

OFFERING MEMORANDUM

410 E 21st St

Long Beach, CA 90806

EXECUTIVE SUMMARY

410 E 21st St is a well-maintained duplex investment opportunity located in the North Long Beach submarket. The property consists of two (2) spacious 2-bedroom, 1.5-bathroom townhome style units, offering stable in-place income and long-term rental upside.

This asset is ideal for investors seeking reliable cash flow with operational simplicity, as well as potential for gradual rent growth and value enhancement.

PROPERTY OVERVIEW

- Property Type: Duplex (Two Side by Side Townhome Style Units)
 - Unit Mix: (2) 2 Bed / 1.5 Bath
 - Building Size: Approx. 1,931 SF
 - Lot Size: Approx. 2,843 SF
 - Year Built: 1923
 - Stories: 2
 - Configuration: Duplex with one common wall
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INVESTMENT HIGHLIGHTS

- Stable cash-flowing duplex in strong rental market
 - Desirable 2-bedroom unit configuration
 - Individually metered for gas and electricity
 - Low operating expenses (owner pays water only)
 - Garage parking (2 total – 1 per unit)
 - In-unit laundry enhances tenant retention
 - Rent-controlled asset providing tenant stability
 - Seller open to concessions
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FINANCIAL SUMMARY

Metric	Amount
List Price	\$880,000
Gross Scheduled Income	\$62,880
Operating Expenses	\$24,961
Net Operating Income	\$37,919
Cap Rate	4.31%
GRM	14.0

RENT ROLL

Unit	Beds/Baths	Monthly Rent	Annual Rent
Unit 1	2 / 1.5	\$2,595	\$31,140
Unit 2	2 / 1.5	\$2,645	\$31,740

Total Annual Income: \$62,880

OPERATING EXPENSES (ANNUAL)

- Total Expenses: \$24,961
 - Insurance: \$1,200
 - Water/Sewer: \$1,519
 - Other expenses include maintenance and general operating costs
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PROPERTY FEATURES

- Separate gas and electric meters
 - One water meter
 - Garage parking (2 spaces total)
 - Wall furnace heating
 - No cooling system
 - Public sewer and water
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VALUE-ADD OPPORTUNITIES

- Potential rental increases over time (subject to local regulations)
- Interior or exterior cosmetic upgrades to increase rents

- Operational improvements to enhance NOI
 - Long-term appreciation in growing Long Beach market
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LOCATION OVERVIEW

The property is located in North Long Beach, a well-established rental market with strong demand. The area benefits from proximity to major transportation corridors, retail centers, and employment hubs.

- Easy access to Long Beach Blvd and Atlantic Ave
 - Close to schools, shopping, and dining
 - Strong tenant base and consistent occupancy trends
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INVESTMENT CONSIDERATIONS

- Subject to California AB 1482 (Tenant Protection Act)
 - Buyer to verify rent control and local regulations
 - Drive-by only; do not disturb tenants
 - Offers subject to interior inspection
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CONTACT INFORMATION

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DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only. All information is deemed reliable but not guaranteed. Buyers are advised to conduct their own independent investigations and due diligence regarding the property.