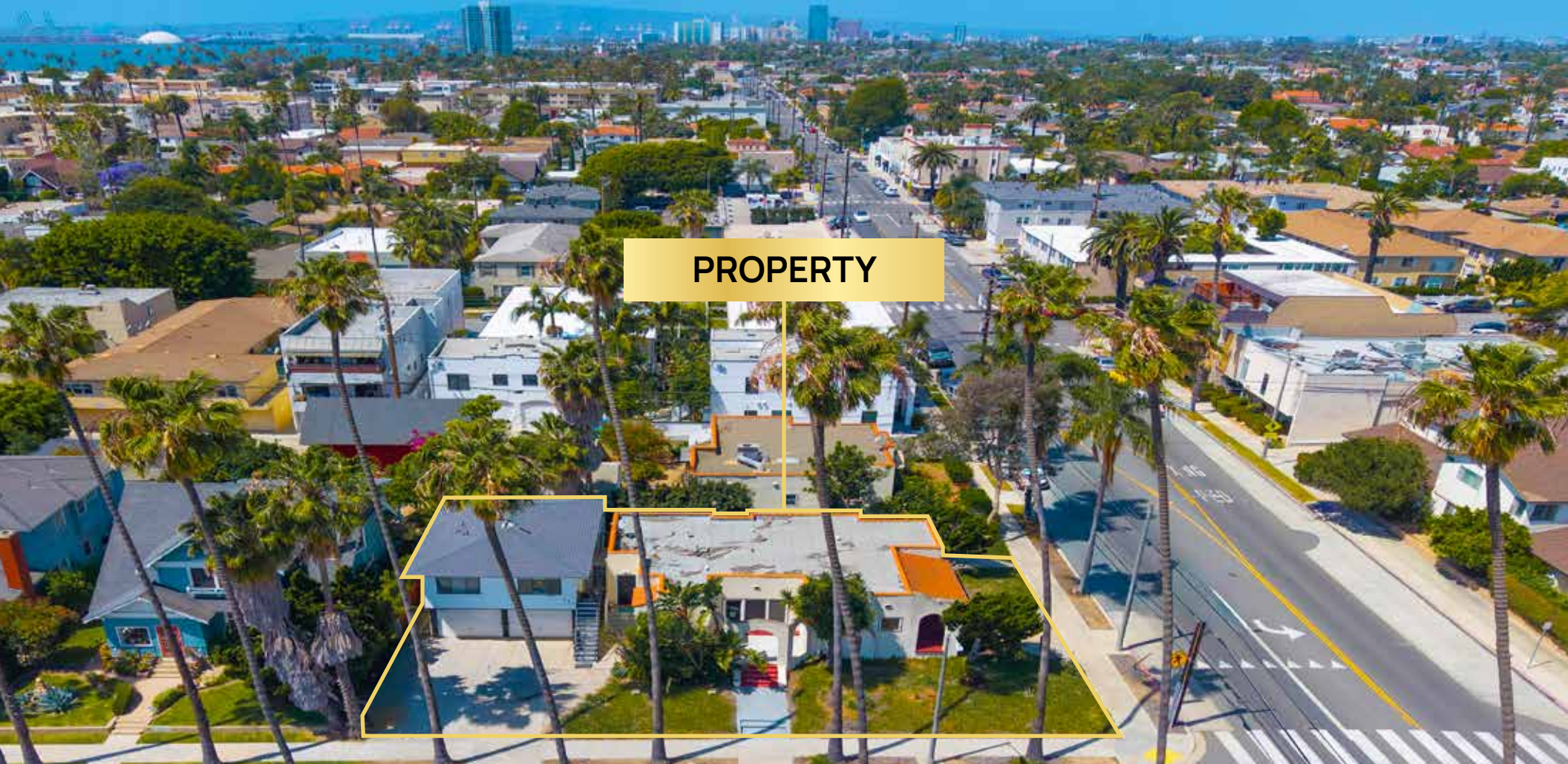




LUXURY COLLECTION™



PROPERTY

Pride of Ownership 4-Unit Property Located Blocks from the Beach in Belmont Shore

4124 E. BROADWAY



LONG BEACH, CA



01

EXECUTIVE SUMMARY

PROPERTY SUMMARY

THE ASSET

Units	*4	
Buildings	2	
Year Built	Bldg. 1 Unit A & B Built 1922 Sq ft 1,546	Bldg. 2 Unit C & D Built 1956 Sq ft 1,092
Gross Sq ft	2638	
Lot SF	7,130	
APN	7256 012 010	
Laundry	On Site	
Parking	2 Single Car Garages + 2 Driveway Spaces	

FINANCIAL SUMMARY

OFFERING PRICE	\$ 1,999,000	
PRICE/UNIT	\$ 499,750	
PRICE/SF	\$ 757.77	
GRM	**25.55	16.17
CAP RATE	5.4%	TBD
	Current	Market

