

FOR SALE

410 E 21st St
Long Beach, CA 90806

\$840,000
\$435 / sqft

Duplex opportunity for investors or owner-occupants — North Long Beach

UNITS	BEDS	BATHS	SQFT	LOT	BUILT
2	4 (2/unit)	3 (1.5/unit)	1,931	2,843 sqft	1923

PROPERTY OVERVIEW

Charming 1923 duplex in North Long Beach — perfect for owner-occupants or savvy investors! Two spacious 2BD/1.5BA units on a 2,843 sqft lot. Move right into the vacant unit and let your tenant's \$3,000/mo rent help cover the mortgage, or lease both units for a projected ~6.3% cap rate, 11.7x GRM and ~\$52,900/yr NOI.

PROPERTY FEATURES

- Separate gas & electric meters per unit — owner pays water only
- 2-car attached garage, one space per unit
- One unit vacant & move-in ready; one leased at \$3,000/mo
- Priced below nearby comps (\$670K–\$920K)
- Strong rental demand area near the 405/710 corridor



Front exterior, twilight view

FINANCIAL SNAPSHOT

Current income	\$3,000/mo
Occupancy	1 leased / 1 vacant
Vacant unit rent (est.)	\$2,900–\$3,100/mo
Projected gross income	~\$72,000/yr
Projected NOI	~\$52,900/yr

~6.3%
CAP RATE

11.7x
GRM

Projected figures at full lease-up, assuming 5% vacancy allowance. Not a guarantee of future performance.

Schedule a showing:

Call or email Janet Chen (see below)

Janet Chen

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Information deemed reliable but not guaranteed.
Buyer to verify all information independently.