OFFERING MEMORANDUM

5901 E. OCEAN BLVD LONG BEACH, CA

MULTI-UNIT OPPORTUNITY | HIGHLY DESIRABLE PENINSULA IN LONG BEACH



Exclusively Listed by

ANDY DANE CARTER

Fiv Realty Co
5580 E 2nd St Suite 103
Long Beach, CA 90803
M: (562) 397-1373
E: andycarterrealty@gmail.com
CA DRE License #01907002
DRE #01907002

fiv REALTY

Fiv Realty Co DRE #02152805

The ANDY DANE CARTER Group

Hire a Local Expert with a Global Reach

TABLE OF CONTENTS

01 Offering Summary

02 Investment Highlights

03 Property Photos

04 Rent Roll

05 Operating Expenses

06 Aerial Overview

07 Regional Map

08 Market Overview

Section 01

OFFERING SUMMARY

LOCATION

5901 E Ocean Blvd
Long Beach, CA

Click Here to View on Google Maps

OFFERING SUMMARY

Price:	$5,850,000
Units:	16
Building Area:	6,748 SF
Number of Buildings:	2
Stories:	2
Lot Size:	7,119 SF (0.16 Acres)
Price/SF	$815.06
Year Built:	1948

APN:	7245019030 / 7245019031
Unit Mix:	Seven 1 Bed / 1 Bath Three Loft Studios Five Studios One Bachelor Unit
Garage Spaces:	6



Section 02
INVESTMENT HIGHLIGHTS

5901 E. Ocean Blvd.

Premier Coastal Location
Situated on the highly desirable Long Beach Peninsula, this trophy asset offers an exceptional location just steps from both the Pacific Ocean and Alamitos Bay. The property benefits from walkable access to Belmont Shore, 2nd & PCH, and Seal Beach Main Street, placing residents near premier dining, retail, and lifestyle amenities.

Rare16-Unit Legacy Asset
This is a rare opportunity to acquire a 16-unit multifamily asset in one of Southern California's most supply-constrained coastal rental markets. Built in 1923 and 1948, the property offers a unique blend of historic character and long-term investment stability.

Attractive Unit Mix
The building consists of a diversified mix of units including one-bedroom units, loft studios, standard studios, and a bachelor unit, allowing for broad tenant appeal and flexible leasing strategies. This variety helps reduce vacancy risk while capturing demand from both individuals and couples seeking beach-adjacent living.

Value-Add / Upside Potential
A major investment advantage is the ability to add up to two ADU units, cre- ating a compelling opportunity for future income growth and increased asset value. In addition, the six existing garages may provide optional repositioning or income-enhancement strategies depending on city approval and investor objectives.



