

OFFERING MEMORANDUM

5-Unit Multifamily Investment | Rose Park | Long Beach, CA



ASKING PRICE	UNITS	GRM	CAP RATE	SELLER CARRY
\$1,300,000	5	10.82x	5.73%	Available

Exclusively Listed By:	Juan Huizar, President CA DRE #01417642 Sage Real Estate CA DRE #02163228 562.307.0838 juan@sageregroup.com www.sageregroup.com
-------------------------------	--

EXECUTIVE SUMMARY

2415 E. 7th Street presents a rare 5-unit investment opportunity in one of Long Beach's most walkable and lifestyle-driven neighborhoods — the Rose Park community, near the corner of 7th Street and Junipero Avenue. The property features a detached front house offering 2 bedrooms, 2 bathrooms, a private two-car garage, and two additional parking spaces — a highly desirable setup that feels more like a single-family residence than a rental unit. The rear building consists of a well-maintained 4-plex with two downstairs units and two upstairs units, comprised of three studio apartments and one 1-bedroom unit.

The property is individually metered for gas and electricity, helping minimize owner expenses and improve operational efficiency. The seller is open to carrying financing, providing prospective buyers with an attractive alternative to conventional lending and added flexibility in structuring the acquisition. This asset offers investors a compelling combination of in-place income, strong rental demand, and long-term upside in a highly sought-after Long Beach location.

PROPERTY HIGHLIGHTS

• Rare 5-unit investment opportunity near the corner of 7th Street & Junipero in Long Beach	• Detached front house featuring 2 bedrooms, 2 bathrooms, a 2-car garage, and 2 additional parking spaces
• Rear 4-plex consists of three studio units and one 1-bedroom unit	• Individually metered for gas and electricity
• Attractive unit mix with strong rental demand in a lifestyle-driven rental corridor	• Walking distance to restaurants, coffee shops, transportation, and neighborhood amenities
• Well-maintained property with strong curb appeal and functional layout	• Priced at an actual 10.82 Gross Rent Multiplier (GRM)
• Desirable area with a very low entry price point	• Opportunity for future operational optimization and rental upside
• Located in one of Long Beach's most consistently desirable rental markets	• Front house provides flexibility for owner-user, multigenerational living, or premium rental income

• **Seller-carry financing available — terms to be negotiated directly with seller**

PROPERTY PHOTOS



PROPERTY DETAILS

Address	2415 E. 7th Street, Long Beach, CA 90804	Asking Price	\$1,300,000
Neighborhood	Rose Park, Eastside Long Beach	Price Per Unit	\$260,000
County	Los Angeles	Price Per SF	\$415
APN	7262-020-012	GRM (Current)	10.82x
Year Built	1923	GRM (Market)	10.24x
Stories	Two (2)	Cap Rate (Current)	5.73%
Number of Units	5	Cap Rate (Market)	6.30%
Number of Buildings	2 (Detached Front House + Rear 4-Plex)	NOI (Current)	\$74,509
Lot Size	4,589 SF / 0.1053 Acres	NOI (Market)	\$81,903
Building SF	3,133 SF	Gross Sched. Income (Current)	\$115,056
Zoning	Residential (Long Beach)	Utilities	Individually Metered Gas & Electric
Rent Control	Yes	Parking	2-Car Garage + 2 Surface Spaces
Walk Score	94 – Walker's Paradise	Seller Financing	Seller-Carry Available

UNIT MIX & RENT SCHEDULE

Unit	Type	Beds	Baths	Current Rent	Market Rent	Upside
1	Front House	2	2	\$2,500	\$2,720	9%
2	Studio	0	1	\$1,695	\$1,844	9%
3	Studio	0	1	\$1,943	\$2,114	9%
4	Studio	0	1	\$1,700	\$1,850	9%
5	1-Bedroom	1	1	\$1,750	\$1,750	0%
Total				\$9,588/mo	\$10,278/mo	7%

FINANCIAL ANALYSIS

ANNUAL OPERATING FORECAST	Current	Pro Forma
Gross Scheduled Rents	\$115,056	\$123,336
Less: Vacancy Allowance (5%)	(\$5,753)	(\$6,167)
Net Rental Income	\$109,303	\$117,169
Annual Parking Income	\$2,400	\$2,400
Annual Other Income (Storage)	\$1,200	\$1,200
Effective Gross Income	\$112,903	\$120,769
Less: Total Operating Expenses	(\$38,394)	(\$38,866)
Net Operating Income	\$74,509	\$81,903
Less: Annual Debt Service	(\$61,944)	(\$61,944)
Cash Flow After Debt Service	\$12,565	\$19,959

OPERATING EXPENSES	Current	Pro Forma
Property Taxes	\$16,250	\$16,250
Insurance	\$5,000	\$5,000
Repairs & Maintenance	\$3,750	\$3,750
Property Management	\$6,774	\$7,246
Utilities	\$4,200	\$4,200
Pest Control	\$960	\$960
Gardening	\$960	\$960
City Licensing & Permits	\$500	\$500
Total Operating Expenses	\$38,394	\$38,866
Expense Ratio	34%	32%