*Refer to disclaimer at back of Brochure
**Current Unit A Vacant



PRIME LOCATION



4124 E. Broadway, Long Beach





INVESTMENT OVERVIEW

4124 E Broadway presents a rare opportunity to acquire a well-maintained Spanish-style residential income property in the highly desirable Belmont Shore / Belmont Heights coastal enclave of Long Beach. The asset consists of four units, including two 2-bedroom/1-bath units, one 1-bedroom/1-bath unit, and one studio unit (buyer to verify permits), offering a diversified unit mix that supports durable tenant demand across multiple renter profiles. The property generates approximately \$ 9,775 in monthly gross income (\$117,300 annually), equating to a 5.4% current cap rate. With demonstrated rental upside and below-market in-place rents, investors can expect an even greater cap rate with strategic interior upgrades, unit turns, and alignment to prevailing market rents. The partially renovated studio unit provides an immediate value-add component, reducing initial capital outlay while illustrating achievable rent premiums.

This offering represents a compelling blend of stable cash flow and operational upside, supported by strong underlying fundamentals in a supply-constrained coastal submarket. Belmont Shore/Belmont Heights continues to exhibit high occupancy levels and resilient rent growth due to limited new multifamily development, coastal zoning restrictions, and sustained lifestyle-driven demand. Additional amenities include two single-car garages, two driveway parking spaces, on-site community laundry, and a generously sized communal backyard that enhances tenant livability and retention. Notably, additionally two units feature private outdoor spaces—an increasingly scarce amenity that supports rent growth and tenant stability. Located just blocks from the Pacific Ocean and within close proximity to Alamitos Bay Beach, Bluff Park, and the vibrant retail and dining corridor along 2nd Street, the property benefits from exceptional walkability and a premier coastal lifestyle. This irreplaceable location serves as a natural hedge against market volatility, reinforcing long-term appreciation potential. With in-place income, identifiable value-add potential, and positioning within one of Long Beach's most sought-after rental corridors, 4124 E Broadway offers investors a rare opportunity to acquire a defensible coastal asset with both yield and growth characteristics. Buyers are advised to conduct their own due diligence regarding rent control regulations, permitting, and market rent assumptions.

PROPERTY FEATURES

Pride of Ownership 4-Unit Property Located Blocks from the Beach in Belmont Shore



2 Single-car Garages
2 Drive-way Parking



Coin Laundry On-Site



(2) 2+1
(1) 1+1
(1) Studio+1



Steps from Belmont Pier, Vibrant Beachside Retail,
Restaurants, & Coffee Shops





UNIT A





UNIT B





UNIT C





UNIT D





02

FINANCIAL SUMMERY

FINANCIAL ANALYSIS

PRICING

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**Current Unit A Vacant

MONTHLY RENT SCHEDULE

No. of Units	TYPE	CURRENT RENT	MARKET RENT	MARKET TOTAL
A	2 + 1	VACANT	\$ 3,800	\$ 45,600
B	STUDIO + 1	\$ 1,350.00	\$ 1,500	\$ 18,000
C	2 + 1	\$ 2,575.00	\$ 2,500	\$ 30,200
D	1 + 1	\$ 2,350.00	\$ 2,400	\$ 28,800
Total			\$ 10,200	\$ 122,600

YEARLY

ANNUALIZED INCOME

Total Scheduled Rent	\$ 75,300
Garages	Included
Utilities	\$ 4,655

ANNUALIZED EXPENSES

Maintenance/Repairs	\$ 7,433
Insurance	\$ 4,005
Utilities	\$ 3,765
Landscaping	\$ 1,560
Advertising	\$ 149
Materials (Repairs/Upgrades)	\$ 2,434

ANNUALIZED INCOME AND EXPENSE

Annualized Scheduled Gross Income	\$ 122,000
Annualized Scheduled Gross Expense	\$ 18,000
Net Operating Income (NOI)	\$104,000

RENT ROLL

UNIT#	TYPE	CURRENT RENT	MARKET RENT
A	2+1	VACANT	\$ 3,800
B	STUDIO +1	\$ 1,350.00	\$ 1,500
C	2+1	\$ 2,575.00	\$ 2,500
D	1+1	\$ 2,350.00	\$ 2,400
TOTALS:		\$ 6,275	\$ 10,200