Section 03

PROPERTY PHOTOS





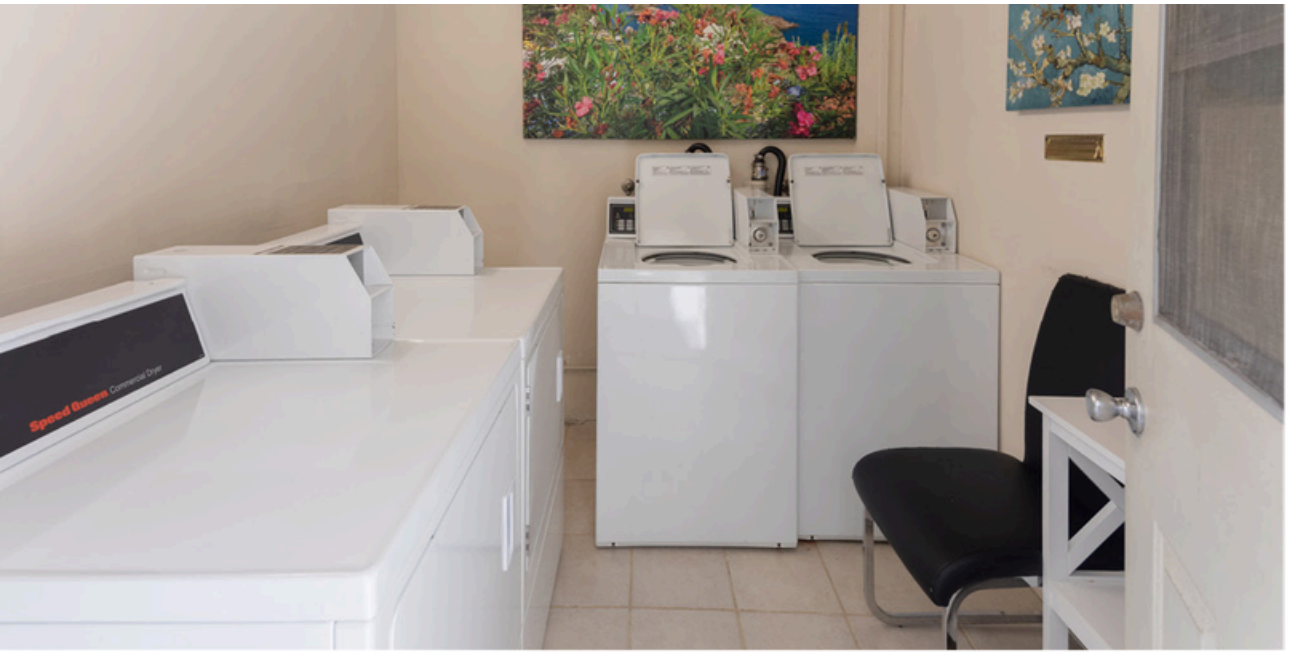






Section 03

PROPERTY PHOTOS







Section 04

RENT ROLL

UNIT	JULY 2026	AUGUST 2026	SEPT 2026	OCTOBER 2026
Unit 1	$2,350/mo	$2,350/mo	$2,350/mo	$2,350/mo
Unit 2	$1,568/mo	$1,568/mo	$1,568/mo	$1,700/mo
Unit 3	$1,955/mo	$1,955/mo	$1,955/mo	$2,150/mo
Unit 4	$1,950/mo	$1,950/mo	$1,950/mo	$2,025/mo
Unit 5	$1,950/mo	$1,950/mo	$1,950/mo	$1,850/mo
Unit 6	$2,350/mo	$2,350/mo	$2,350/mo	$2,450/mo
Unit 7	$2,000/mo	$2,000/mo	$2,000/mo	$2,150/mo
Unit 8	$2,125/mo	$2,125/mo	$2,125/mo	$2,250/mo
Unit 9	$2,120/mo	$260/mo	$2,425/mo	$2,425/mo
Unit 10	$2,050/mo	$2,050/mo	$2,050/mo	$2,150/mo
Unit 11	$1,950/mo	$1,850/mo	$1,850/mo	$2,050/mo
Unit A	$2,350/mo	$2,350/mo	$2,350/mo	$2,450/mo
Unit B	$1,680/mo	$2,400/mo	$2,400/mo	$2,400/mo
Unit C	$2,015/mo	$2,015/mo	$2,015/mo	$2,175/mo
Unit D	$2,350/mo	$2,350/mo	$2,350/mo	$2,455/mo
Unit E	$1,020/mo	$1,020/mo	$1,020/mo	$1,100/mo

Total $34,130 /mo

Section 05

Scheduled Gross Income	$409,560.00
Less Vacancy Rate Reserve	NA
Gross Operating Income	NA
Less Expenses	$130,603
Net Operating Income	$278,957

ANNUALIZED EXPENSES

Taxes	NA
Insurance	$1,690
Water / Sewer / Trash	$8,156
Electric	$ 1,16 3
Gas	NA
Maintenance	$10,601
Licenses	NA
Total Expenses	$130,6 03

THE INFORMATION PROVIDED HERETO IS INTENDED TO BE USED AND MUST BE USED FOR INFORMATIONAL PURPOSES ONLY. YOU ARE RESPONSIBLE FOR CONDUCTING YOUR OWN ANALYSIS BEFORE MAKING ANY INVESTMENT-BASED DECISION. ALTHOUGH BEST EFFORTS ARE MADE TO ENSURE THAT ALL INFORMATION IS ACCURATE AND UP TO DATE, INFORMATION HAS BEEN PROVIDED BY SOURCES OUTSIDE OF THE COMPANY AND ERRORS AND MISPRINTS MAY OCCUR.



