# JUST LISTED | OM

531 W 5TH ST LONG BEACH, CA 90802


**LIST PRICE**

**$1,395,000**

LYONSTAHL INVESTMENT REAL ESTATE

SAMIMI CRE ADVISORS

JACOBSON INVESTMENT GROUP

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Long Beach, CA 90802


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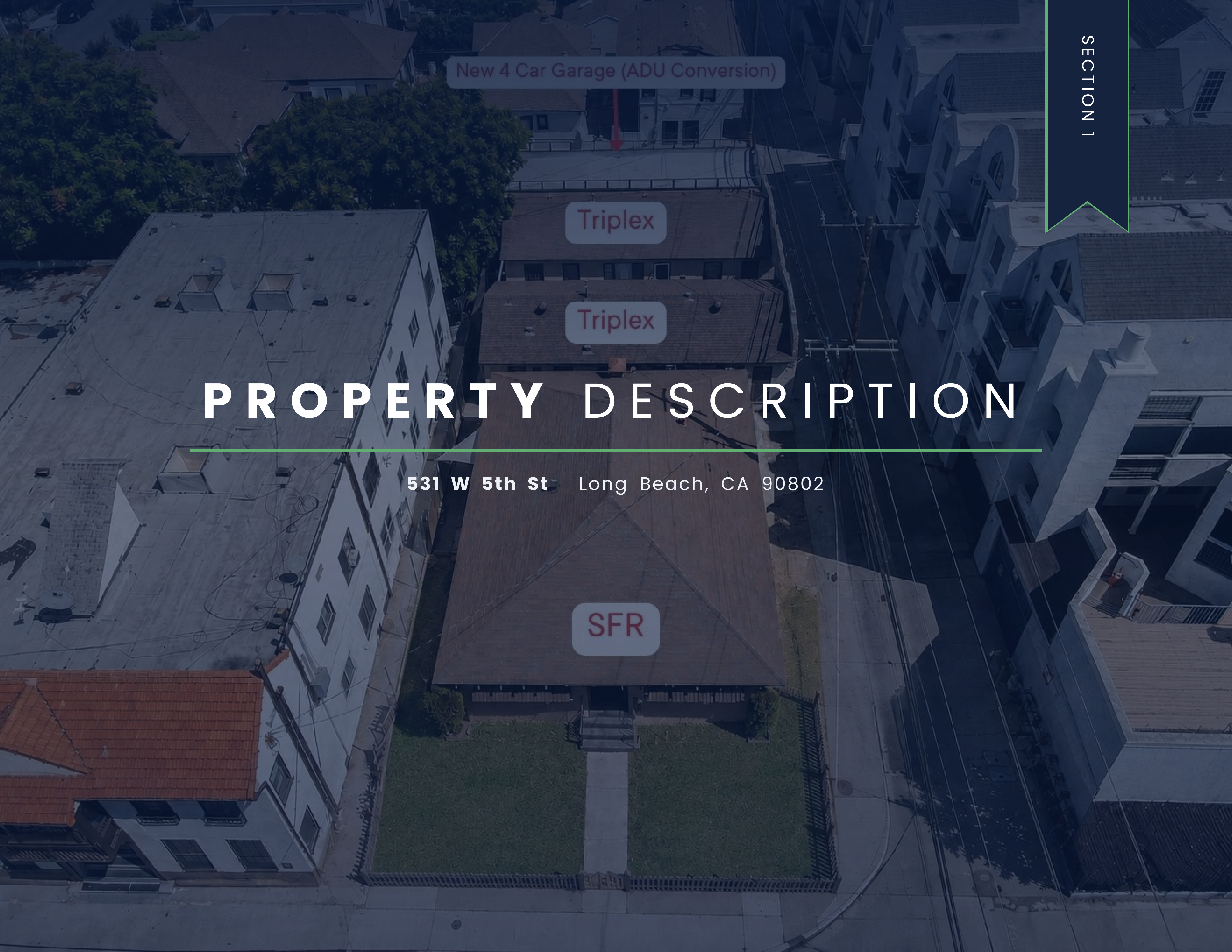



# PROPERTY DESCRIPTION

**531 W 5th St** Long Beach, CA 90802

# THE OFFERING

Ideal Owner-User Opportunity Near Downtown Long Beach

531 W 5th St is a 7-unit multifamily investment offering a rare combination of owner-user flexibility, in-place income, and upside through approved development plans. The property features a vacant 3-bedroom/1-bath front house with a full kitchen, dedicated dining area, Ring camera, and mini-split system, giving an owner-occupant the privacy and feel of a standalone home while collecting rental income from the remaining six units.

At current rents, the property produces a 6.02% cap rate and 10.87 GRM. Approved plans are in place for a 3-bedroom/2-bath ADU, which brings the property to a 8.23% cap rate (including estimated construction costs) once built, a clear value-add path for an investor or owner-user looking to grow into the deal. The property also includes a vacant 5-car garage, which a buyer can lease for parking income or convert as part of the ADU plan.

Located minutes from Downtown Long Beach, the property is close to the area's restaurants, bars, shopping, entertainment, waterfront, and major transportation corridors. Between the private 3-bedroom residence, six income-producing units, approved ADU plans, and a vacant 5-car garage, 531 W 5th St gives an owner-user or investor multiple ways to build equity in one property.

