

1140 ORIZABA AVE, LONG BEACH

QUADRUPLEX | \$1,160,000 | \$290,000/UNIT | NO LOCAL RSO



OFFERING MEMORANDUM

Exclusively Marketed by:

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LYONSTAHLL
INVESTMENT REAL ESTATE

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EXECUTIVE SUMMARY



We are pleased to present 1140 Orizaba Avenue, a 4-unit multifamily investment opportunity located in the Eastside/Circle Area submarket of Long Beach (90804). The property features an excellent unit mix of (1) 3 Bed/2 Bath, (1) 2 Bed/1 Bath, and (2) 1 Bed/1 Bath units. The large 6,531 SF lot and efficient lot coverage provides ample on-site parking, which is especially valuable in this parking impacted submarket. The property is separately metered for electricity and gas, and is not subject to local rent control (only AB1482).

Priced at a 4.50% CAP Rate and 14.51 GRM on current in-place income, with upside to an achievable 7.18% Market CAP Rate and 10.31 Market GRM, the offering presents a compelling value-add opportunity with strong day one cash flow and approximately 41% rental upside.

The property is strategically located in a high-demand rental pocket with a near-perfect Walk Score of 99 ("Walker's Paradise"). Historically, walkable neighborhoods with authentic local character, limited housing supply, and established community amenities have demonstrated durable tenant demand and stronger long-term appreciation potential relative to more transient rental submarkets.

INVESTMENT HIGHLIGHTS



- **Excellent Unit Mix:** (1) 3 Bed/2 Bath, (1) 2 Bed/1 Bath, (2) 1 Bed/1 Bath
- **Healthy Day 1 Income w/ Significant Rent Upside:**
 - Current CAP Rate: 4.50%
 - Current GRM: 14.51
 - Market CAP Rate: 7.18%
 - Market GRM: 10.31
 - Rent Upside: 41%
- **Strong Rental Demand:** Over the past (5) years, the Eastside/Circle Area (90804) submarket has realized annual rent growth of 4.4%-5.7%, significantly outpacing Los Angeles County's growth of 3.4%-4.6%
- **No Local Rent Control:** The property falls under CA Statewide Rent Control (AB1482) without legislative burden. Rents can be increased 5% + CPI (as of 5/8/2026)
- **On-Site Parking:** The large lot and efficient lot coverage offers ample on-site parking, which is especially valuable in this parking-impacted submarket
- **Separately Metered:** Each unit is separately metered for electricity and gas
- **Walk Score - 99: "Walker's Paradise" :**
 - Walking Distance to Restaurants, Entertainment, Grocery Stores, and the Legendary Joe Josts
 - Short Bike Ride from 2nd Street, Alamitos Bay, and the Beach

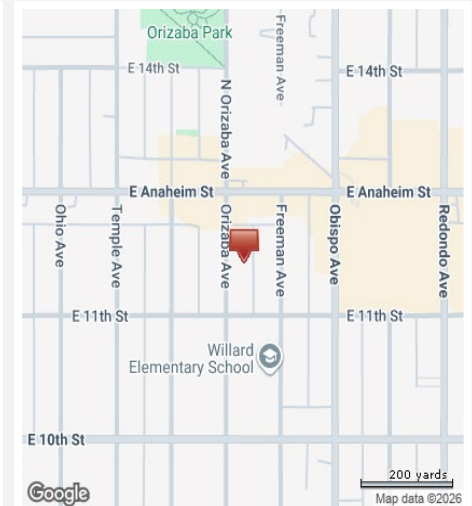
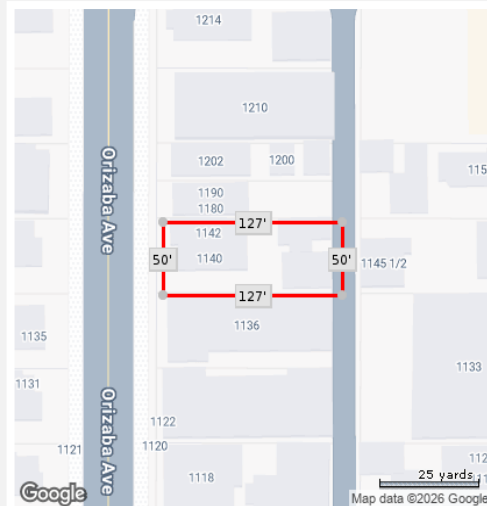
INVESTMENT SUMMARY

