



3409 E. 2ND STREET

LONG BEACH

Offer Memorandum

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Property Profile



DETAILS

ADDRESS

3409 E. 2nd Street
Long Beach, CA 90803

LIST PRICE

\$2,885,000

TOTAL NUMBER OF UNITS

4

TOTAL SQUARE FOOTAGE

4,210 SF

UNIT SIZES

Owner's Unit 4 BD 2.5 BA (B): 1,660 SF
Three 1 BD 1 BA Units (A, C, D): 850 SF

LOT TOTAL SQUARE FOOTAGE

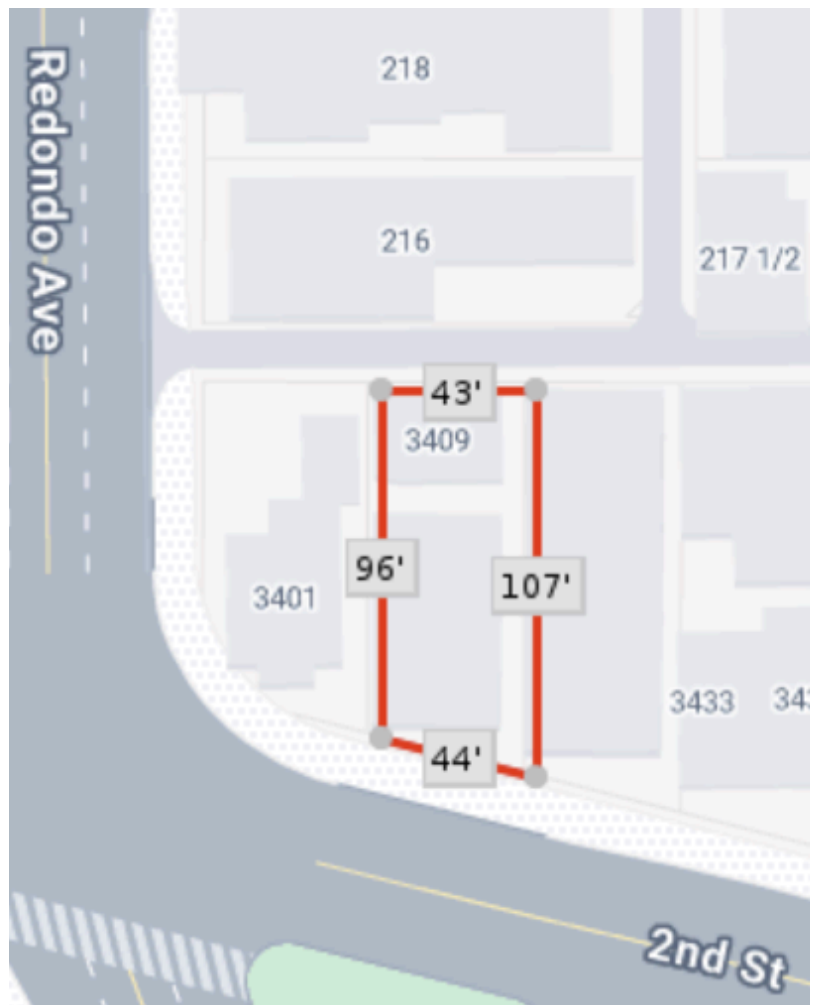
4,343 SF

GARAGE SPACES

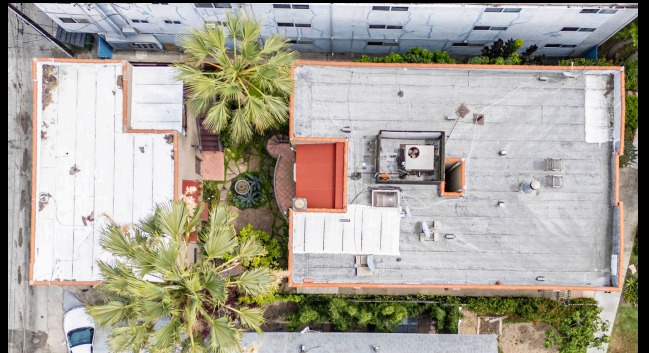
4

PARCEL NUMBER

7264002010



EXTERIOR



UNIT B - OWNER'S UNIT



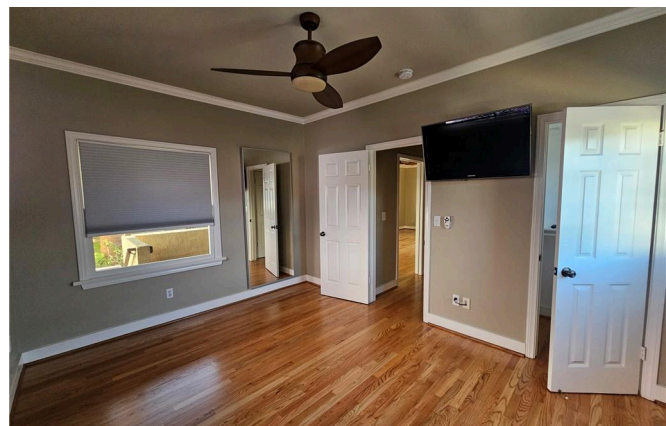
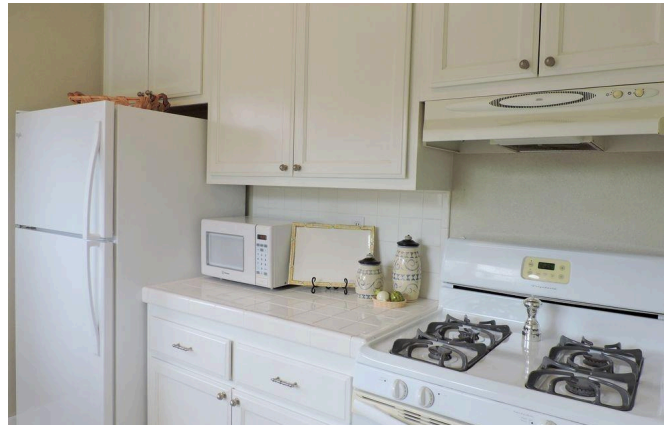
UNIT A



UNIT C



UNIT D



Income & Expenses

CURRENT INCOME

Gross Scheduled Rent (including Owner's Unit): \$137,940

Unit Breakdown:

Unit A: \$2,450 + Garage

Unit B (Owner's Unit, projected): \$4,500 + 2-Car Garage

Unit C: \$2,050 + Storage

Unit D: \$2,495 + Garage

Additional Income:

Laundry Income: \$480

Gas Rights Income: \$300

Total Gross Scheduled Income: \$138,720

PRO FORMA INCOME

Unit A: \$2,850 + Garage

Unit B: \$4,500 + 2-Car Garage

Unit C: \$2,450 + Storage

Unit D: \$3,000 + Garage

Total Pro Forma Gross Income: \$153,600

ESTIMATED EXPENSES

Electric: \$650

Gardener: \$720

Insurance:

Earthquake Insurance: \$3,543

Property Insurance: \$2,914

Total Insurance: \$6,457

Maintenance:

Tree Trimming: \$900

Fountain Maintenance: \$500

Additional Maintenance: \$1,000

Total Maintenance: \$2,400

Gas / Water: \$668

Trash / Sewer: \$1,650

Total Expenses: \$11,545

NET OPERATING INCOME

Net Operating Income (Current): \$127,145

Location Overview: Bluff Park



Bluff Park is one of Long Beach's most iconic coastal neighborhoods, known for its historic charm, walkability, ocean views, and timeless architecture. Stretching along Ocean Boulevard, this highly sought-after neighborhood blends classic early 1900s homes, elegant condos, and tree-lined streets with direct beach access and an unbeatable coastal lifestyle. Centered around the scenic bluff overlooking the Pacific, residents enjoy daily ocean breezes, walkable dining, vibrant local shops, and close proximity to some of Long Beach's best attractions. Bluff Park is also home to the historic Bluff Park Historic District and the renowned Long Beach Museum of Art.