WINTRUST

MORTGAGE

4124 E Broadway
Long Beach, CA 90803

Loan Program	Conventional	Conventional	Conventional
Type	Fixed	7/1 ARM	10/1 ARM
Term	30 yr	30 yr	30 yr
Sales Price	\$1,999,000	\$1,999,000	\$1,999,000
% Down	25.0%	25.0%	25.0%
Down Payment	\$499,750	\$499,750	\$499,750
First Loan Amount	\$1,499,250	\$1,499,250	\$1,499,250
Interest Rate	6.375%	6.125%	6.25%
APR	6.627%	6.488%	6.549%
Mortgage Payment	\$9,353.37	\$9,109.60	\$9,231.14
Mortgage Insurance	\$0.00	\$100.68	\$159.41
Property Taxes	\$2,082.29	\$2,082.29	\$2,082.29
Homeowners Insurance	\$400.00	\$400.00	\$400.00
HOA Dues	\$0.00	\$0.00	\$0.00
Estimated Total Monthly Payment	\$11,835.66	\$11,692.57	\$11,872.84



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03

THE NEIGHBORHOOD

LONG BEACH

CALIFORNIA

Long Beach, California, is a major, diverse coastal city in Los Angeles County, situated roughly 20 miles south of downtown Los Angeles and north of Orange County and 105 miles north of San Diego. As the seventh most populous city in the state, with a population of approx. 450,000 - 466,000 residents, it serves as a major industrial hub, home to the Port of Long Beach, the busiest on the West Coast. Known for its 5.5 miles of sandy beaches, the city blends urban vibrancy with seaside charm.

PRIME LOCATION

Long Beach is celebrated for its scenic public beaches and bays, offering everything from waterfront biking to boating and coastal dining. The city is also home to the iconic RMS Queen Mary, one of California's most popular attractions, as well as the vibrant Second Street in Belmont Shore, known for its lively mix of boutiques, restaurants, and nightlife just steps from the ocean. Adding to its energy, Long Beach hosts the renowned Long Beach Grand Prix, the longest-running street race in North America, held annually on downtown streets since 1975 and considered a premier event in the NTT IndyCar Series.



**RESIDENTS
POPULATION**
466,742
(2020 Census)



**MEDIAN HOME
PRICE**
\$905,000
(03/2026 Zillow)



**MEDIAN HH
INCOME**
\$87,430
(Data USA)

BELMONT SHORE

NEIGHBORHOOD

Belmont Shore is one of Long Beach's most vibrant coastal neighborhoods, known for its walkable beach-town atmosphere and strong sense of community. Centered around lively 2nd Street, the area is filled with boutique shopping, sidewalk cafés, and a diverse mix of restaurants that keep the neighborhood active from morning to night. Tree-lined streets showcase a blend of classic 1920s Spanish-style homes, charming beach cottages, and updated contemporary residences, all just steps from the sand and Alamitos Bay. Residents enjoy an active coastal lifestyle with opportunities for biking, kayaking, and waterfront strolls, while community events and local traditions help maintain a welcoming, close-knit feel.

LOCATION FEATURES

The location is a major draw, offering convenient access to some of Long Beach's most desirable attractions and lifestyle amenities. Belmont Shore sits adjacent to Naples Island and scenic bayfront areas, while being just minutes from California State University, Long Beach, a nationally recognized university with a 322-acre campus and a student population of over 42,000. This proximity brings both cultural energy and long-term value to the area. Residents also benefit from easy access to waterfront recreation, local events, and nearby destinations throughout Long Beach, all while remaining within reach of Los Angeles and the broader Southern California region. The combination of coastal charm, walkability, and access to education, dining, and entertainment makes Belmont Shore a highly sought-after place to live.



LONG BEACH

MARKET DRIVERS



Long Beach's tourism economy is a major economic driver, generating approximately \$1.97 billion in annual economic impact while supporting about 18,652 jobs across hospitality, events, and visitor services. These tourism-related jobs produce roughly \$785 million in total labor income, with an average annual salary of about \$53,850, reflecting a broad mix of entry-level to skilled positions in the sector. Visitor spending also generates an estimated \$359 million in total tax revenue, including significant state and local contributions that help fund essential city services and infrastructure. Anchored by destinations like the Long Beach Convention & Entertainment Center, along with major attractions and events such as the Acura Grand Prix of Long Beach, the city's tourism industry continues to support jobs, income growth, and long-term economic stability.

TOURISM PROFILE

Tourism plays a vital role in driving the local economy, anchored by premier destinations like the Long Beach Convention & Entertainment Center, which attracts approximately 1.4 to 1.6 million visitors each year for conventions, meetings, and large-scale events. These visitors contribute significantly to the area by supporting hotels, restaurants, retail, and entertainment venues. Signature events such as the Acura Grand Prix of Long Beach, along with a variety of music festivals and cultural celebrations, further elevate the city's profile, reinforcing its reputation as a dynamic and highly desirable coastal destination.

ECONOMIC IMPACT

\$1.97B

Report by
Visit Long Beach

TOURISM JOBS

18,652

Long Beach.gov

TAX REVENUE

\$359M

Report by
Visit Long Beach

MAJOR ATTRACTIONS





LUXURY COLLECTION™

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