OFFERING SUMMARY

STREET ADDRESS	1140 ORIZABA AVE LONG BEACH, CA 90804
APN	7259-018-010
PROPERTY TYPE	APARTMENT
YEAR BUILT	1942
NUMBER OF UNITS	4
BUILDING SIZE	2,381
LOT SIZE	6,531
ZONING	LBR2

FINANCIAL SUMMARY

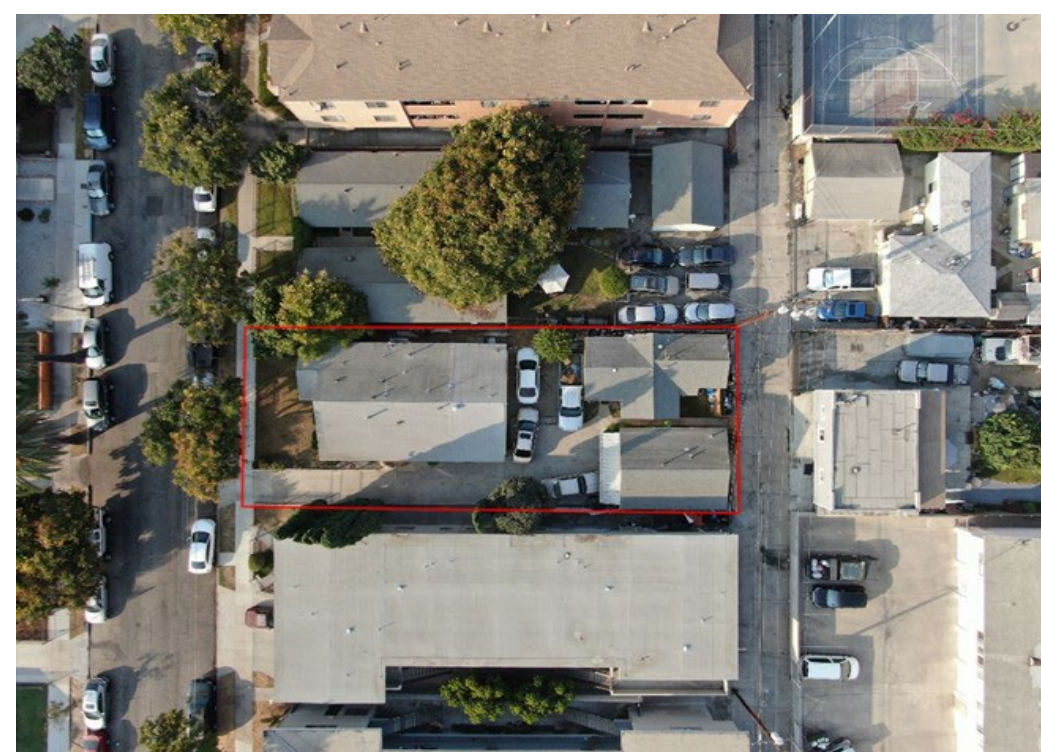
OFFERING PRICE	\$1,160,000
PRICE/UNIT	\$290,000
PRICE/SF	\$487.19
PRICE/LOT SF	\$182.65
NOI (CURRENT)	\$52,226
NOI (PRO FORMA)	\$83,234
CAP RATE (CURRENT)	4.50%
CAP RATE (PRO FORMA)	7.18%
GRM (CURRENT)	14.51
GRM (PRO FORMA)	10.31



DRONE PHOTOS



DRONE PHOTOS



EXTERIOR PHOTOS



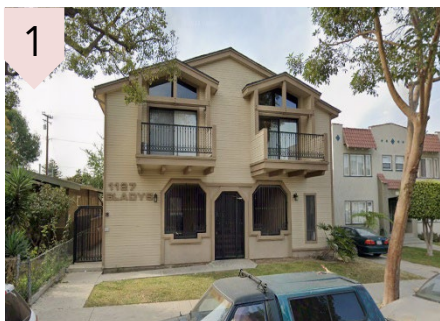
RENT ROLL



UNIT #	BED/BATH	UNIT NOTES	CURRENT RENT	MARKET RENT	STATUS	PARKING	UTILITIES PAID BY TENANT
1140A	1 + 1	Front Unit (w/ Yard)	\$1,580	\$1,895	Current	(1) Assigned Space	Gas & Electric
1140B	3 + 2		\$2,150	\$3,095	Current	(1) Assigned Space	Gas & Electric
1142	1 + 1		\$1,330	\$1,895	Current		Gas & Electric
1146	2 + 1		\$1,600	\$2,495	Current	(1) Assigned Space	Gas & Electric

