



OFFERING MEMORANDUM

1755 SHERMAN PLACE

LONG BEACH, CALIFORNIA | 12-UNIT APARTMENT COMMUNITY

Presented by Jeanet Salazar | JATS Enterprises | Broker Lic. #01473287 | Mobile: (323) 356-3638

EXECUTIVE SUMMARY



12	11	1	\$19,430
UNITS	OCCUPIED	VACANT	CURRENT MONTHLY INCOME

INVESTMENT OVERVIEW

1755 Sherman Place is a 12-unit multifamily property in Long Beach offering a balanced mix of one- and two-bedroom residences, on-site laundry income, parking/storage income, and one currently vacant two-bedroom unit. The property has received meaningful capital improvements in 2026 and is positioned for additional income growth through scheduled rent increases effective August 1, 2026.

- One vacant 2 Bed / 2 Bath unit provides near-term leasing upside.
- Current monthly income of \$19,430, including parking and laundry.
- Scheduled rent increases raise total monthly income to \$20,769 effective August 1, 2026.
- Approximately \$36,915.78 in owner capital improvements since May 2026.
- On-site laundry room and gated/covered parking access.

PROPERTY OVERVIEW



ADDRESS	1755 Sherman Place, Long Beach, CA 90804
PROPERTY TYPE	Multifamily – Apartment Building
UNIT COUNT	12 units
OCCUPANCY	11 occupied / 1 vacant
UNIT MIX	1 Bed / 1 Bath and 2 Bed / 2 Bath
OTHER INCOME	Parking/storage and on-site laundry
PRICING	Contact broker
FINANCIAL BASIS	Owner-provided rent roll and expense summary dated July 29, 2026

RENT ROLL: CURRENT VS. AUGUST 1, 2026

The following schedule shows each unit's current rent and the new rent effective August 1, 2026, as provided by ownership.

Unit	Bed/Bath	Old Rent	New Rent	Increase	Other	Status
201	1/1	\$1,695	\$1,832	\$137	\$175	Occupied
202	1/1	\$1,390	\$1,502	\$112	—	Occupied
203	1/1	\$2,195	\$2,195	\$0	—	Occupied
204	2/2	\$1,440	\$1,556	\$116	—	Occupied
205	2/2	Vacant	Vacant	—	—	Vacant
206	2/2	\$1,890	\$2,042	\$152	—	Occupied
301	1/1*	\$1,750	\$1,890	\$140	—	Occupied
302	1/1	\$1,510	\$1,630	\$120	—	Occupied
303	2/2	\$1,830	\$1,977	\$147	—	Occupied
304	2/2	\$1,620	\$1,750	\$130	—	Occupied
305	2/2	\$1,995	\$2,155	\$160	\$75	Occupied
306	2/2	\$1,565	\$1,690	\$125	—	Occupied
TOTAL		\$18,880	\$20,219	\$1,339	\$250	

CURRENT TOTAL MONTHLY INCOME	AFTER AUGUST 1, 2026	MONTHLY INCREASE
\$19,430	\$20,769	\$1,339

* Unit 301 bedroom count appears incomplete in the source rent roll and should be verified during due diligence.

FINANCIAL SUMMARY

	CURRENT	AFTER AUG. 1, 2026
Gross Scheduled Rent	\$18,880	\$20,219
Parking Income	\$250	\$250
Laundry Income	\$300	\$300
Total Monthly Income	\$19,430	\$20,769
Annualized Income	\$233,160	\$249,228

OPERATING EXPENSES (ANNUAL)

Water and Gas	\$6,984
Electricity – SCE	\$1,656
Fire Protection	\$1,154
Landscaping	\$1,800
Site Manager Fee	\$4,800
Pest Control	\$348
Management Fee (10%)	\$22,656
Insurance	\$4,968
Fire Alarm Services	\$500.90
Property Taxes (Estimated)	\$36,000

Based on the owner-provided monthly expense total of \$6,796.94, annualized operating expenses are approximately \$81,563.28. Estimated annual NOI is approximately \$151,596.72 based on current income and approximately \$167,664.72 after the scheduled August 1 increases, assuming expenses remain unchanged. Investors must independently verify all income, expenses, notices, and assumptions.

RECENT CAPITAL IMPROVEMENTS



CATEGORY	IMPROVEMENT	AMOUNT
Safety & Compliance	Smoke detectors – all 12 units	\$2,100
Safety & Compliance	Exterior LED lighting – 13 fixtures	\$2,580
Exterior	Power washing	\$1,709.78
Exterior	Fence painting	\$960
Exterior	Garage cleanup	\$750
Exterior	Exterior painting contract	\$27,000
Building	Bathroom door	\$1,016
Building	Gutters & mold repair	\$800
	TOTAL OWNER CAPITAL INVESTMENT (2026)	\$36,915.78

Capital improvements were completed from May 2026 through July 2026.

PROPERTY FEATURES



On-Site Laundry

Dedicated laundry room with commercial machines.

Controlled Access

Secured entry doors and gated parking access.

Private Balconies

Select units feature private outdoor balcony space.

Parking / Storage Income

Additional monthly revenue from parking and storage.

Central Long Beach Location

Established residential neighborhood with access to employment and amenities.

Unit Variety

Mix of one-bedroom and two-bedroom floor plans.

INTERIOR GALLERY



CONTACT & CONFIDENTIALITY

JEANET SALAZAR

EXCLUSIVELY PRESENTED BY

Broker | JATS Enterprises

1755 SHERMAN PLACE

California Broker Lic. #01473287

Mobile: (323) 356-3638

Long Beach, California

12-Unit Apartment Community

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes and is intended only for prospective purchasers evaluating 1755 Sherman Place. Information contained herein has been obtained from sources believed to be reliable, including owner-provided rent roll and expense data, but has not been independently verified. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers must conduct their own independent investigation, including review of leases, rent increase notices, physical condition, zoning, legal compliance, environmental matters, income, expenses, and all other factors relevant to an acquisition. Financial figures are estimates and are subject to change. The property may be withdrawn from the market or offered on modified terms without notice. This document is not intended to constitute legal, tax, accounting, or investment advice.

All scheduled rent increases shown in this memorandum are stated as effective August 1, 2026 based on the owner-provided rent increase sheet. Buyer should verify that all increases were properly noticed, are legally enforceable, and remain in effect as of closing.