Lifestyle

Bluff Park offers the perfect balance of relaxed coastal living and vibrant urban convenience. Whether it's morning coffee with an ocean view, sunset walks along the bluff, biking to Belmont Shore, or dining on Broadway, residents enjoy one of Long Beach's most desirable lifestyles—where beachside living meets timeless neighborhood charm. Reddit locals frequently describe it as "great walkability," "close to the beach," and a place where "you can walk everywhere."

Location Amenities: Bluff Park



Highlights

- Historic coastal neighborhood with charming architecture and preserved character
- Direct beach access and sweeping ocean views along Bluff Park
- Highly walkable with easy access to dining, coffee shops, boutiques, and nightlife
- Close proximity to Belmont Shore, Retro Row, and Downtown Long Beach
- Popular for biking, jogging, dog walking, and outdoor living via Shoreline Pedestrian Bikepath
- Strong sense of community with local events, farmers markets, and neighborhood pride
- Convenient access to major freeways, downtown business centers, and coastal recreation

Local Points of Interest

- Belmont Veterans Memorial Pier – waterfront dining, beach access, fishing, and sunset views
- 2nd Street / Belmont Shore – premier shopping, dining, coffee shops, and local boutiques
- Broadway Corridor – walkable neighborhood restaurants, cafés, wine bars, and nightlife
- The Queen Mary – iconic waterfront destination, events, and entertainment
- Downtown Long Beach – business district, nightlife, waterfront attractions, and Shoreline Village
- Long Beach Museum of Art – blufftop museum with oceanfront views
- Bixby Park – farmers markets, dog park, yoga on the bluff, and community events
- Retro Row – vintage shopping, independent boutiques, and local dining
- Alamitos Beach – beach recreation and quick access to downtown



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