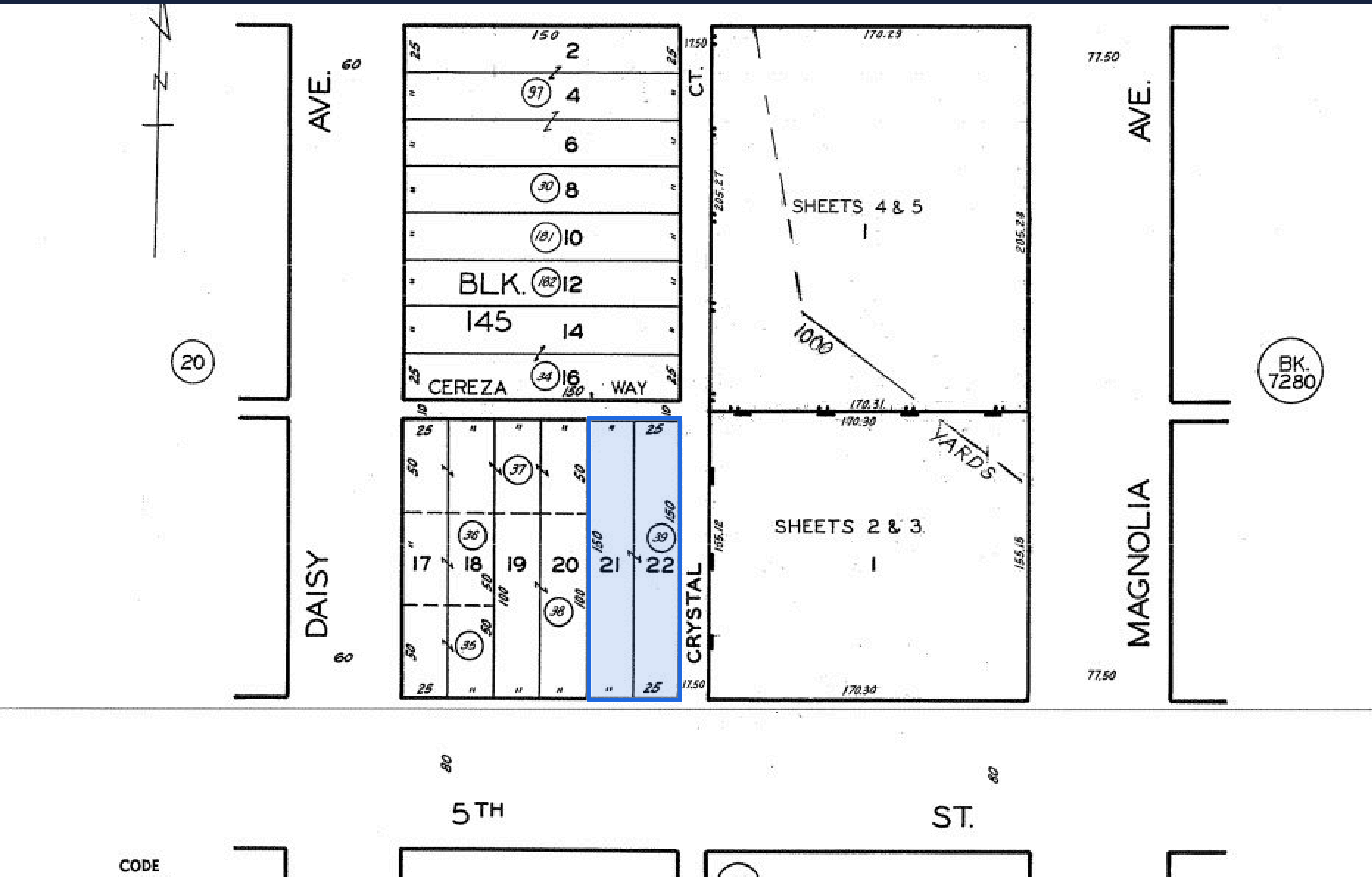
# PROPERTY DETAILS

| | |
|---|---|
| **Address** | 531 W 5th St<br>Long Beach, CA 90802 |
| **List Price** | $1,395,000 |
| **Total Units** | 7 |
| **Total Building Sq. Ft.** | 3,344 SF |
| **Total Lot Size** | 7,518 SF |
| **Year Built** | 1905 |
| **Price / Unit** | $199,286 |
| **Price / Sq. Ft.** | $417.17 |
| **Zoning** | LB PD30 |
| **APN** | 7278-021-039 |
| **Rent Control** | AB 1482 |
| **Parking** | 4 spaces |

## INVESTMENT HIGHLIGHTS

- 7-unit multifamily asset in Long Beach, built in 1905
- Priced at a 10.87 GRM and 6.02% current cap rate
- Unit mix of (6) 0+1, (1) 3+1
- Subject to AB 1482 rent control
- 4 on-site parking spaces
- Ideal Owner/User Opportunity

# PARCEL MAP



N
DAISY AVE.
60
60
20
150
BLK. 145
2
4
6
8
10
12
14
16
97
30
181
182
34
CEREZA WAY
17
18
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21
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35
36
37
38
39
CRYSTAL CT.
17.50
SHEETS 4 & 5
SHEETS 2 & 3
1000
YARDS
170.29
170.31
170.30
205.27
205.28
155.12
155.15
MAGNOLIA AVE.
77.50
BK. 7280
80
5TH ST.
CODE

