

410 E 21st Street - Long Beach, CA

Income Property | 2025 Financial Snapshot

Property Overview

Well-maintained income property with stable rental operations and professional management. The asset demonstrates consistent income, controlled expenses, and strong underlying NOI, offering investors flexibility to enhance returns through financing structure.

2025 Operating Summary (Cash Basis)

Gross Rental Income	\$63,049
Total Operating Expenses	(\$24,961)
Net Operating Income (NOI)	\$38,088
Net Cash Flow	\$5,250

Investor Notes

NOI reflects true operating performance before financing and ownership decisions. Cash flow is impacted by principal paydown, tax and insurance impounds, and owner distributions. No significant deferred maintenance or abnormal expenses were noted during the reporting period.

Prepared for marketing purposes only. Financials are based on seller-provided information and are deemed reliable but not guaranteed. Buyer to independently verify.