

OFFERING MEMORANDUM

834 Walnut Ave

4 Units- Long Beach



4-UNITS WITH PARKING / NORTH ALAMITOS BEACH - LONG BEACH



Investment Summary

Statewide Style 4-Unit Building

834 Walnut presents a rare opportunity to acquire a large, well-maintained 4-unit apartment building just 8 blocks from the beach in one of Long Beach's most desirable rental markets. Situated on a 6,065 sqft lot, the property offers approximately 3,993 sqft of living space and features an ideal unit mix for both investors and owner-occupants. The front "owner's unit" is exceptionally large and consists of 6 bedrooms, 2 bathrooms, and a spacious laundry room, creating a variety of potential use cases including owner occupancy, multigenerational living, or a high-income "rent by the room" strategy. The rear of the property includes (3) well-positioned 2-bedroom/1-bath units with strong in-place rents, providing stable cash flow from day one.

The property also features a shared laundry room with coin-operated machines for additional income, plus (5) garages and driveway parking. Ideally located near Downtown Long Beach, 4th Street Retro Row, Belmont Shore, and just 8 blocks from the beach, this property offers strong appeal for owner-occupants, long-term investors, ADU developers, or buyers looking to maximize income through a rent-by-the-room strategy in the front unit.





Investment Highlights

- Statewide style 4-unit with great unit mix
- Large 6bed/2bath “Owner’s Unit” delivered vacant at closing
- 5 Garages plus driveway parking
- Strong Current income and priced to sell at 11.6 x gross
- Onsite laundry room for additional income and convenience
- All Electric building
- Low maintenance drought resistant landscaping

PRICING & FINANCIALS

List Price	\$1,449,000
Building Data / Financial Indicators	
Street	834 Walnut Ave
City, State, Zip	Long Beach, CA 90813
APN	7267-018-017
Number of Units	4 Units
Year Built*	1965
Building Size	3,993 SF
Lot Size	6,065 SF
Current Cap Rate	5.6%
Market Cap Rate	5.95%
Current GRM	11.6
Market GRM	11.1
Price Per Unit	\$362,250
Price / Sqft	\$363
Loan Summary	
Down Payment	\$362,250
Loan Amount	\$1,086,750
Interest Rate	5.99%
Monthly P&I	\$6,509
Annual P&I	\$78,104
Loan to Value	75%
Amortization	30
Loan Term	360

Income	Current Actual	Market- Pro Forma
Scheduled Rental Income	\$121,020	\$123,540
Vacancy (3%)	(\$3,631)	(\$3,706)
Annual Parking Income	\$2,400	\$6,000
Annual Laundry Income	\$600	\$600
Effective Gross Income	\$120,389	\$126,434
Expenses*		
Property Tax	\$18,113	\$18,113
Insurance	\$4,000	\$4,000
Repairs & Maintenance	\$4,816	\$4,816
Property Management (5.5%)	\$6,621	\$6,621
Utilities	\$4,827	\$4,827
Pest Control	\$720	\$720
License & Fees	\$772	\$772
Total Expenses	\$39,869	\$40,201
Net Operating Income	\$80,520	\$86,232

*The property is subject to AB1482

RENT ROLL

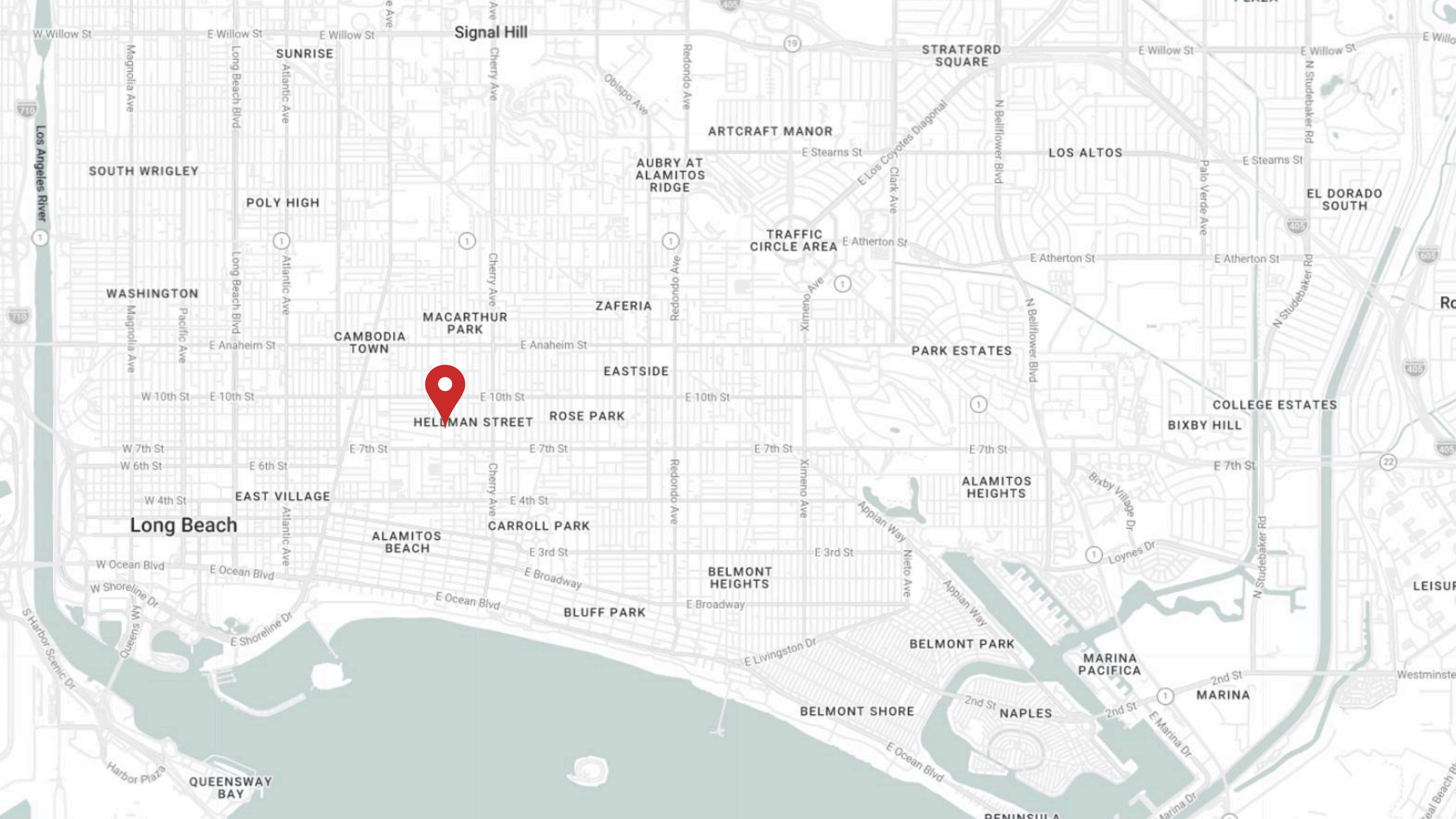
Unit #	Type	Base Rent	Market Rent	Notes
1	6BD/2BA	\$3,995	\$3,995	Vacant at COE
2	2BD/1BA	\$2,000	\$2,100	
3	2BD/1BA	\$2,095	\$2,100	
4	2BD/1BA	\$1,995	\$2,100	
	(5) Garages	\$200	\$500	
Total		\$10,335	\$10,845	

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS
6 Bed/2 Bath Unit





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