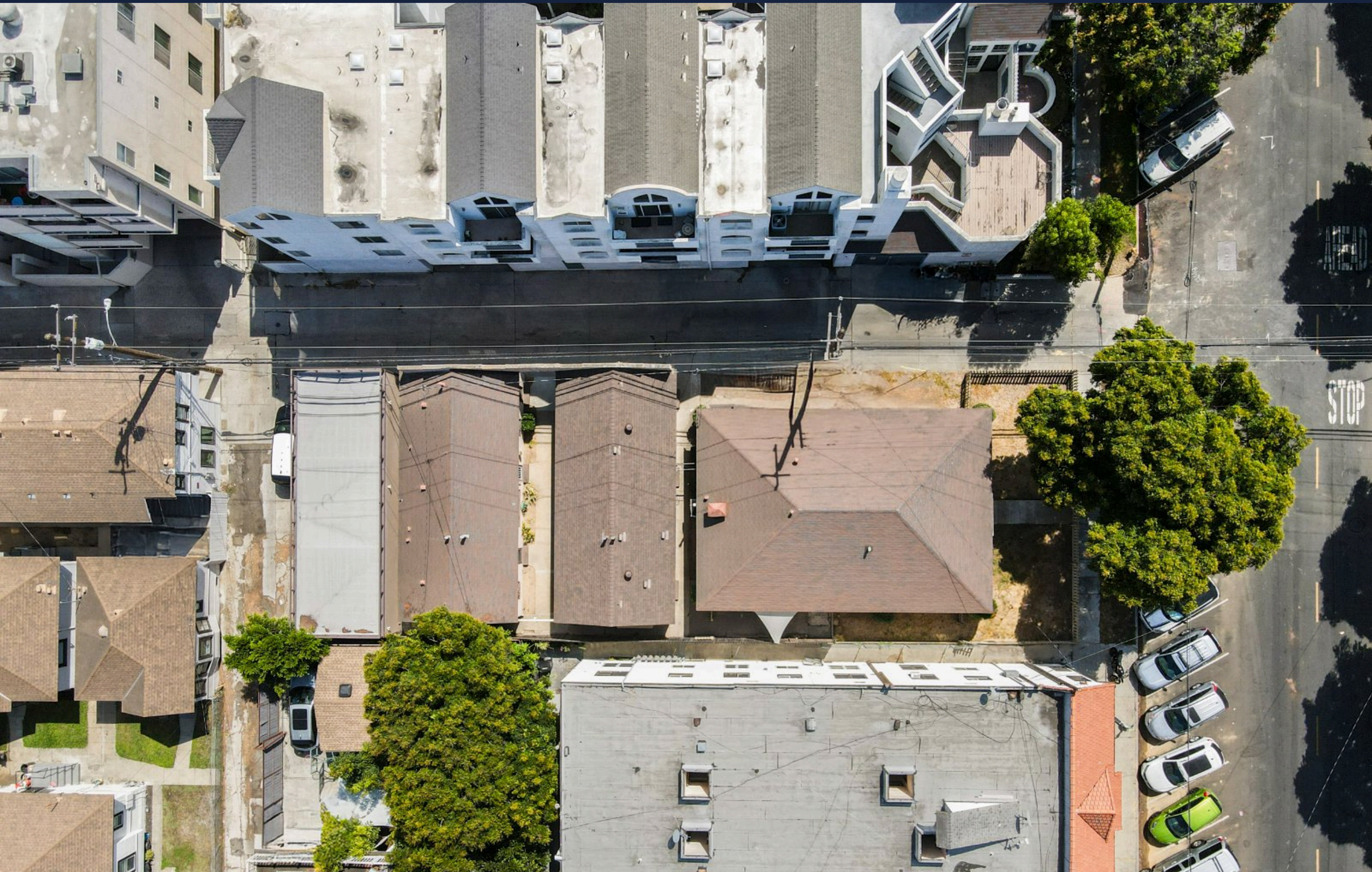
SECTION 2


# **PROPERTY** PHOTOS

**531 W 5th St** Long Beach, CA 90802

# PROPERTY PHOTOS

# PROPERTY PHOTOS



# PROPERTY PHOTOS

# PROPERTY PHOTOS

# PROPERTY PHOTOS

# FINANCIAL ANALYSIS

**531 W 5th St** Long Beach, CA 90802

# RENT SUMMARY

## UNIT MIX

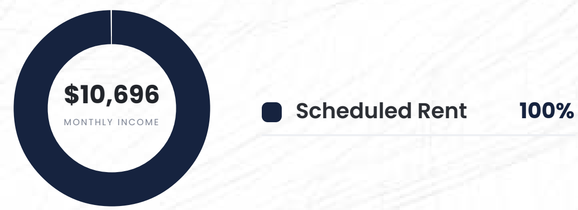
| Unit Type | Units | % of Units | Avg Current Rent | Current Total | Pro Forma Rent | Pro Forma Total | Loss to Lease |
|---|---|---|---|---|---|---|---|
| 0+1 | 6 | 86% | $1,167 | $7,001 | $1,595 | $9,570 | 27% |
| 3+1 | 1 | 14% | $3,695 | $3,695 | $3,695 | $3,695 | 0% |
| **TOTALS** | **7** | | **$1,528** | **$10,696** | | **$13,265** | |

## SCHEDULED INCOME SUMMARY

| | Current | Pro Forma |
|---|---|---|
| Total Scheduled Rent (Monthly) | $10,696 | $13,265 |
| Additional Income | $0 | $0 |
| Parking | $0 | $0 |
| SCEP | $0 | $0 |
| Monthly Scheduled Gross Income | $10,696 | $13,265 |
| **Annualized Scheduled Gross Income** | **$128,354** | **$159,180** |

| At a Glance | |
|---|---|
| Rental Upside | 24.02% |
| Average Unit Size | 478 SF |
| Utilities Paid by Tenant | Trash, Gas and Electric |
| Rent Control | AB 1482 |
| Occupancy | 86% |

## INCOME BREAKDOWN · CURRENT



# RENT ROLL

| Unit # | Bdrms / Baths | +/- Sq. Ft | Total Monthly Income | Pro Forma Total | Notes |
|---|---|---|---|---|---|
| A | 0+1 | 307 | $1,023 | $1,595 | |
| B | 0+1 | 307 | $1,399 | $1,595 | 8% Rent Increase |
| C | 0+1 | 307 | $1,250 | $1,595 | |
| D | 0+1 | 307 | $882 | $1,595 | |
| E | 0+1 | 307 | $1,507 | $1,595 | 8% Rent Increase |
| F | 0+1 | 307 | $941 | $1,595 | |
| 531 | 3+1 | 1504 | $3,695 | $3,695 | *Vacant* |
| **TOTAL RENTAL INCOME** | | | **$10,696** | **$13,265** | |
| Additional Income | | | $0 | $0 | |
| **TOTAL MONTHLY INCOME** | | | **$10,696** | **$13,265** | |
| **TOTAL ANNUAL INCOME** | | | **$128,354** | **$159,180** | |

# INCOME & EXPENSES

| Annualized Operating Data | Current | % | Pro Forma | % |
|---|---|---|---|---|
| Scheduled Gross Income | $128,354 | | $159,180 | |
| Vacancy Rate Reserve | $3,851 | 3.00% | $4,775 | 3.00% |
| Gross Operating Income | $124,504 | | $154,405 | |
| Operating Expenses | $40,578 | 31.61% | $41,811 | 26.27% |
| **NET OPERATING INCOME** | **$83,926** | | **$112,594** | |
| Debt Service | $82,457 | | $82,457 | |
| *Pre-Tax Cash Flow* | *$1,469* | *0.53%* | *$30,137* | *10.80%* |
| Principal Reduction | $13,077 | | $13,077 | |
| *Total Return Before Taxes* | *$14,546* | *5.21%* | *$43,214* | *15.49%* |

Vacancy & expense percentages are of Scheduled Gross Income; cash flow & total return of the down payment.

| **Annualized Expenses** (*estimated) | Current | Pro Forma |
|---|---|---|
| New Taxes (1.25% Purchase Price) | $17,438 | $17,438 |
| Repairs & Maintenance ($850/Unit) | $5,950 | $5,950 |
| Insurance ($1.5/SF) | $5,016 | $5,016 |
| Utilities ($800/Unit) | $5,600 | $5,600 |
| Pest Control ($120/Month) | $1,440 | $1,440 |
| Property Management (4% SGI) | $5,134 | $6,367 |
| **TOTAL EXPENSES** | **$40,578** | **$41,811** |
| Expenses as % of SGI | 31.61% | 26.27% |
| Per Sq. Ft. | $12.13 | $12.50 |
| Per Unit | $5,797 | $5,973 |

# FINANCIAL ANALYSIS

| Property Address | | 531 W 5th St |
|---|---|---|
| List Price: | | **$1,395,000** |
| Down Payment: | 20.0% | $279,000 |
| Number of Units: | | 7 |
| Cost per Unit: | | $199,286 |
| Current GRM: | | 10.87 |
| Pro Forma GRM: | | 8.76 |
| Current CAP: | | 6.02% |
| Pro Forma CAP: | | 8.07% |
| Year Built: | | 1905 |
| Approx. Lot Size: | | 7,518 SF |
| Approx. Gross RSF: | | 3,344 SF |
| Cost per RSF: | | $417.17 |

## Proposed Financing

| | |
|---|---|
| First Loan Amount: | $1,116,000 |
| Interest Rate: | 6.25% |
| Amortization: | 30 yrs |
| Fixed Period: | 5 yrs |
| Monthly Payment: | $6,871 |
| DCR: | 0.00 |

## Annualized Expenses *Estimated

| | |
|---|---|
| New Taxes (1.25% Purchase Price): | $17,438 |
| Repairs & Maintenance ($850/Unit): | $5,950 |
| Insurance ($1.5/SF): | $5,016 |
| Utilities ($800/Unit): | $5,600 |
| Pest Control ($120/Month): | $1,440 |
| Property Management (4% SGI): | $5,134 |
| **Total Expenses:** | **$40,578** |
| Expenses as % of SGI: | 31.61% |
| Per Unit: | $5,797 |

## Annualized Operating Data

| | Current Rents | | Pro Forma Rents | |
|---|---|---|---|---|
| Scheduled Gross Income: | $128,354 | | $159,180 | |
| Vacancy Rate Reserve: | $3,851 | 3.00% *1 | $4,775 | 3.00% *1 |
| Gross Operating Income: | $124,504 | | $154,405 | |
| Operating Expenses: | $40,578 | 31.61% *1 | $41,811 | 26.27% *1 |
| Net Operating Income: | $83,926 | | $112,594 | |
| Loan Payments: | $82,457 | | $82,457 | |
| Pre-Tax Cash Flow: | $1,469 | 0.53% *2 | $30,137 | 10.80% *2 |
| Principal Reduction: | $13,077 | | $13,077 | |
| Total Return Before Taxes: | $14,546 | 5.21% *2 | $43,214 | 15.49% *2 |

