



534 MAINE AVE
LONG BEACH, CA 90802

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Table of Contents

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1 Investment Overview

2 Property Photos

3 Financial Analysis

4 Location Overview

5 Contact Information

Investment Overview

Executive Summary

534 Maine Ave is a 4-unit building, originally built in 1924. This property comprises (3) spacious 2-bedroom units, each approximately 725 square feet, and (1) 1-bedroom unit at 460 square feet. One of the 2-bedroom units are currently vacant offering opportunity for a owner-user. Additionally, there is a **30% potential rental upside**, providing an excellent opportunity for income growth with market adjustments.

The property has been **meticulously maintained and upgraded**, reducing the need for substantial capital expenditures. The owner has undertaken significant improvements, including modern renovations to all units, creating a fresh, move-in-ready atmosphere. Updated landscaping enhances the curb appeal and ensures low-maintenance upkeep for future ownership. Each unit is individually metered, the owner covers water and sewer costs, while tenants are responsible for gas, trash, and electricity.

This is a perfect fit for an investor looking for a **turnkey, well-located property** with major capital improvements already completed, offering immediate cash flow and future upside potential.





Investment Overview

Pricing Metrics

Offering Price	\$1,250,000
Price/Unit	\$312,500
Price/Sq Ft	\$475
CAP Rate (Current)	5.12%
GRM (Current)	13.51
CAP Rate (Market)	7.19%
GRM (Market)	10.42

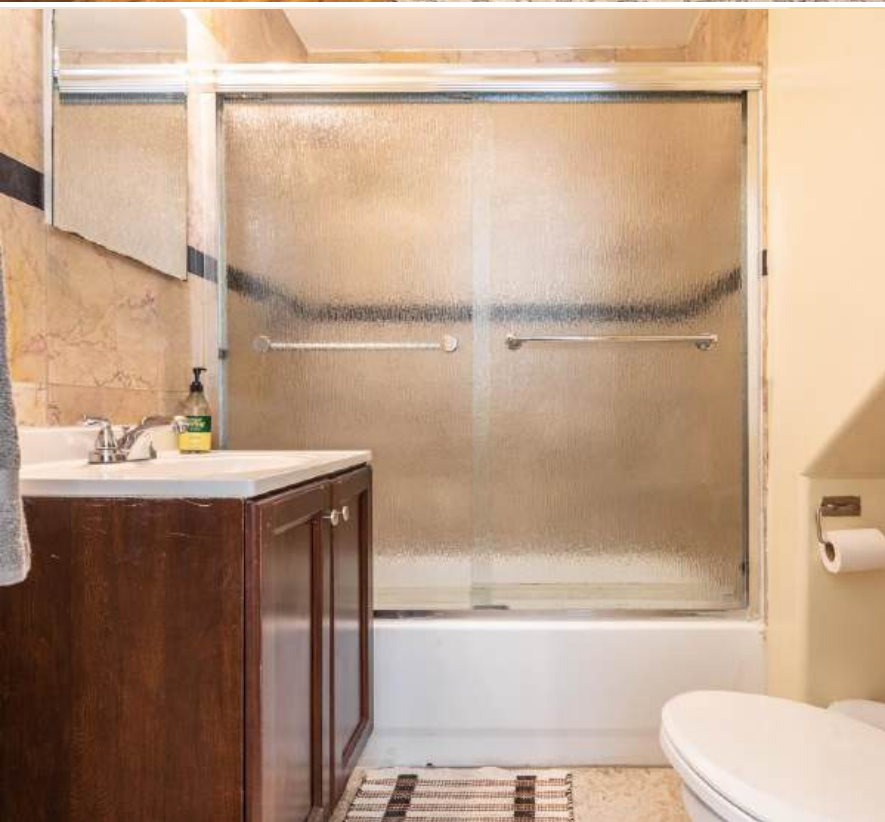
Property Details

Units	4
Year Built	1924
Rentable Square Feet	1, 2,630
Lot Size	5,015
APN	7278-020-048
Zoning	LBPPD1
Rent Control	AB 1482