RENT COMPARABLES

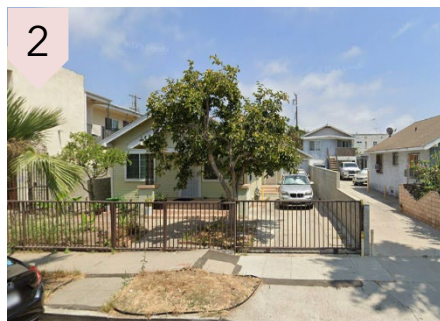
3 BEDROOM



1

1127 Gladys Ave
Long Beach

RENT	\$2,900
BED/BATH	3 Bed/2 Bath
DISTANCE	0.11 mi
PROPERTY	APT



2

1349-1357 Dawson Ave
Long Beach

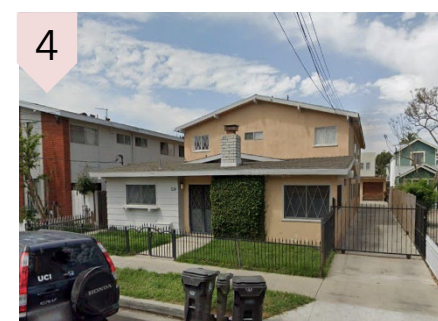
RENT	\$2,900
BED/BATH	3 Bed/1.5 Bath
DISTANCE	0.67 mi
PROPERTY	APT



3

514 Coronado Ave
Long Beach

RENT	\$3,690
BED/BATH	3 Bed/2 Bath
DISTANCE	0.75 mi
PROPERTY	APT



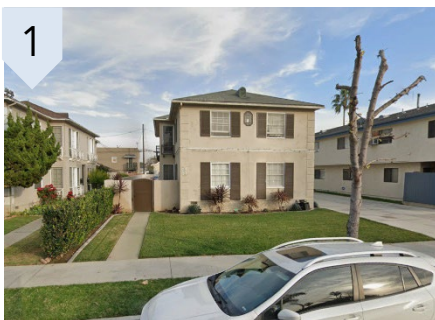
4

539 St Louis Ave
Long Beach

RENT	\$3,100
BED/BATH	3 Bed/2 Bath
DISTANCE	0.95 mi
PROPERTY	APT

RENT COMPARABLES SUMMARY

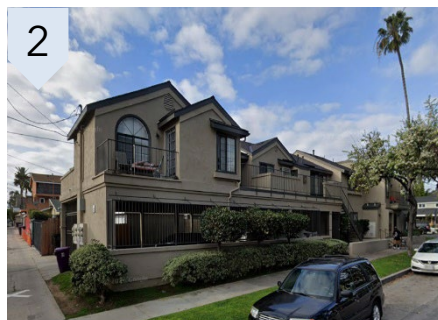
	PROPERTY	DISTANCE	RENT	SIZE	BED/BATH	BUILDING TYPE
1	1127 Gladys Ave, Long Beach	0.11 mi	\$2,900	1250	3 Bed/2 Bath	APT
2	1349-1357 Dawson Ave, Long Beach	0.67 mi	\$2,900	954	3 Bed/1.5 Bath	APT
3	514 Coronado Ave, Long Beach	0.75 mi	\$3,690	1100	3 Bed/2 Bath	APT
4	539 St Louis Ave, Long Beach	0.95 mi	\$3,100	900	3 Bed/2 Bath	APT
AVERAGES:			\$3,148			



1

910 Ohio Ave
Long Beach

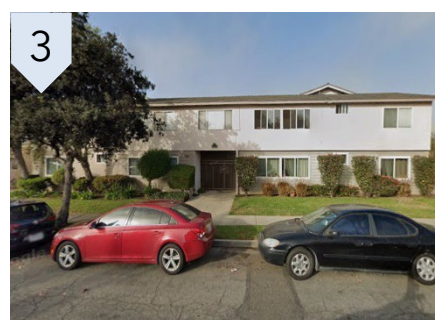
RENT	\$2,275
BED/BATH	2 Bed/1 Bath
DISTANCE	0.36 mi
PROPERTY	APT