Section 06

AERIAL OVERVIEW



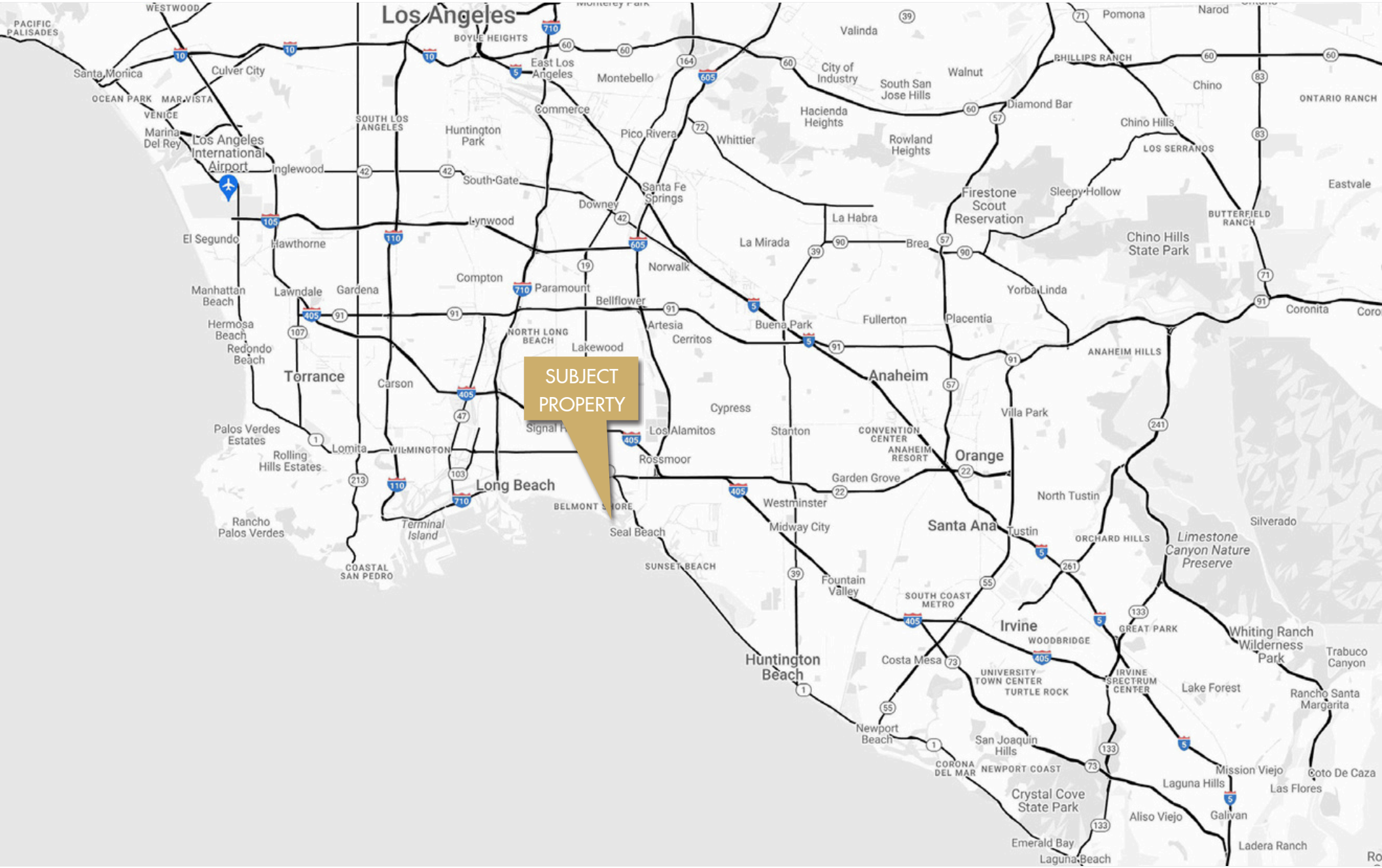
Section 06

AERIAL OVERVIEW



Section 07

REGIONAL MAP


SUBJECT PROPERTY
Los Angeles
Long Beach
Anaheim
Santa Ana
Irvine
Huntington Beach
Torrance
Orange
Pomona
Valinda
Walnut
Chino
Diamond Bar
Chino Hills
Eastvale
Ontario Ranch
Santa Monica
Culver City
Marina Del Rey
Los Angeles International Airport
Inglewood
Hawthorne
El Segundo
Manhattan Beach
Hermosa Beach
Redondo Beach
Lawndale
Gardena
Compton
Paramount
Bellflower
Norwalk
Lakewood
Artesia
Cerritos
Buena Park
Fullerton
Placentia
La Habra
La Mirada
Brea
Yorba Linda
Coronita
Anaheim Hills
Villa Park
Cypress
Stanton
Los Alamitos
Rossmoor
Garden Grove
Westminster
Seal Beach
Midway City
Fountain Valley
Costa Mesa
Newport Beach
Lake Forest
Rancho Santa Margarita
Mission Viejo
Laguna Hills
Aliso Viejo
Laguna Beach
Crystal Cove State Park
Emerald Bay
Ladera Ranch
Coto De Caza
Las Flores
Galivan
Whiting Ranch Wilderness Park
Trabuco Canyon
Limestone Canyon Nature Preserve
Silverado
North Tustin
Tustin
Santa Ana
Orange
Irvine
Lomita
Palos Verdes Estates
Rolling Hills Estates
Rancho Palos Verdes
Terminal Island
Coastal San Pedro
Wilmington
Belmont Shore
Sunset Beach
Signal Hill
Commerce
East Los Angeles
Montebello
Pico Rivera
Whittier
Santa Fe Springs
Downey
Huntington Park
South Gate
South Los Angeles
Boyle Heights
Westwood
Pacific Palisades
Ocean Park
Mar Vista
Venice
City of Industry
South San Jose Hills
Hacienda Heights
Rowland Heights
Phillips Ranch
Los Serranos
Chino Hills State Park
Firestone Scout Reservation
Sleepy Hollow
Butterfield Ranch
Yorba Linda
Placentia
Fullerton
Buena Park
Cerritos
Artesia