Property Photos











Financial Analysis

Rent Roll

RENT ROLL

UNIT	UNIT MIX	UNIT SQFT	RENT/SQFT	CURRENT	RENT/SQFT	MARKET
1	2 BED / 2 BATH	725	\$2.08	\$1,510	\$3.72	\$2,700
2	2 BED / 1.5 BATH	725	\$3.72	\$2,700	\$3.72	\$2,700
3	2 BED / 1 BATH	725	\$3.59	\$2,600	\$3.72	\$2,700
4	1 BED / 1 BATH	460	\$1.96	\$900	\$4.13	\$1,900
TOTAL		2,630	\$2.84	\$7,710	\$3.83	\$10,000

LEASES

UNIT	UNIT MIX	PARKING	LAUNDRY	NOTES	UTILITIES PAID	EXPIRATION
1	2 BED / 2 BATH	STREET	ON SITE	OCCUPIED	GAS/ELECTRIC/TRASH	N/A
2	2 BED / 1.5 BATH	STREET	ON SITE	VACANT	GAS/ELECTRIC/TRASH	N/A
3	2 BED / 1 BATH	STREET	ON SITE	OCCUPIED	GAS/ELECTRIC/TRASH	N/A
4	1 BED / 1 BATH	STREET	ON SITE	OCCUPIED	GAS/ELECTRIC/TRASH	N/A

Financials

OFFERING PRICE

\$1,250,000

\$/SQFT	\$475
\$/UNIT	\$312,500
TOTAL SQFT	2,630
TOTAL UNITS	4

30%

POTENTIAL RENTAL UPSIDE

CURRENT METRICS

CAP RATE 5.12%

\$475

PRICE PER SQFT

GRM 13.51

PRO FORMA METRICS

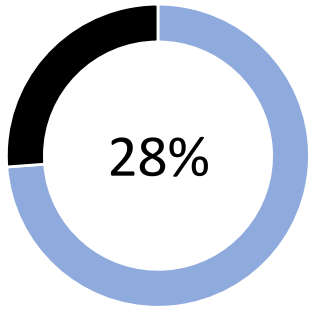
CAP RATE 7.19%

1924

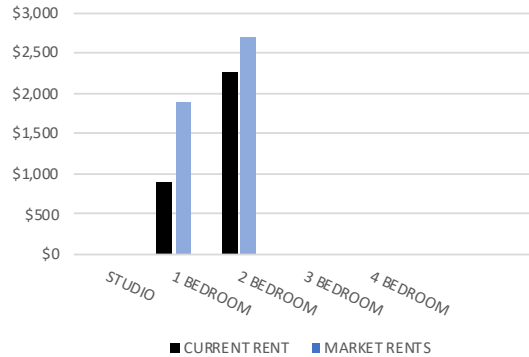
PROPERTY YEAR BUILT

GRM 10.42

EXPENSE RATIO



UPSIDE ANALYSIS



PROPOSED DEBT

LOAN AMOUNT	\$812,500	INTEREST RATE	6.25%
DOWN PAYEMENT	35% \$437,500	FIXED (YRS)	30
DEBT COVERAGE RATIO	1.07	AMORTIZATION (YRS)	30
MONTHLY PAYMENT	\$5,003	ANNUAL PAYMENT	\$60,032

INCOME

CURRENT

PRO FORMA

Gross Potential Income	\$92,520	\$120,000
Vacancy Reserve	(\$2,776)	(\$3,600)
Effective Gross Income	\$89,744	\$116,400

EXPENSES

CURRENT

PRO FORMA

Property Taxes (1.25%)	\$15,625	\$15,625
Insurance (\$0.80/Sqft)	\$2,104	\$2,104
Repairs and Maintance (5%)	\$2,776	\$3,600
Utilities (\$800 Unit/Year)	\$3,200	\$3,200
Landscaping (\$100/Month)	\$1,200	\$1,200
Pest Control (\$65/Month)	\$780	\$780

Total Expenses (\$25,685) (\$26,509)

Net Operating Income \$64,060 \$89,891

UNIT MIX ANALYSIS

TYPE	% OF TOTAL	TOTAL	AVG. RENT
STUDIO	0%	0	\$0
1 BEDROOM	25%	1	\$900
2 BEDROOM	75%	3	\$2,236
3 BEDROOM	0%	0	\$0
4 BEDROOM	0%	0	\$0