2

3787 E 11th St
Long Beach

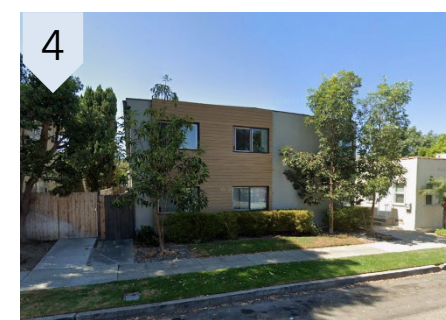
RENT	\$3,099
BED/BATH	2 Bed/1 Bath
DISTANCE	0.56 mi
PROPERTY	APT



3

3045 E Theresa St
Long Beach

RENT	\$2,700
BED/BATH	2 Bed/1 Bath
DISTANCE	0.59 mi
PROPERTY	APT



4

907 Grand Ave
Long Beach

RENT	\$2,350
BED/BATH	2 Bed/1 Bath
DISTANCE	0.63 mi
PROPERTY	APT

RENT COMPARABLES SUMMARY

	PROPERTY	DISTANCE	RENT	SIZE	BED/BATH	BUILDING TYPE
1	910 Ohio Ave, Long Beach	0.36 mi	\$2,275	850	2 Bed/1 Bath	APT
2	3787 E 11th St, Long Beach	0.56 mi	\$3,099	810	2 Bed/1 Bath	APT
3	3045 E Theresa St, Long Beach	0.59 mi	\$2,700	860	2 Bed/1 Bath	APT
4	907 Grand Ave, Long Beach	0.63 mi	\$2,350	840	2 Bed/1 Bath	APT
AVERAGES:			\$2,606			

RENT COMPARABLES

1 BEDROOM



1

1445 Coronado Ave
Long Beach

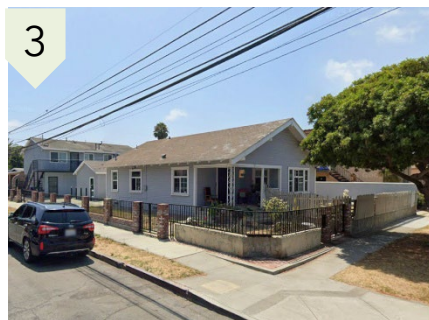
RENT	\$1,945
BED/BATH	1 Bed/1 Bath
DISTANCE	0.35 mi
PROPERTY	APT



2

768 Orizaba Ave
Long Beach

RENT	\$1,800
BED/BATH	1 Bed/1 Bath
DISTANCE	0.42 mi
PROPERTY	APT



3

2598 E Spaulding St
Long Beach

RENT	\$1,870
BED/BATH	1 Bed/1 Bath
DISTANCE	0.44 mi
PROPERTY	APT



4

1146 Junipero Ave
Long Beach

RENT	\$1,900
BED/BATH	1 Bed/1 Bath
DISTANCE	0.46 mi
PROPERTY	APT

RENT COMPARABLES SUMMARY

	PROPERTY	DISTANCE	RENT	SIZE	BED/BATH	BUILDING TYPE
1	1445 Coronado Ave, Long Beach	0.35 mi	\$1,945	600	1 Bed/1 Bath	APT
2	768 Orizaba Ave, Long Beach	0.42 mi	\$1,800	700	1 Bed/1 Bath	APT
3	2598 E Spaulding St, Long Beach	0.44 mi	\$1,870	550	1 Bed/1 Bath	APT
4	1146 Junipero Ave c, Long Beach	0.46 mi	\$1,900	500	1 Bed/1 Bath	APT
AVERAGES:			\$1,879			

FINANCIAL SUMMARY

INCOME	CURRENT	PRO FORMA
Potential Base Rent	\$79,920	\$112,560
(+) Other Income Subject to Occupancy	\$0	\$0
(=) Potential Income Subject to Occupancy	\$79,920	\$112,560
(-) Vacancy/Credit Loss (5%)	\$3,996	\$5,628
(=) Gross Operating Income	\$75,924	\$106,932

EXPENSES	CURRENT	PRO FORMA
Property Taxes (1.2004%)	\$13,925	\$13,925
Insurance (\$1.25/SF/YR)	\$2,976	\$2,976
Maintenance (4%)	\$3,197	\$3,197
Utilities (\$900/Unit)	\$3,600	\$3,600
(-) Total Expenses	\$29,520	\$29,520
(=) NET OPERATING INCOME (NOI)	\$52,226	\$83,234