Norwalk
Lakewood
Bellflower
Paramount
Compton
Gardena
Lawndale
Manhattan Beach
Hermosa Beach
Redondo Beach
Torrance
Carson
Lomita
Palos Verdes Estates
Rolling Hills Estates
Rancho Palos Verdes
Terminal Island
Coastal San Pedro
Wilmington
Belmont Shore
Long Beach
Seal Beach
Sunset Beach
Rossmoor
Los Alamitos
Cypress
Stanton
Garden Grove
Westminster
Midway City
Fountain Valley
Huntington Beach
Newport Beach
Costa Mesa
Irvine
Woodbridge
University Town Center
Turtle Rock
Irvine Spectrum Center
Great Park
Lake Forest
Rancho Santa Margarita
Mission Viejo
Laguna Hills
Aliso Viejo
Laguna Beach
Crystal Cove State Park
Emerald Bay
Ladera Ranch
Coto De Caza
Las Flores
Galivan
Whiting Ranch Wilderness Park
Trabuco Canyon
Limestone Canyon Nature Preserve
Silverado
North Tustin
Tustin
Santa Ana
Orange
Villa Park
Anaheim
Anaheim Hills
Coronita
Eastvale
Ontario Ranch
Chino
Chino Hills
Diamond Bar
Pomona
Valinda
Walnut
Hacienda Heights
Rowland Heights
Whittier
Pico Rivera
Montebello
Commerce
East Los Angeles
Boyle Heights
Westwood
Pacific Palisades
Ocean Park
Mar Vista
Venice
Culver City
Santa Monica
Marina Del Rey
Los Angeles International Airport
Inglewood
Hawthorne
El Segundo
Lynwood
South Gate
Huntington Park
South Los Angeles
Santa Fe Springs
Downey
La Habra
La Mirada
Brea
Norwalk
Compton
Paramount
Bellflower
Artesia
Cerritos
Buena Park
Fullerton
Placentia
Yorba Linda
Coronita
Anaheim Hills
Villa Park
Cypress
Stanton
Los Alamitos
Rossmoor
Garden Grove
Westminster
Seal Beach



LONG BEACH CA

LongBeach is one of Southern California's most dynamic coastal economies, strategically positioned between Los Angeles and Orange County.