*1 As a percent of Scheduled Gross Income *2 As a percent of Down Payment

## Scheduled Income

| # Units | Bd/Ba | Notes | Rent | Total | PF Rent | PF Total |
|---|---|---|---|---|---|---|
| 6 | 0+1 | | $1,167 | $7,001 | $1,595 | $9,570 |
| 1 | 3+1 | | $3,695 | $3,695 | $3,695 | $3,695 |
| **Monthly Scheduled Gross Income** | | | | **$10,696** | | **$13,265** |
| **Annualized Scheduled Gross Income** | | | | **$128,354** | | **$159,180** |

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 24.02%

# FINANCIAL ANALYSIS W/ ADU

## 531 W 5th St

| | | |
|---|---|---|
| **List Price:** | | **$1,395,000** |
| **ADU Construction Cost ($200/SF):** | | $168,800 |
| **All In Cost:** | | **$1,563,800** |
| **Down Payment:** | 20.0% | $279,000 |
| **Total Cash Needed:** | | $447,800 |
| **Number of Units:** | | 8 |
| **Price per Unit:** | | $195,475 |
| **Current GRM:** | | 9.06 |
| **Pro Forma GRM:** | | 7.68 |
| **Current Cap Rate:** | | 8.23% |
| **Pro Forma Cap Rate:** | | 10.15% |
| **Year Built / Age:** | | 1905 |
| **Approx. Lot Size:** | | 7,518 SF |
| **Building SF Before Construction:** | | 3,344 |
| **Building SF After Construction:** | | 4,188 |
| **Price per Building SF:** | | $373.40 |

## Proposed Financing

| | |
|---|---|
| **First Loan Amount:** | $1,116,000 |
| **Interest Rate:** | 6.00% |
| **Amortization:** | 30 yrs |
| **Fixed Period:** | 5 yrs |
| **Monthly Payment:** | $6,691 |
| **DCR:** | 1.60 |

## Annualized Expenses *Estimated

| | |
|---|---|
| **New Taxes (1.25% Purchase Price):** | $17,438 |
| **Repairs & Maintenance ($1000/Unit):** | $8,000 |
| **Insurance ($1.5/SF):** | $6,282 |
| **Utiltiies ($800/Unit):** | $5,600 |
| **Pest Control ($120/Month):** | $1,440 |
| **Total Expenses:** | **$38,760** |
| **Expenses as % of SGI:** | 22.44% |
| **Per Unit:** | $4,845 |

## Proposed Construction

| | |
|---|---|
| **3-Bed/2-Bath Conversion** | 844 SF |

## Annualized Operating Data

| | Current Rents | | Pro Forma Rents | |
|---|---|---|---|---|
| **Scheduled Gross Income:** | $172,694 | | $203,520 | |
| **Vacancy Rate Reserve:** | $5,181 | 3.00% *1 | $6,106 | 3.00% *1 |
| **Gross Operating Income:** | $167,513 | | $197,414 | |
| **Expenses:** | $38,760 | 22.44% *1 | $38,760 | 19.04% *1 |
| **Net Operating Income:** | $128,754 | | $158,655 | |
| **Loan Payments:** | $80,292 | | $80,292 | |
| **Pre-Tax Cash Flows:** | $48,462 | 17.37% *2 | $78,363 | 28.09% *2 |
| **Principal Reduction:** | $13,077 | | $13,077 | |
| **Total Return Before Taxes:** | $61,539 | 22.06% *2 | $91,440 | 32.77% *2 |

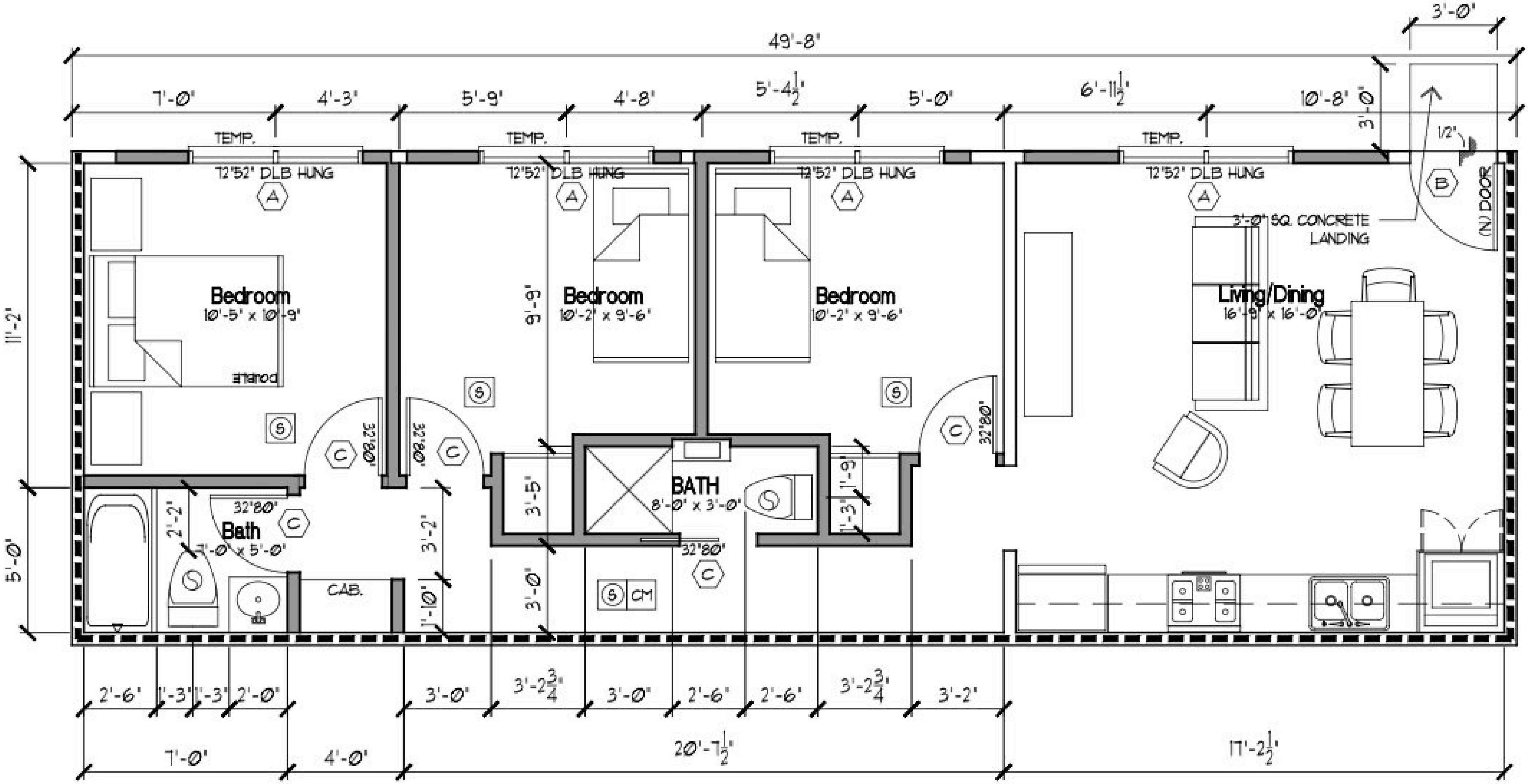
*1 As a percent of Scheduled Gross Income *2 As a percent of Cash