PROPOSED FINANCING	
LOAN TYPE	Amortized
DOWN PAYMENT	\$464,000
LOAN AMOUNT	\$696,000
INTEREST RATE	5.75%
ANNUAL DEBT SERVICE	\$48,740
LOAN TO VALUE	60%
AMORTIZATION PERIOD	30 Years
DEBT COVERAGE RATIO	1.07

CASH FLOW STATEMENT	CURRENT	PRO FORMA
Net Operating Income/ Unlevered Cash Flow Before Taxes	\$52,226	\$83,234
(-) Annual Debt Service	\$48,740	\$48,740
(=) Levered Cash Flow Before Taxes	\$3,486	\$34,494
(+) Principle Reduction	\$8,954	\$8,954
(=) Total Return Before Taxes	\$12,440	\$43,448
Tangible ROI (Cash on Cash) (Levered):	0.75%	7.43%
Non Tangible ROI (Total Return/Down Payment) (Levered):	2.68%	9.36%

SOLD COMPARABLES



1

1200 Temple Ave
Long Beach

Sale Price	\$1,300,000
COE	4/14/2025
Year Built	1913
Units	4
Price/Unit	\$325,000
Building SF	2,316
Price/SF	\$561.31
Lot SF	6,502
CAP Rate	5.28%
GRM	12.31
Zoning	LBR2



2

1073 Orizaba Ave
Long Beach

Sale Price	\$1,115,000
COE	5/4/2026
Year Built	1922
Units	3
Price/Unit	\$371,667
Building SF	2,044
Price/SF	\$545.50
Lot SF	6,729
CAP Rate	No data
GRM	No data
Zoning	LBR2



3

3320 E 8th St
Long Beach

Sale Price	\$1,200,000
COE	7/31/2025
Year Built	1930
Units	4
Price/Unit	\$300,000
Building SF	2,940
Price/SF	\$408.16
Lot SF	2,252
CAP Rate	5.09%
GRM	12.77
Zoning	



4

1056 Junipero Ave
Long Beach

Sale Price	\$1,050,000
COE	4/2/2025
Year Built	1924
Units	4
Price/Unit	\$262,500
Building SF	2,130
Price/SF	\$492.96
Lot SF	6,491
CAP Rate	4.50%
GRM	14.46
Zoning	

SOLD COMPARABLES



5
3915 E 11th St
Long Beach

Sale Price	\$1,235,000
COE	10/10/2025
Year Built	1949
Units	4
Price/Unit	\$308,750
Building SF	3,091
Price/SF	\$399.55
Lot SF	4,796
CAP Rate	4.24%
GRM	13.60
Zoning	LBR3



6
861 Cherry Ave
Long Beach

Sale Price	\$1,175,000
COE	1/7/2026
Year Built	1939
Units	4
Price/Unit	\$293,750
Building SF	2,600
Price/SF	\$451.92
Lot SF	6,731
CAP Rate	5.05%
GRM	12.88
Zoning	



