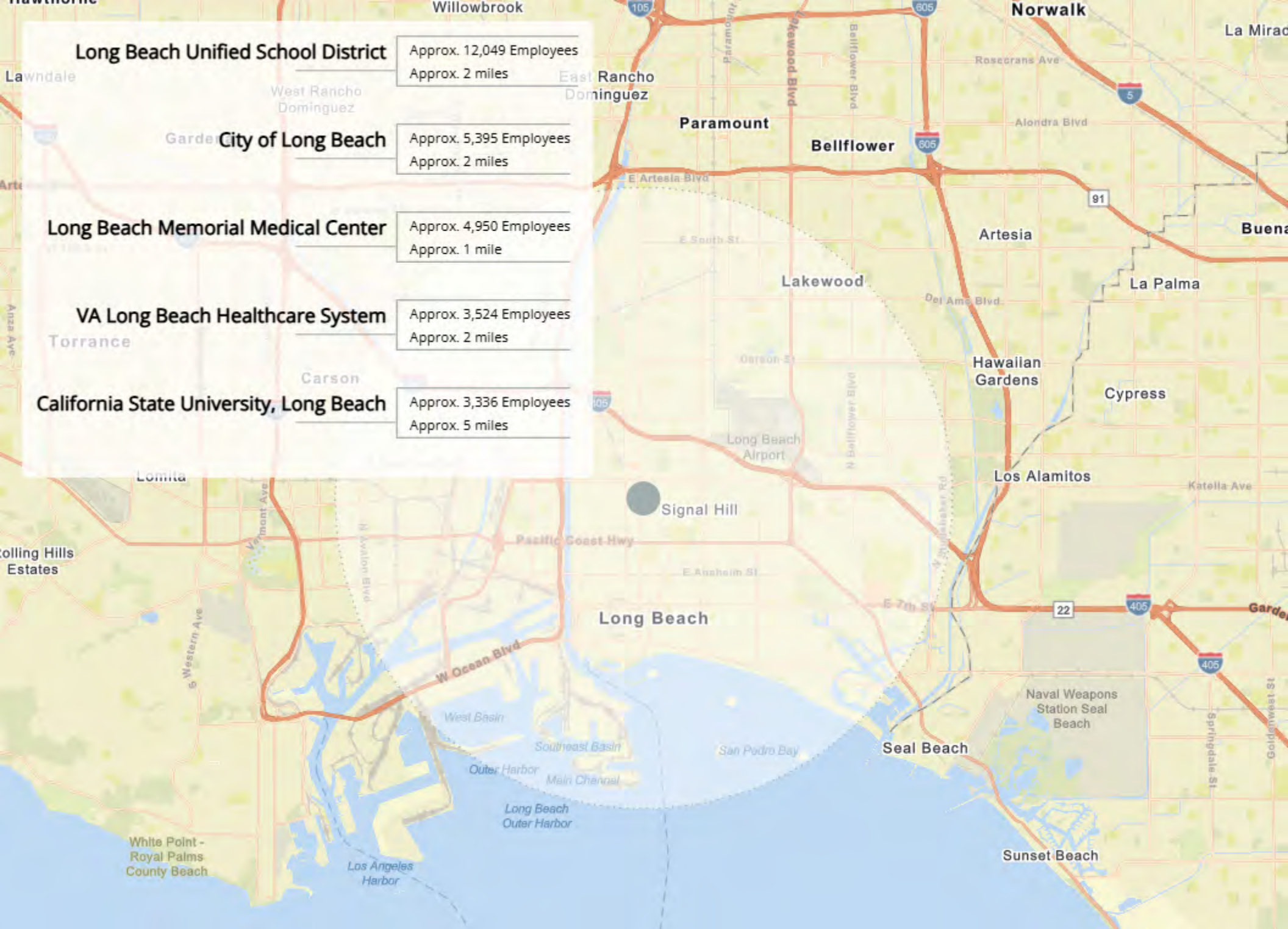
Largest Employers

Long Beach Unified School District	12,049
City of Long Beach	5,395
Long Beach Memorial Medical Center	4,950
VA Long Beach Healthcare System	3,524
California State University, Long Beach	3,336
Long Beach City College	3,321
Boeing	2,019
St. Mary Medical Center	1,547