## Scheduled Income

| # Units | Bd/Ba | Notes | Rent | Total | PF Rent | PF Total |
|---|---|---|---|---|---|---|
| 6 | 0+1 | | $1,167 | $7,001 | $1,595 | $9,570 |
| 1 | 3+1 | | $3,695 | $3,695 | $3,695 | $3,695 |
| 1 | 3+2 | | $3,695 | $3,695 | $3,695 | $3,695 |
| **Monthly Scheduled Gross Income** | | | | **$14,391** | | **$16,960** |
| **Annualized Scheduled Gross Income** | | | | **$172,694** | | **$203,520** |

Utilities Paid by Tenant: Gas & Electric • Rental Upside: 17.85%

# ADU FLOOR PLAN




PARTITION LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS TO BE CONSTRUCTED

1HR RATED WALL ASSEMBLY

FLOOR PLAN

SCALE: 1/4" = 1'-0"

# FINANCING

| Proposed Financing | | |
|---|---|---|
| List Price: | | $1,395,000 |
| Down Payment: | 20.0% | $279,000 |
| First Loan Amount: | | $1,116,000 |
| Loan-to-Value: | | 80% |
| Interest Rate: | | 6.25% |
| Amortization: | | 30 years |
| Fixed Period: | | 5 years |
| Monthly Payment (P&I): | | $6,871 |
| Annual Debt Service: | | $82,457 |
| DCR: | | 0.00 |

| Debt Coverage & Cash Flow | |
|---|---|
| Net Operating Income (Current): | $83,926 |
| Net Operating Income (Pro Forma): | $112,594 |
| Pre-Tax Cash Flow (Current): | $1,469 |
| Pre-Tax Cash Flow (Pro Forma): | $30,137 |
| Cash-on-Cash (Current): | 0.53% |
| Cash-on-Cash (Pro Forma): | 10.80% |
| Total Return Before Taxes (PF): | $43,214 |

Financing shown is proposed and for illustration only. Buyer to obtain their own financing; rates and terms subject to lender approval and market conditions. Contact the listing agents for referrals to multifamily lenders active in this submarket.

SECTION 4

# SALE COMPARABLES

**531 W 5th St** Long Beach, CA 90802

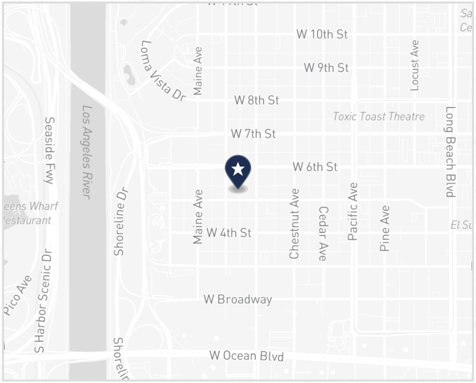
# SALE COMPS


## 531 W 5TH ST

Long Beach, CA 90802

**Subject Property**

| | | | |
|---|---|---|---|
| Price: | $1,395,000 | Bldg Size: | 3,344 SF |
| No. Units: | 7 | Price/SF: | $417.17 |
| GRM: | 10.87 | CAP: | 6.02% |
| $/Unit: | $199,286 | | |

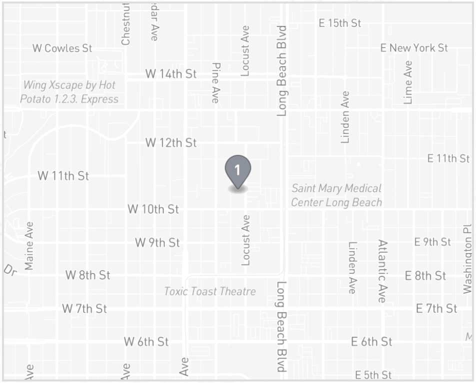



## 1025 LOCUST AVE

Long Beach, CA 90802

**Sold 7/2/2026**

| | | | |
|---|---|---|---|
| Price: | $1,760,000 | Bldg Size: | 5,498 SF |
| No. Units: | 8 | Price/SF: | $320.12 |
| GRM: | 9.90 | CAP: | 6.52% |
| $/Unit: | $220,000 | | |

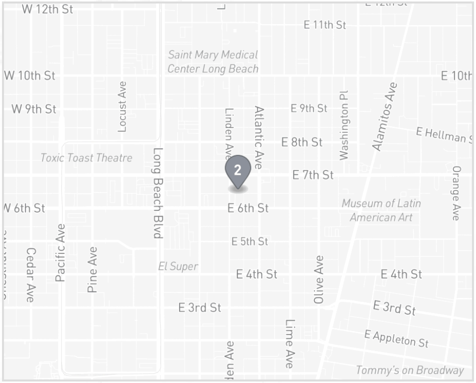



## 626 LINDEN AVE

Long Beach, CA 90802

**Sold 6/30/2026**

| | | | |
|---|---|---|---|
| Price: | $1,650,000 | Bldg Size: | 7,131 SF |
| No. Units: | 9 | Price/SF: | $231.38 |
| GRM: | 10.25 | CAP: | 6.54% |
| $/Unit: | $183,333 | | |



# SALE COMPS

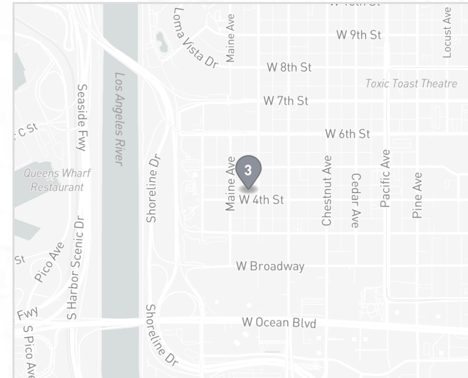
3

### 613 W 4TH ST

Long Beach, CA 90802

**Sold 6/15/2026**

| | | | |
|---|---|---|---|
| Price: | $2,010,000 | Bldg Size: | 6,366 SF |
| No. Units: | 10 | Price/SF: | $315.74 |
| GRM: | 10.24 | CAP: | 5.36% |
| $/Unit: | $201,000 | | |



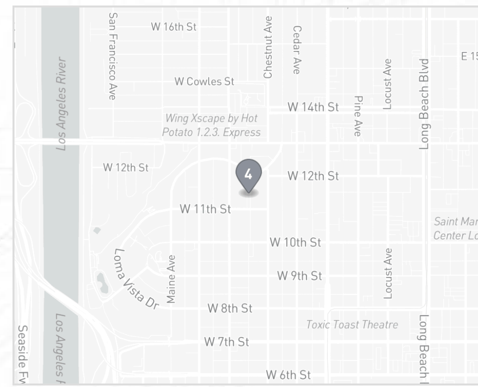

4

### 435 W 11TH ST

Long Beach, CA 90813

**Sold 5/13/2026**

| | | | |
|---|---|---|---|
| Price: | $1,890,000 | Bldg Size: | 6,395 SF |
| No. Units: | 9 | Price/SF: | $295.54 |
| GRM: | 9.69 | CAP: | 6.66% |
| $/Unit: | $210,000 | | |

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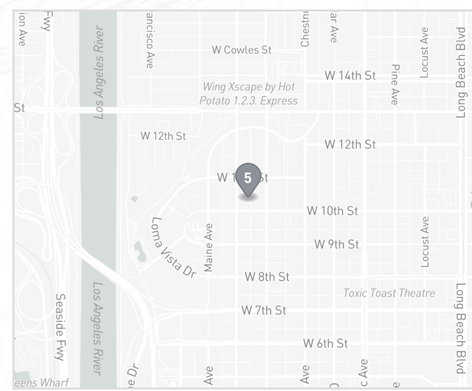
### 529 W 10TH ST