7
532 Cherry Ave
Long Beach

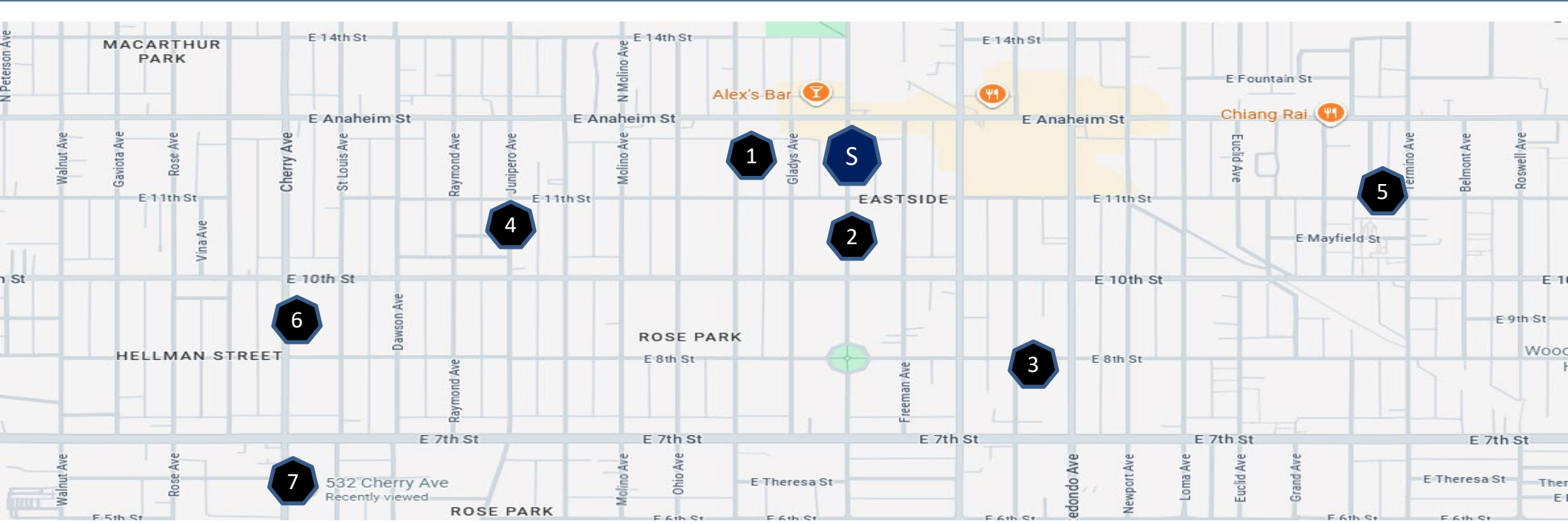
Sale Price	\$1,150,000
COE	3/14/2025
Year Built	1959
Units	4
Price/Unit	\$287,500
Building SF	2,016
Price/SF	\$570.44
Lot SF	5,353
CAP Rate	5.12%
GRM	12.69
Zoning	LBR1



S
1140 Orizaba Ave
Long Beach

Asking Price	\$1,160,000
Status	Active
Year Built	1942
Units	4
Price/Unit	\$290,000
Building SF	2,381
Price/SF	\$487.19
Lot SF	6,351
CAP Rate	4.50%
GRM	14.51
Zoning	LBR2

SOLD COMPARABLES SUMMARY



	PROPERTY	COE	SALE PRICE	YEAR BUILT	UNITS	\$/UNIT	SF	\$/SF	LOT SF	CAP RATE	GRM	
1	1200 Temple Av, Long Beach	4/14/2025	\$1,300,000	1913	4	\$325,000	2,316	\$561.31	6,502	5.28%	12.31	
2	1073 Orizaba Av, Long Beach	5/4/2026	\$1,115,000	1922	3	\$371,667	2,044	\$545.50	6,729			
3	3320 E 8th St, Long Beach	7/31/2025	\$1,200,000	1930	4	\$300,000	2,940	\$408.16	2,252	5.09%	12.77	
4	1056 Junipero , Long Beach	4/2/2026	\$1,050,000	1924	4	\$262,500	2,130	\$492.96	6,491	4.50%	14.46	
5	3915 E 11th St, Long Beach	10/10/2025	\$1,235,000	1949	4	\$308,750	3,091	\$399.55	4,796	4.24%	13.60	
6	816 Cherry , Long Beach	1/7/2026	\$1,175,000	1939	4	\$293,750	2,600	\$451.92	6,731	5.05%	12.88	
7	532 Cherry Av, Long Beach	3/14/2025	\$1,150,000	1959	4	\$287,500	2,016	\$570.44	5,353	5.12%	12.69	
	AVERAGES						\$307,024		\$489.98		4.88%	13.12
S	1140 Orizaba Ave, Long Beach		\$1,160,000	1942	4	\$290,000	2,381	\$487.19	6,351	4.50%	14.51	