PROPOSED FINANCING

FINANCING PARAMETER	DETAILS
Purchase Price	\$1,300,000
Down Payment (33%)	\$425,000
Closing Costs (Est.)	\$19,500
Total Initial Investment	\$444,500
Loan Amount	\$875,000

Loan-to-Value	67%
Interest Rate	5.85%
Amortization	30 Years
Monthly Payment	(\$5,162)
Annual Debt Service	(\$61,944)
Debt Coverage Ratio	1.20x

SELLER-CARRY FINANCING AVAILABLE

What is Seller Carry?	The seller agrees to act as the lender, allowing the buyer to make payments directly to the seller rather than obtaining a traditional bank loan. This can simplify the transaction, reduce closing costs, and offer greater flexibility in structuring terms.
Key Benefits	<ul style="list-style-type: none"> • Potential for below-market interest rates • Flexible down payment and amortization structure • Faster closing — no bank underwriting delays • Attractive option for buyers seeking creative financing
Terms	Seller-carry financing terms are available and negotiable. Interested parties should submit a Letter of Intent (LOI) outlining proposed structure. Final terms subject to seller approval and mutual agreement of both parties.
Contact	For inquiries regarding seller-carry terms, please contact Juan Huizar at 562.307.0838 or juan@sageregroup.com .

COMBINED INVESTMENT RETURNS

RETURN COMPONENT	Year 1	% Return	Year 2	% Return	Year 3	% Return
Stabilized Market Value	\$1,365,000		\$1,433,250		\$1,504,913	
Gain from Appreciation	\$65,000	14.6%	\$68,250	13.6%	\$71,663	12.3%
Cash Flow	\$19,959	4.5%	\$25,247	5.0%	\$30,811	5.3%
Tax Shelter Benefits	\$7,091	1.6%	\$7,091	1.4%	\$7,091	1.2%
Equity Buildup	\$11,049	2.5%	\$11,713	2.3%	\$12,417	2.1%
Total Return	\$103,100	23.2%	\$112,302	22.4%	\$121,982	21.0%

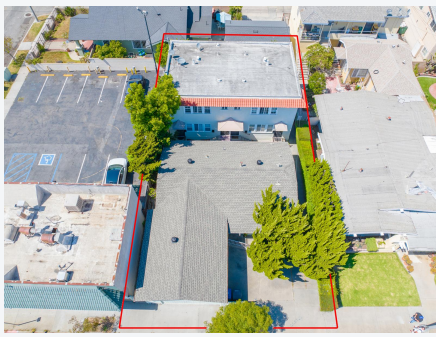
MARKET COMPARABLES

The following recently closed sales provide market context for the subject property. All comparables are 5-unit residential income properties in Long Beach, CA.

Address	Units	Bldg SF	Lot SF	Year Built	Close Price	\$/SF	Close Date
529 W. 10th St., LB 90813	5	3,616	7,752	1928	\$1,425,000	\$394	Mar 2026
32 La Verne Ave., LB 90803	5	2,627	2,408	1947	\$1,485,000	\$565	Nov 2025
2161 Locust Ave., LB 90806	5	2,695	6,263	1920	\$1,135,000	\$421	Sep 2025
1110 E. Salt Lake St., LB 90806	5	3,858	5,227	1960	\$1,140,000	\$296	Jul 2025
1021 E. 12th St., LB 90813	5	3,498	6,802	1910	\$1,000,000	\$286	Nov 2025
SUBJECT: 2415 E. 7th St., LB 90804	5	3,133	4,589	1923	\$1,300,000	\$415	Listed

Note: Comparable sale data sourced from CRMLS. Subject property highlighted in gold. Buyer to independently verify all comparable information.

AERIAL & SITE OVERVIEW



Individual Gas & Electric Meters

The property features 5 individual gas meters and 5 individual electric meters, ensuring tenant-responsible utilities across all units. This operational structure minimizes owner utility exposure and supports efficient property management.

SELLER & FINANCIAL DISCLOSURE

The property was acquired by the current owner through foreclosure proceedings related to a seller-financed transaction originated approximately five years ago. The seller officially took possession of the property on May 18, 2026, and therefore does not have historical operating records, profit and loss statements, or detailed expense documentation for the prior ownership period.

Any expenses, operating figures, and financial projections provided in marketing materials are estimates only and have been prepared for informational purposes. Buyers are advised to independently verify all income, expenses, leases, utility responsibilities, and operating assumptions as part of their due diligence investigations.

CONFIDENTIALITY NOTICE: *This Offering Memorandum has been prepared by Sage Real Estate for use by a limited number of parties and does not purport to be all-inclusive or to contain all of the information which a prospective buyer may need or desire. All projections are based upon assumptions and are subject to variation. No representation is made by Sage Real Estate or the owner as to the accuracy or completeness of the information contained herein. Recipients are urged to consult with their own legal, tax, and financial advisors before entering into any purchase and sale transaction.*

Juan Huizar

President, Sage Real Estate
CA DRE #01417642
562.307.0838
juan@sageregroup.com

Sage Real Estate

CA DRE #02163228
www.sageregroup.com
@multifamilylongbeach

2415 E. 7th Street

Long Beach, CA 90804
Asking Price: \$1,300,000
Seller-Carry Available