Long Beach, CA 90802

**Sold 3/13/2026**

| | | | |
|---|---|---|---|
| Price: | $1,425,000 | Bldg Size: | 3,616 SF |
| No. Units: | 5 | Price/SF: | $394.08 |
| GRM: | 10.95 | CAP: | 5.97% |
| $/Unit: | $285,000 | | |



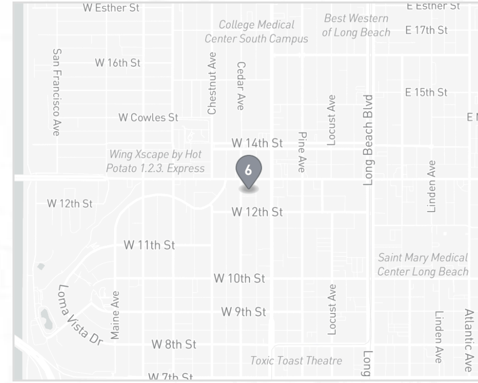
# SALE COMPS

6

## 1242 CEDAR AVE
Long Beach, CA 90813

**Sold 10/6/2025**

| | | | |
|---|---|---|---|
| Price: | $2,280,000 | Bldg Size: | 7,166 SF |
| No. Units: | 12 | Price/SF: | $318.17 |
| GRM: | 9.32 | CAP: | 6.93% |
| $/Unit: | $190,000 | | |

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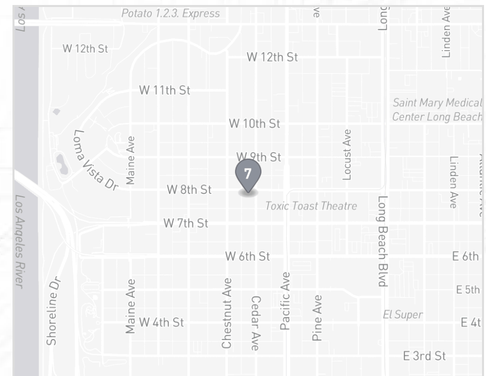
## 310 W 8TH ST
Long Beach, CA 90813

**Sold 10/3/2025**

| | | | |
|---|---|---|---|
| Price: | $2,590,000 | Bldg Size: | 8,945 SF |
| No. Units: | 8 | Price/SF: | $289.55 |
| GRM: | 10.85 | CAP: | 5.95% |
| $/Unit: | $323,750 | | |

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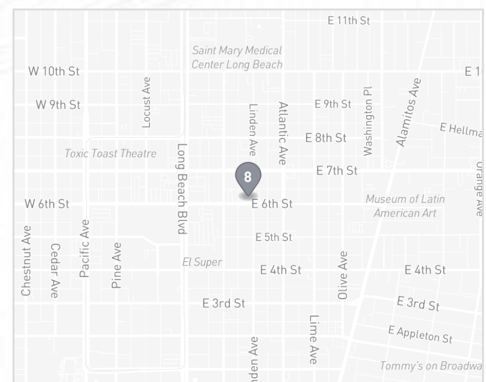
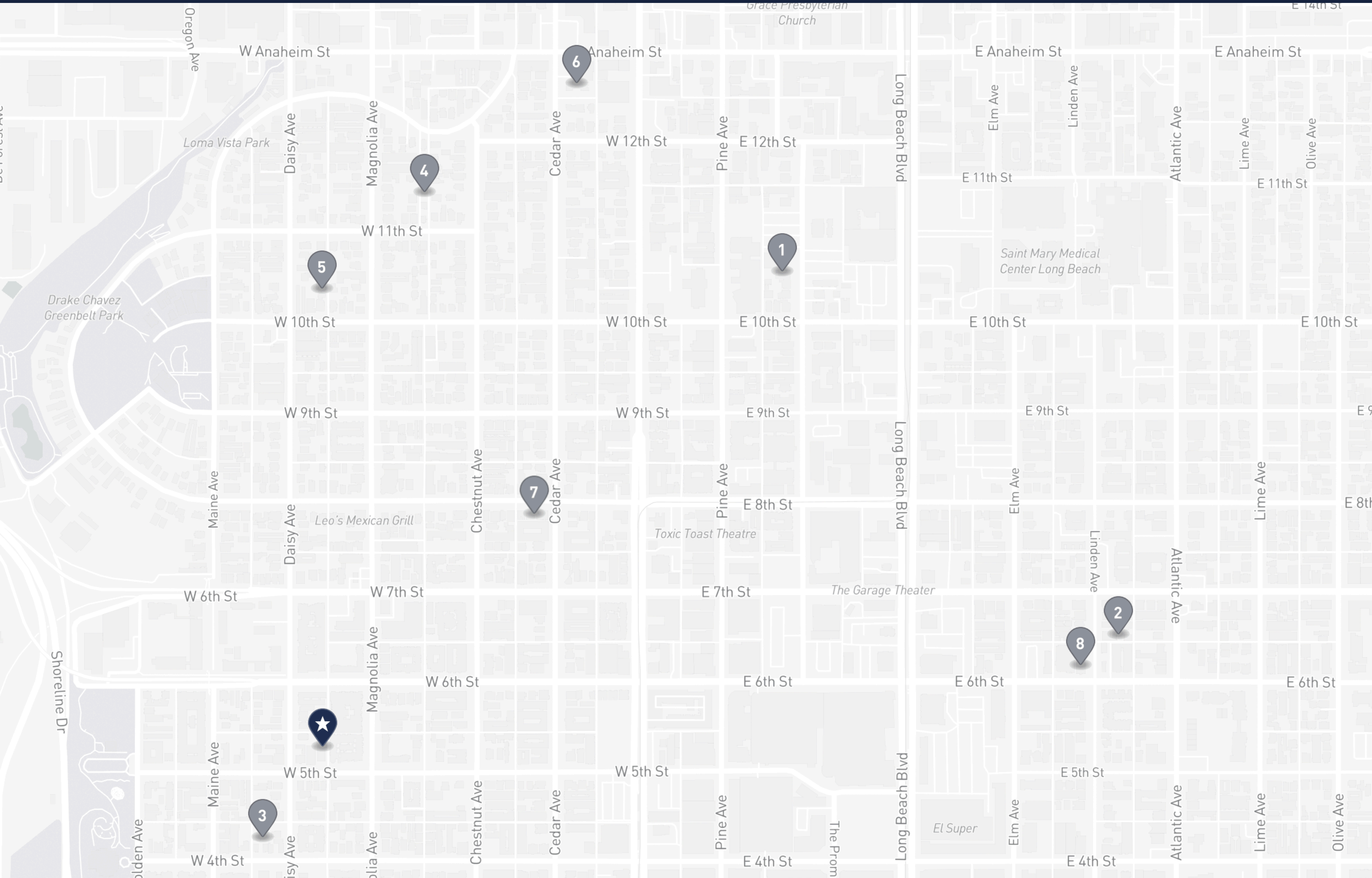
## 601 LINDEN AVE
Long Beach, CA 90802

**Sold 7/29/2025**

| | | | |
|---|---|---|---|
| Price: | $2,900,000 | Bldg Size: | 8,100 SF |
| No. Units: | 12 | Price/SF: | $358.02 |
| GRM: | 10.99 | CAP: | 5.72% |
| $/Unit: | $241,667 | | |