Los Angeles County GDP Trend











03

Property Description

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	8
BUILDING SF	6,440
LAND SF	6,427
LAND ACRES	.15
YEAR BUILT	1930
YEAR RENOVATED	2025
# OF PARCELS	1
ZONING TYPE	LBR1N
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
WASHER/DRYER	In Unit

UTILITIES

WATER	Owner
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant
RUBS	Owner

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat & Pitched
STYLE	Spanish
LANDSCAPING	Front Yard





04

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent
2364	3 bd + 1.5 ba	\$3,372.00	\$3,395.00
2366	3 bd + 1.5 ba	\$2,809.00	\$3,395.00
2368	3 bd + 1.5 ba	\$2,718.00	\$3,395.00
2370	3 bd + 1.5 ba	\$2,795.00	\$3,395.00
2364 A	1 bd + 1 ba	\$2,505.00	\$2,495.00
2364 B	1 bd + 1 ba	\$2,300.00	\$2,495.00
2364 C	1 bd + 1 ba	\$1,708.00	\$2,495.00
2364 D	1 bd + 1 ba	\$2,172.00	\$2,495.00
Totals / Averages		\$20,379.00	\$23,560.00





05

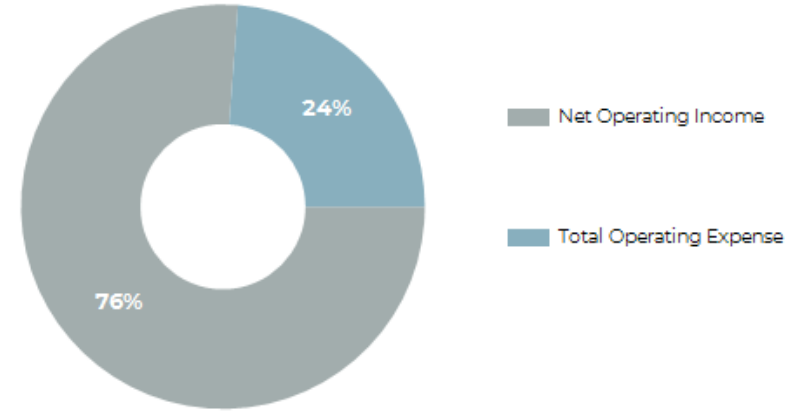
Financial Analysis

Income & Expense Analysis

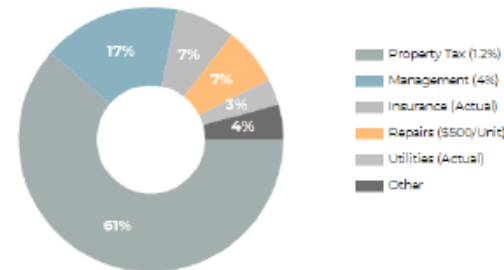
REVENUE ALLOCATION

CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$244,548	\$282,720
Gross Potential Income	\$244,548	\$282,720
General Vacancy	-3.00%	-3.00%
Effective Gross Income	\$237,212	\$274,238
Less Expenses	\$56,483	\$57,965
Net Operating Income	\$180,729	\$216,273



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Property Tax (1.2%)	\$34,680	\$4,335	\$34,680	\$4,335
Insurance (Actual)	\$4,115	\$514	\$4,115	\$514
Utilities (Actual)	\$1,800	\$225	\$1,800	\$225
Repairs (\$500/Unit)	\$4,000	\$500	\$4,000	\$500
Pest Control (\$100/Month)	\$1,200	\$150	\$1,200	\$150
Gardening (\$100/Month)	\$1,200	\$150	\$1,200	\$150
Management (4%)	\$9,488	\$1,186	\$10,970	\$1,371
Total Operating Expense	\$56,483	\$7,060	\$57,965	\$7,246
Expense / SF	\$8.77		\$9.00	
% of EGI	23.81%		21.13%	