AGENT CONTACT

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Financing



30 Year CONVENTIONAL Fixed



■ P & I \$5,772
■ Taxes \$1,302
■ Insurance \$365

30 Year CONVENTIONAL Fixed



■ P & I \$5,849
■ Taxes \$1,302
■ Insurance \$365

30 Year CONVENTIONAL Fixed



■ P & I \$5,925
■ Taxes \$1,302
■ Insurance \$365

Purchase Price	\$1,250,000.00	\$1,250,000.00	\$1,250,000.00
Loan Amount / LTV	\$937,500.00 / 75.00%	\$937,500.00 / 75.00%	\$937,500.00 / 75.00%
Rate / APR	6.250% / 6.552%	6.375% / 6.628%	6.499% / 6.709%
Monthly Payment	\$5,772.35 P+I	\$5,848.78 P+I	\$5,925.02 P+I
Points or Credit	1.038% / \$9,731.00	0.510% / \$4,781.00	0.062% / \$581.00
Lock Period	30 Days	30 Days	30 Days
Prepayment Penalty	No PPP	No PPP	No PPP
Lender Fees	\$15,076.50	\$15,076.50	\$15,076.50
Other Closing Costs	\$19,627.65	\$19,682.22	\$19,736.36
Estimated Cash to Close	\$356,935.40	\$352,039.97	\$347,894.11
Loan Term	30-Year	30-Year	30-Year

Location Overview



WALKABILITY

534 Maine Avenue has a Walk Score of 86 out of 100. This location is Very Walkable so most errands can be accomplished on foot. 534 Maine Avenue is a nine-minute walk from the Metro A Line (Blue) at the Pacific Ave Station stop. This location is in the Downtown neighborhood in Long Beach. Nearby parks include Cesar E. Chavez Park, Drake Park and Lincoln Park.

Walk Score
86

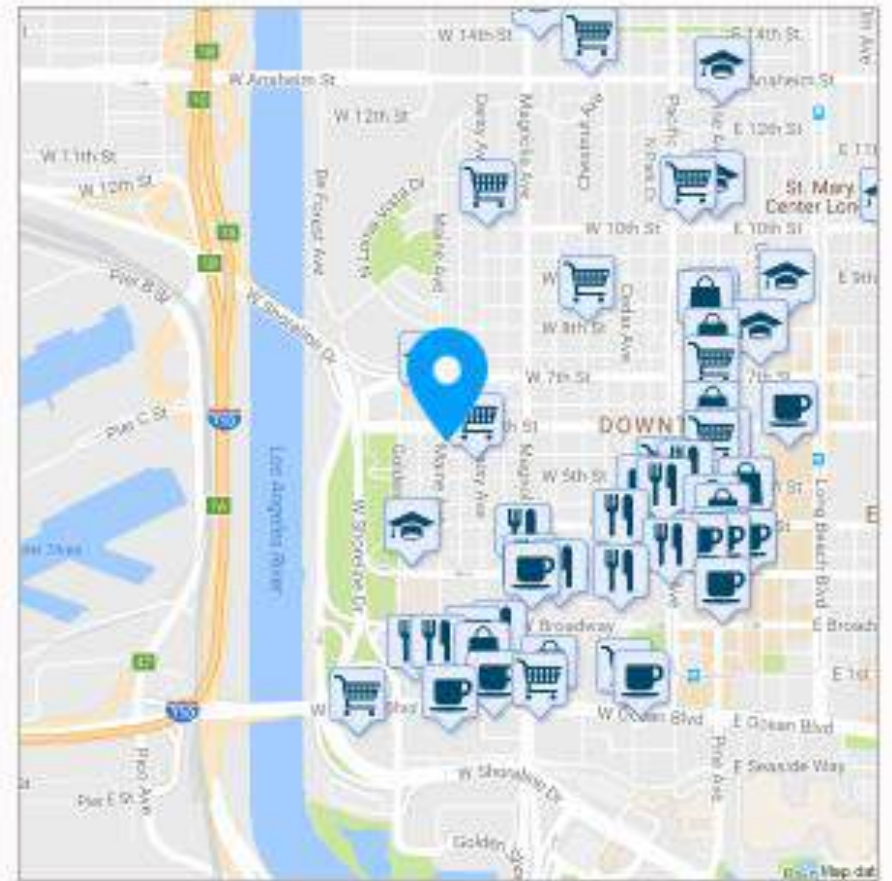
Very Walkable
Most errands can be accomplished on foot.

Transit Score
70

Excellent Transit
Transit is convenient for most trips.

Bike Score
85

Very Bikeable
Biking is convenient for most trips.