AREA OVERVIEW

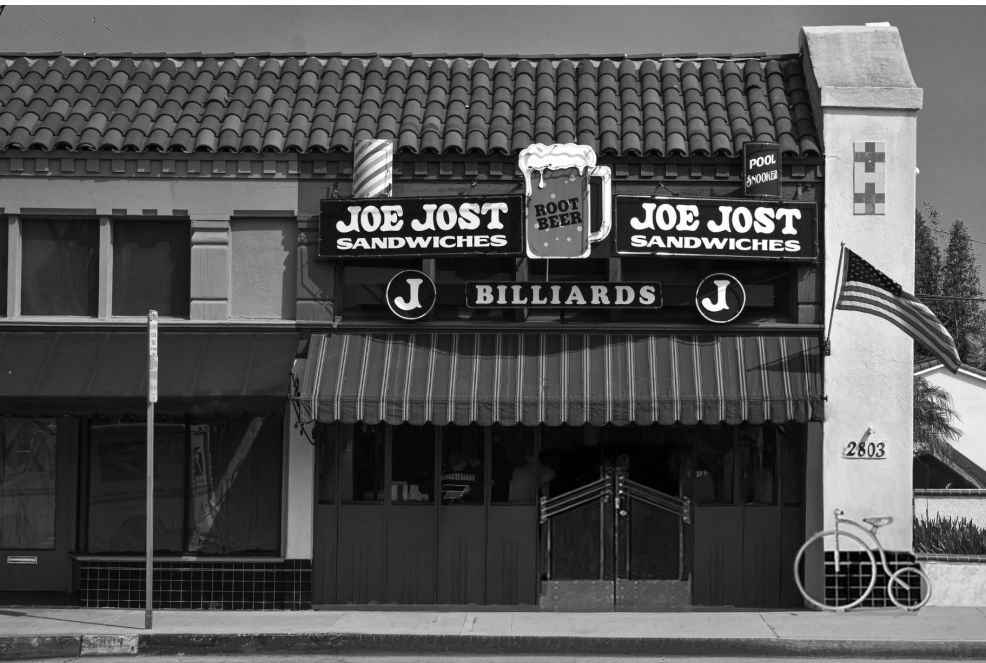


LOS ANGELES COUNTY

Los Angeles County is the most populous county in the United States, with approximately 9.9 million residents and a metropolitan population exceeding 19 million across the greater Southern California region. Comprised of 88 diverse cities and more than 244,000 businesses, the county serves as one of the nation's premier economic, cultural, and employment centers, with a GDP ranking among the largest economies in the world.

The region benefits from a highly diversified economy anchored by entertainment, aerospace, healthcare, technology, manufacturing, professional services, and international trade. Los Angeles County is home to a labor force exceeding 4.7 million people, including one of the nation's largest concentrations of college-educated workers, supporting long-term economic stability and housing demand. The area is also home to numerous Fortune 500 companies and is globally recognized for its beaches, tourism, hospitality, and entertainment industries, all of which continue to support the county's strong economic fundamentals and long-term growth outlook.

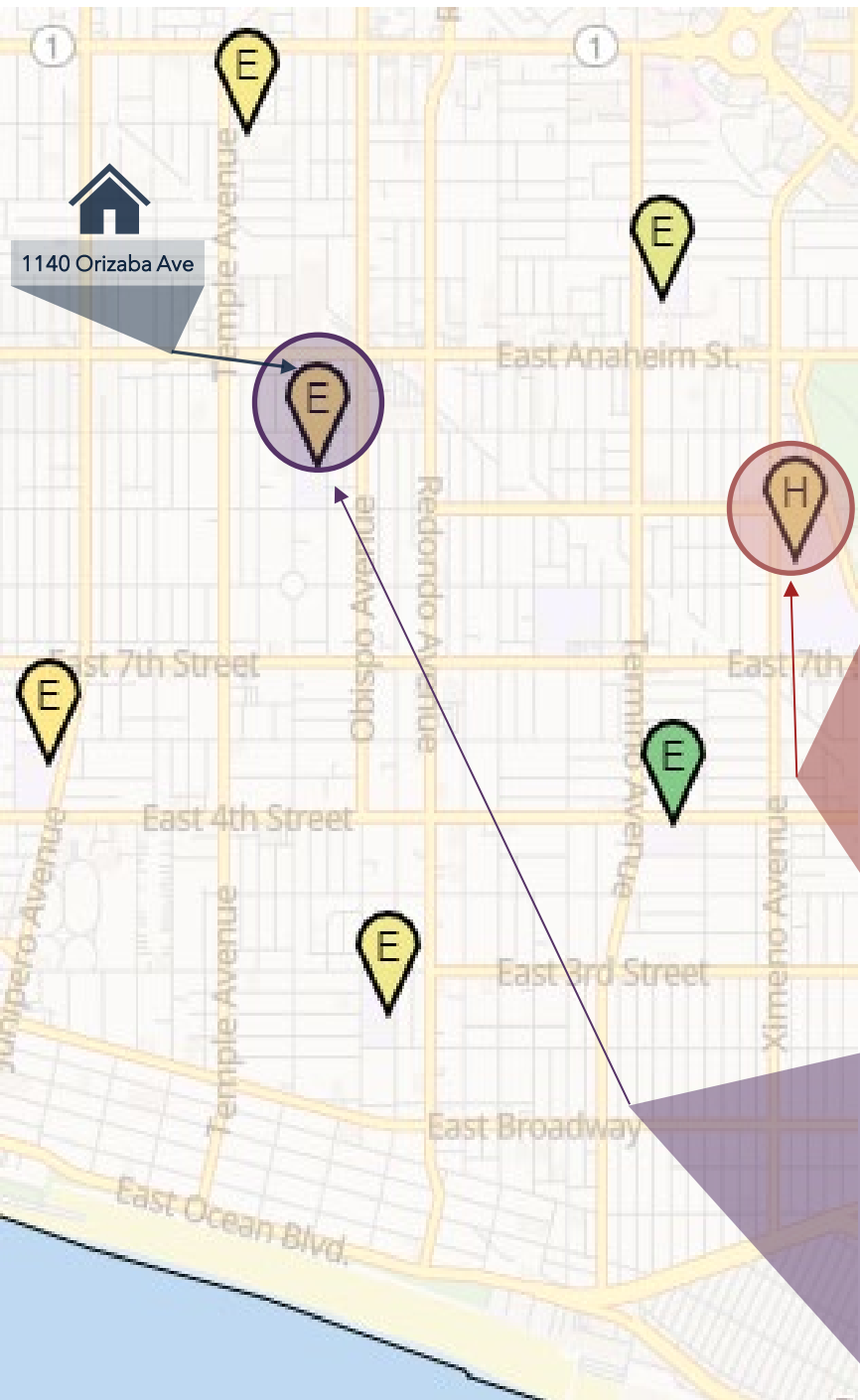
Further, Los Angeles County benefits from its position as one of the country's premier infill markets, characterized by dense population centers, limited developable land, and significant barriers to new construction. As one of the most supply-constrained regions in the nation, well-located multifamily assets within established neighborhoods continue to benefit from durable tenant demand, strong occupancy fundamentals, and long-term appreciation potential. The county's irreplaceable coastal location, mature infrastructure, and diverse employment base further reinforce its position as a highly desirable long-term investment market.