# SALE COMPS MAP

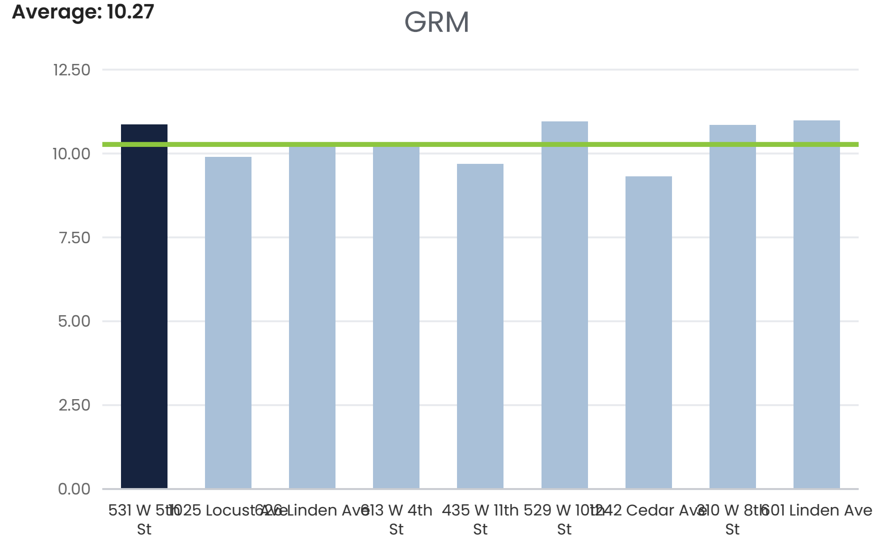


# SALE COMPS ANALYSIS

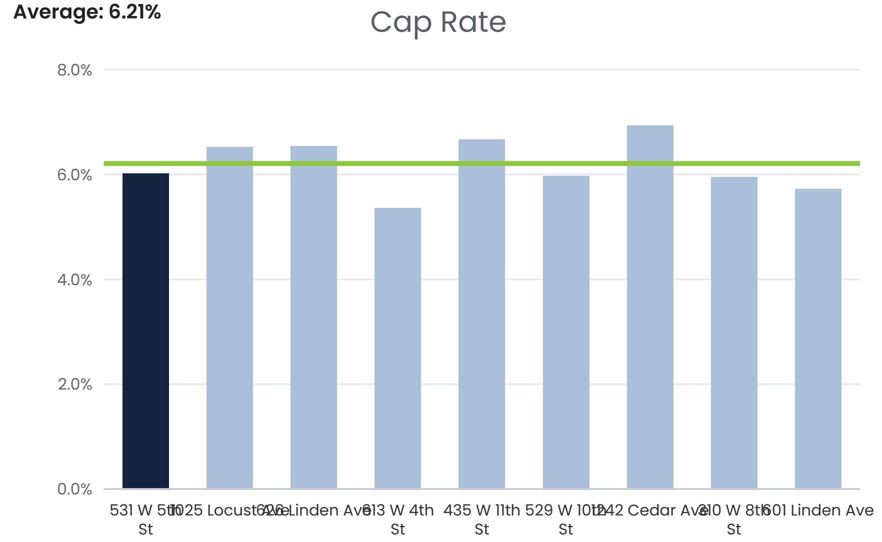
| Address | Price | Units | Yr Built | Bldg SF | GRM | Cap Rate | $/SF | $/Unit | COE | Unit Mix |
|---|---|---|---|---|---|---|---|---|---|---|
| **1025 Locust Ave**<br>Long Beach, CA 90802 | $1,760,000 | 8 | 1923 | 5,498 | 9.90 | 6.52% | $320.12 | $220,000 | 7/2/2026 | (4) 0+1 (4) 1+1 |
| **626 Linden Ave**<br>Long Beach, CA 90802 | $1,650,000 | 9 | 1918 | 7,131 | 10.25 | 6.54% | $231.38 | $183,333 | 6/30/2026 | (9) 1+1 |
| **613 W 4th St**<br>Long Beach, CA 90802 | $2,010,000 | 10 | 1918 | 6,366 | 10.24 | 5.36% | $315.74 | $201,000 | 6/15/2026 | (1) 3+2 (1) 2+2 (2) 2+1 (5) 1+1 (1) 0+1 |
| **435 W 11th St**<br>Long Beach, CA 90813 | $1,890,000 | 9 | 1936 | 6,395 | 9.69 | 6.66% | $295.54 | $210,000 | 5/13/2026 | (5) 2+1 (4) 1+1 |
| **529 W 10th St**<br>Long Beach, CA 90802 | $1,425,000 | 5 | 1928 | 3,616 | 10.95 | 5.97% | $394.08 | $285,000 | 3/13/2026 | (1) 5+2 (4) 1+1 |
| **1242 Cedar Ave**<br>Long Beach, CA 90813 | $2,280,000 | 12 | 1960 | 7,166 | 9.32 | 6.93% | $318.17 | $190,000 | 10/6/2025 | (3) 2+1 (9) 1+1 |
| **310 W 8th St**<br>Long Beach, CA 90813 | $2,590,000 | 8 | 1929 | 8,945 | 10.85 | 5.95% | $289.55 | $323,750 | 10/3/2025 | (6) 1+1, (4) 2+1 |
| **601 Linden Ave**<br>Long Beach, CA 90802 | $2,900,000 | 12 | 1929 | 8,100 | 10.99 | 5.72% | $358.02 | $241,667 | 7/29/2025 | (2) 1+1 (10) 0+1 |
| *Average* | | | | | *10.27* | *6.21%* | *$315.33* | *$231,844* | | |
| **531 W 5th St** (Subject) | **$1,395,000** | **7** | **1905** | **3,344** | **10.87** | **6.02%** | **$417.17** | **$199,286** | **On Market** | **(6) 0+1, (1) 3+1** |