DISTRIBUTION OF EXPENSES

CURRENT

* Expenses are estimated

Cash flowing at an incredible 6.25% Cap Rate | Demographics



06

Demographics

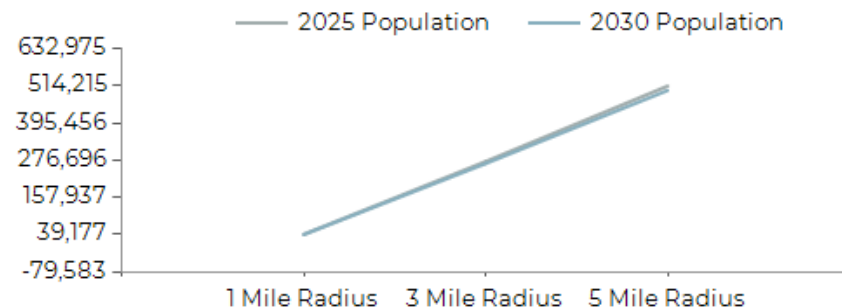
Demographics

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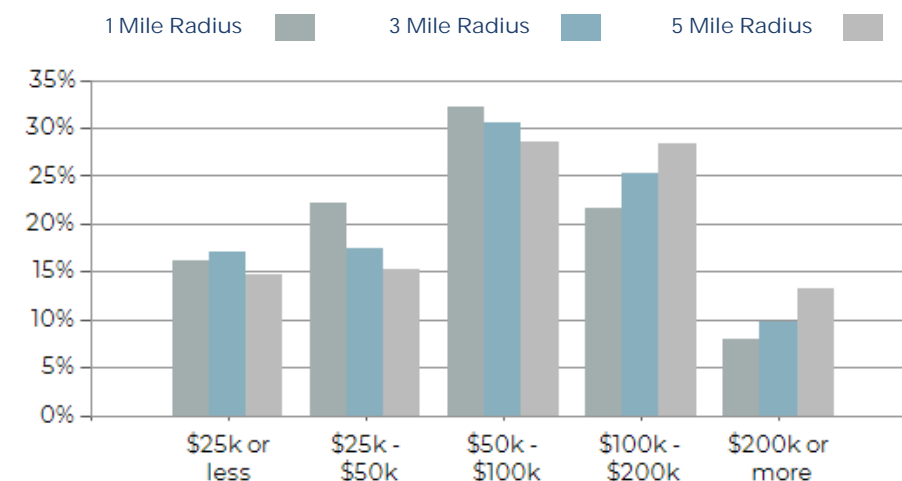
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41,749	282,330	521,868
2010 Population	42,042	280,035	526,449
2025 Population	39,962	272,918	514,215
2030 Population	39,177	266,652	500,300
2025-2030: Population: Growth Rate	-2.00%	-2.30%	-2.75%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,080	10,911	16,401
\$15,000-\$24,999	943	7,215	11,466
\$25,000-\$34,999	1,229	7,894	12,255
\$35,000-\$49,999	1,542	10,438	16,778
\$50,000-\$74,999	2,441	17,744	28,388
\$75,000-\$99,999	1,609	14,566	26,123
\$100,000-\$149,999	1,943	17,422	34,659
\$150,000-\$199,999	769	9,306	19,421
\$200,000 or greater	995	10,249	25,170
Median HH Income	\$62,768	\$72,427	\$82,982
Average HH Income	\$89,321	\$100,217	\$114,807

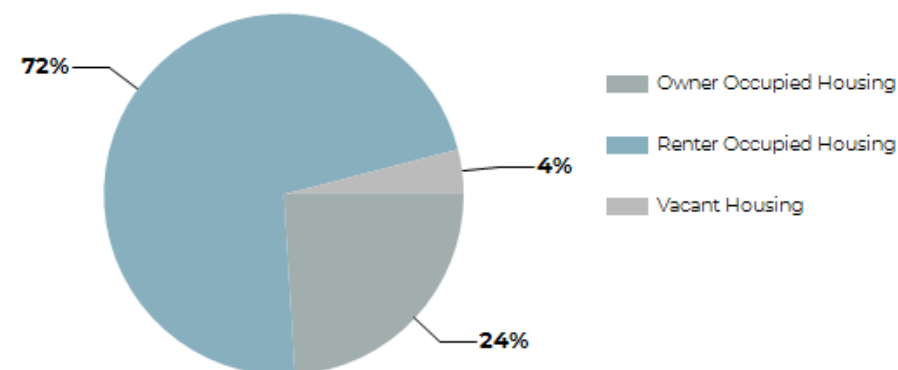
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,394	103,833	190,280
2010 Total Households	11,742	99,501	183,018
2025 Total Households	12,550	105,755	190,680
2030 Total Households	12,712	106,829	191,339
2025 Average Household Size	3.13	2.50	2.63
2025-2030: Households: Growth Rate	1.30%	1.00%	0.35%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

Cash flowing at an incredible 6.25% Cap Rate

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