JOE JOSTS

Located just around the corner from the legendary Joe Jost's, the property benefits from proximity to one of Long Beach's most iconic neighborhood establishments. Originally opened in 1924, Joe Jost's has become a staple of the Eastside/Circle Area community and is widely recognized throughout Southern California for its historic character, loyal customer base, and classic Long Beach atmosphere. The surrounding neighborhood draws consistent foot traffic and local activity from both longtime residents and visitors alike, reinforcing the area's strong sense of community and neighborhood appeal.

Further, the property's location within the Eastside/Circle Area highlights its position within one of Long Beach's most walkable and lifestyle-oriented rental pockets. Tenants benefit from convenient access to nearby restaurants, bars, coffee shops, retail amenities, and daily necessities, while also remaining a short drive or bike ride from 2nd Street, Alamitos Bay, and the beach. Historically, walkable neighborhoods with authentic local character, limited housing supply, and established community amenities have demonstrated durable tenant demand and stronger long-term appreciation potential relative to more transient rental submarkets.



LONG BEACH UNIFIED SCHOOL DISTRICT



- A-** Overall Grade
- B** Academics
- A-** Teachers
- A+** Diversity
- A** College Prep

Long Beach Unified School District is a highly rated, public school district located in Long Beach, CA. It has 72,935 students in grades K-12 with a student-teacher ratio of 26 to 1. According to state test scores, 42% of students are at least proficient in math and 51% in reading.

WOODROW WILSON HIGH SCHOOL



- A-** Overall Grade
- B+** Academics
- B+** Teachers
- A** Diversity
- A-** College Prep

Wilson High School is a highly rated, public school located in Long Beach, CA. It has 3,679 students in grades 9-12 with a student-teacher ratio of 25 to 1. According to state test scores, 26% of students are at least proficient in math and 58% in reading.

WILL ROGERS MIDDLE SCHOOL



- B** Overall Grade
- B-** Academics
- B+** Teachers
- A-** Diversity

Willard Elementary School is an above average, public school located in Long Beach, CA. It has 665 students in grades K-5 with a student-teacher ratio of 28 to 1. According to state test scores, 42% of students are at least proficient in math and 37% in reading.

CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/ or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

PROPERTY TOURS ARE BY APPOINTMENT ONLY

THERE IS NO AUTHORIZED ACCESS TO THE PROPERTY WITHOUT THE PHYSICAL PRESENCE OR WRITTEN CONSENT OF LISTING BROKER

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