# SALE COMP CHARTS

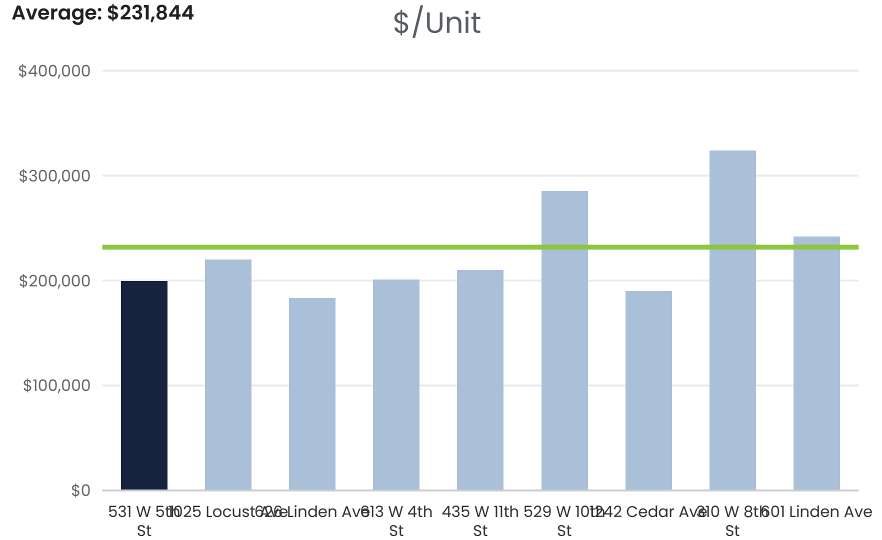
**Average: 10.27**



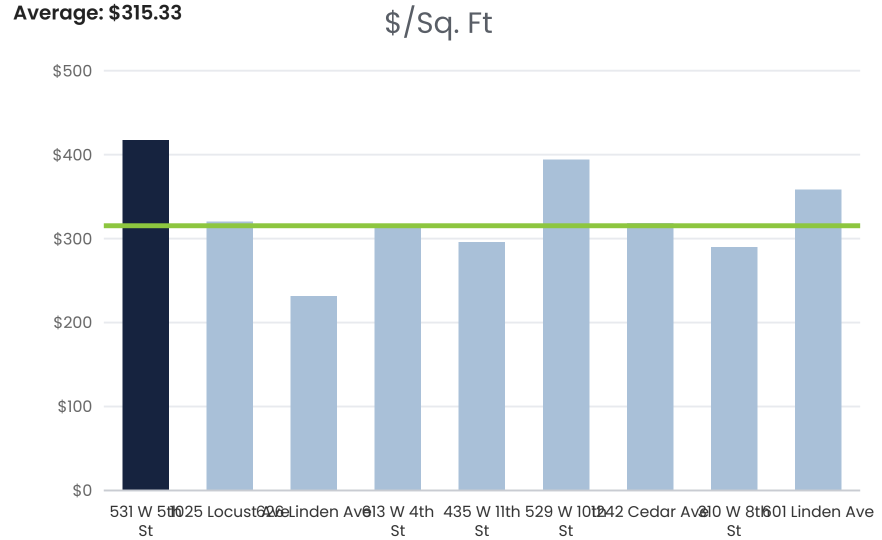

**Average: 6.21%**




**Average: $231,844**



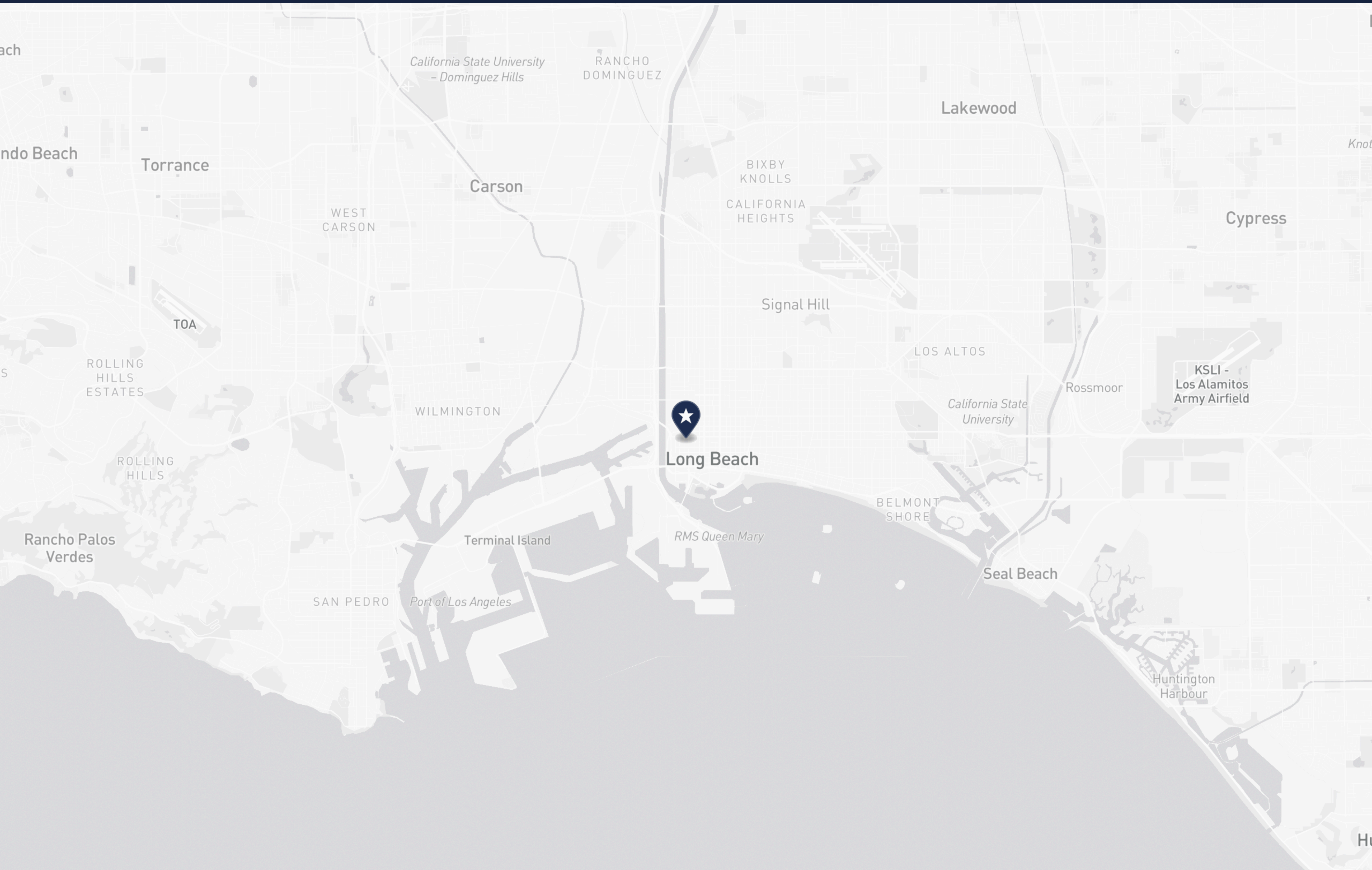

**Average: $315.33**




# LOCATION OVERVIEW

**531 W 5th St** Long Beach, CA 90802

# LOCATION MAP



## LOS ANGELES

Los Angeles, officially the City of Los Angeles and often known by its initials L.A., is the most populous city in the United States after New York City, and the third most populous city in North America after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities in the expanding technology industry, Los Angeles is the place to be. The city is on the leading edge of several growth industries.

The Los Angeles metropolitan area, with more than 23,000 arts jobs, is the country's leading artistic center, surpassing the previous champion, New York — meaning Los Angeles now has both a larger concentration and a greater absolute number of artists than New York. The five-county L.A. area is also a major technology hub, with more than 700,000 people working in health services and biomedical activities, and 190,000 people employed in aerospace.

# RETAILER MAP


LYON STAHL INVESTMENT REAL ESTATE
SAMIMI CRE ADVISORS
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# LOCATION SPOTLIGHT: AQUARIUM OF THE PACIFIC


The Aquarium of the Pacific is one of Southern California's premier waterfront attractions, drawing more than a million visitors annually and contributing to the vibrant tourism, dining, and entertainment scene in Downtown Long Beach.

# LOCATION SPOTLIGHT: MOLAA


The Museum of Latin American Art (MOLAA) is the only museum in the United States dedicated exclusively to modern and contemporary Latin American and Latino art, serving as a vibrant cultural destination in the heart of Long Beach.

EXCLUSIVELY MARKETED BY

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