LONG BEACH



THE PIKE OUTLETS

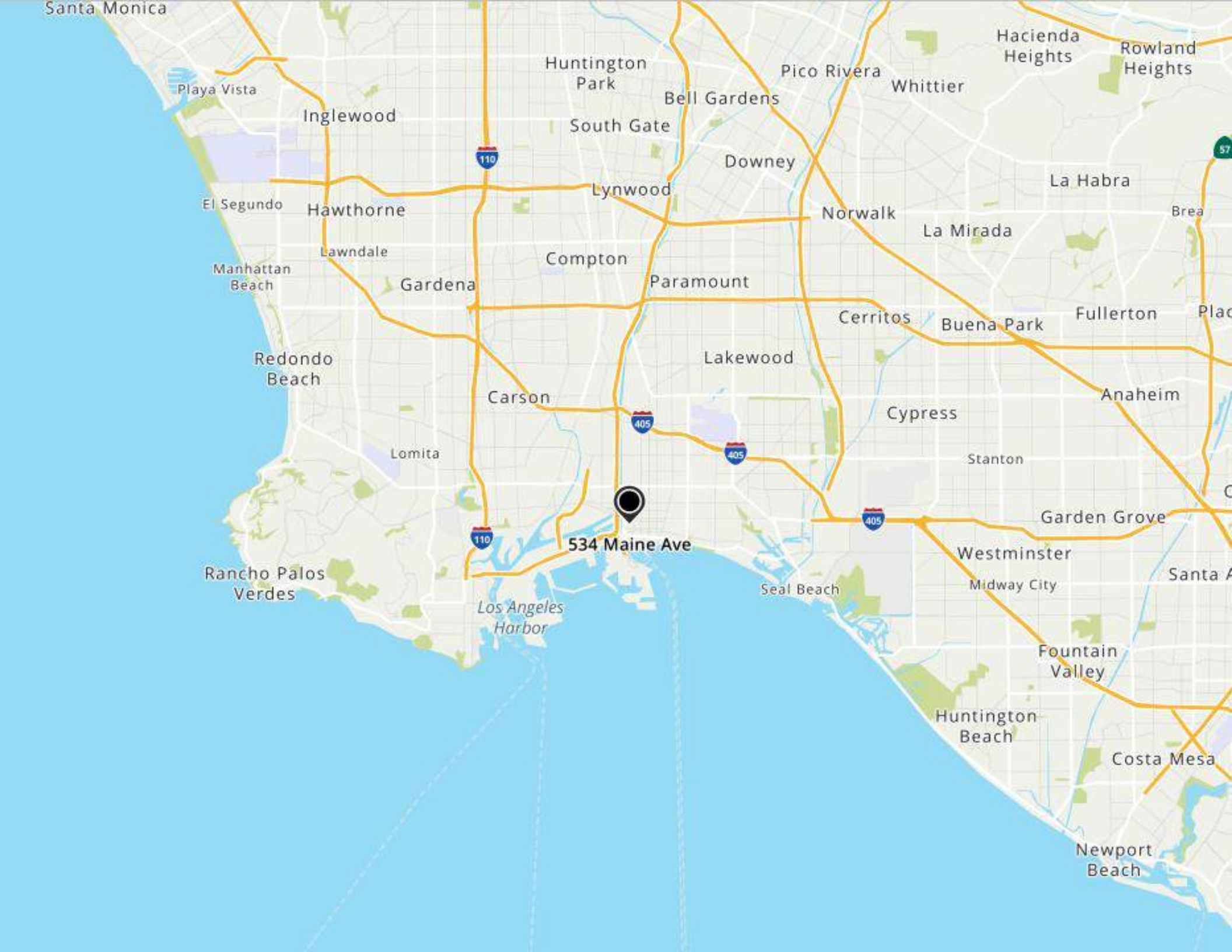
Long Beach is one of Southern California's most vibrant and economically diverse cities. As the seventh-largest city in the state, it has a population of over 460,000 residents.

The city's strategic location between Los Angeles and Orange County makes it a central hub for commerce, tourism, and transportation.



QUEEN MARY

Long Beach is home to the Port of Long Beach, one of the busiest ports in the world, which plays a crucial role in global trade and generates billions in economic activity annually. The port serves as a major economic driver, supporting industries such as logistics, shipping, and transportation, and creating thousands of jobs across the region.



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