As an major international trade gateway, the city's economy is anchored by logistics, aerospace, healthcare, education, tourism, and a rapidly growing technology and innovation sector.The city continues to evolve from its traditional industrial base into a diversified economy supported by strong public and private investment. Long Beach's location, waterfront assets, and connectivity to regional transportation networks make it a key economic engine within the greater Los Angeles metropolitan area.

A major economic driver is the Port of Long Beach, one of the busiest seaports in the United States and a critical component of global supply chains. The port supports thousands of regional jobs in shipping, warehousing, transportation, customs brokerage, and logistics-related services. Other major employers in Long Beach include the Port of Long Beach, Long Beach Unified School District, California State University, Long Beach, Long Beach Memorial Medical Center, St. Mary Medical Center, the City of Long Beach, and major aerospace and defense firms such as Boeing and other advanced manufacturing companies in the surrounding region.

Long Beach is also seeing significant development activity both now and in the near future. One of the most notable current projects is the new Downtown waterfront amphitheater, which recently broke ground and is expected to be a transformative entertainment and tourism asset for the city's waterfront district. Additional development efforts include continued revitalization of Downtown Long Beach, mixed-use residential growth, storefront activation programs, infrastructure improvements, and strategic redevelopment along major commercial corridors. The city's long-term Grow Long Beach Economic Blueprint continues to focus on business attraction, real estate development, housing, workforce growth, and sustainable infrastructure investment, positioning the city for continued expansion.

Exclusively Listed by

ANDY DANE CARTER

Fiv Realty Co
5580 E 2nd St Suite 103
Long Beach, CA 90803
M: (562) 397-1373
E: andycarterrealty@gmail.com
CA DRE License #01907002
DRE #01907002

Fiv Realty Co DRE #02152805

The ANDY DANE CARTER Group

Hire a Local Expert with a Global Reach

THE ANDY DANE CARTER GROUP HAS BEEN ENGAGED AS THE EXCLUSIVE LISTING BROKER REPRESENTATIVE OF THE OWNER FOR THE SALE OF THIS PROPERTY. NO CONTACT SHALL BE MADE BY ANY PROSPECTIVE PURCHASER OR AGENTS TO THE OWNER, ITS EXECUTIVES, STAFF, PERSONNEL, TENANTS, OR RELATED PARTIES.

THIS INVESTMENT OFFERING MEMORANDUM IS A CONFIDENTIAL SOLICITATION OF INTEREST, AND THE INFORMATION PROVIDED HEREIN IS PROVIDED FOR THE SOLE PURPOSE OF CONSIDERING THE PURCHASE OF THE PROPERTY. THE OWNER EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST TO PURCHASE THE PROPERTY OR TO TERMINATE DISCUSSIONS WITH ANY ENTITY AT ANY TIME WITH OR WITHOUT NOTICE. THE OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY ENTITY REVIEWING THE INVESTMENT OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL THE OWNER EXECUTES AND DELIVERS A SIGNED PURCHASE AGREEMENT ON TERMS ACCEPTABLE TO THE OWNER. BY RECEIPT OF THIS OFFERING MEMORANDUM, PROSPECTIVE PURCHASER WILL BE DEEMED TO HAVE ACKNOWLEDGED THE FOREGOING AND AGREES TO RELEASE THE OWNER FROM ANY AND ALL LIABILITY WITH RESPECT HERETO.

THE ENCLOSED MATERIALS ARE BEING PROVIDED SOLELY TO FACILITATE THE PROSPECTIVE PURCHASER'S OWN DUE DILIGENCE FOR WHICH THE PURCHASER SHALL BE FULLY AND SOLELY RESPONSIBLE. ALL INFORMATION CONTAINED HEREIN IS CONFIDENTIAL IN NATURE, AND RECIPIENT AGREES NOT TO PHOTOCOPY, DUPLICATE, FORWARD, DISTRIBUTE, OR SOLICIT THIRD PARTY INTEREST WITHOUT WRITTEN PERMISSION AND CONSENT FROM OWNER OR THE ANDY DANE CARTER GROUP.

NEITHER THE ANDY DANE CARTER GROUP NOR THE OWNER MAKE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND NOTHING CONTAINED HEREIN SHALL BE RELIED UPON AS A PROMISE OR REPRESENTATION AS TO THE FUTURE PERFORMANCE OF THE PROPERTY.