OFFERING MEMORANDUM

317 Elm Ave

Leased Parking Lot

STRONG CURRENT RENT / ZONED PD30 - DEVELOPMENT POTENTIAL

SAGE REAL ESTATE

Investment Summary

The Definition of Mailbox Money

317 Elm Avenue presents a rare opportunity to acquire a truly hands-off, income-producing asset in the heart of Downtown Long Beach. Located directly across the alley from a major United States Postal Service facility, the 7,512-square-foot parking lot is leased to the USPS for truck parking.

Beginning February 1, 2027, the property will generate $9,895.83 per month—or $118,750 annually—under a new five-year lease. The USPS is responsible for all property maintenance, providing the owner with predictable income and minimal day-to-day management.

Competitively priced at a 5.19% cap rate, the property offers investors an attractive combination of reliable income, exceptional credit tenancy and minimal operating responsibility. Notably, with no viable alternative parking for their vehicles in the area, the USPS operates as a captive tenant—a dynamic that strengthens the likelihood of lease renewal and creates a compelling opportunity to negotiate extended terms beyond the initial five-year period if desired.

Beyond its strong current cash flow, the property offers compelling long-term development potential. The parcel is located within Downtown Long Beach's PD-30 zoning district, positioning it for a variety of future development possibilities. The five-year lease runway gives an investor time to evaluate, design and pursue entitlements for a future project while continuing to collect substantial rental income.

Investment Highlights

- Competitively priced at a 5.19% cap rate
- New 5-year USPS lease beginning Feb 1, 2027
- Instutional quality tenant with federal backing
- Prime Downtown Long Beach Location across from major USPS facility
- Generates $9,895.83/monthly - $118,750 annually
- USPS is responsible for maintaining the lot
- Hands-off ownership offering true “mailbox money”
- PD-30 zoning with development potential
- Five year runway to pursue a lease extension, or pursue development of the site.

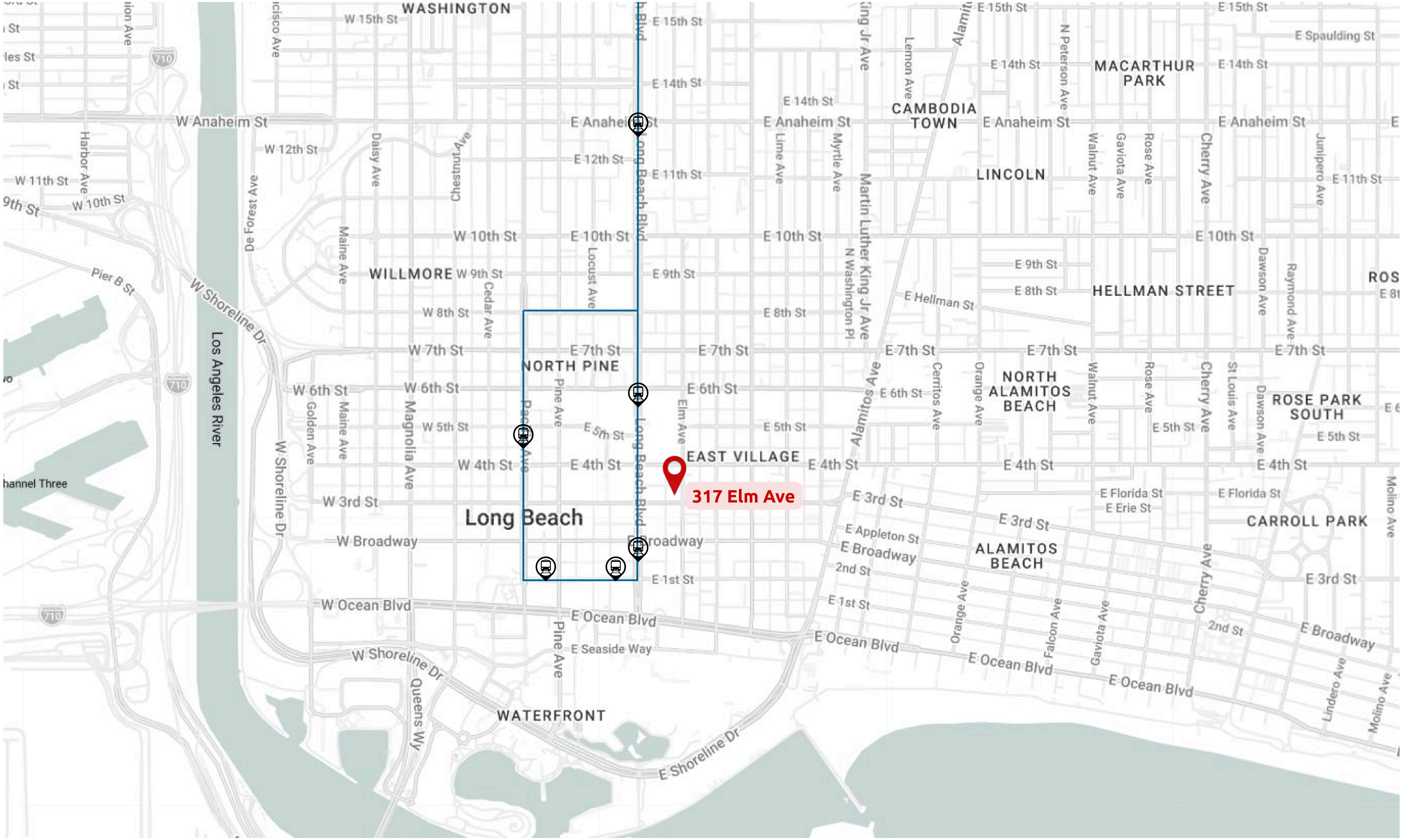
List Price	**$1,799,000**
Building Data / Financial Indicators	
Street	**317 Elm Ave**
City, State, Zip	Long Beach, CA 90802
APN	7281-009-009
Year Built	1954
Lot Size	7,512 SF
Current Cap Rate	5.19%
Market Cap Rate	5.19%
Current GRM	15.15
Market GRM	15.15
Price / Lot Sqft	$240

Income	**Current Actual**	**Market- Pro Forma**
Scheduled Rental Income	$118,750	$118,750

Expenses*	**Current Actual**	**Market- Pro Forma**
Property Tax (1.2691%)	$22,831	$22,831
Direct Assesments	$1,735	$1,735
Insurance	$500	$500
License & Fees	$300	$300
Total Expenses	$25,366	$25,366
Net Operating Income	$93,384	$93,384

*Expenses are estimates. Buyer to verify

LOCATION OVERVIEW



ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

DISCLAIMER & CONFIDENTIALITY AGREEMENT

The material contained in this document is confidential, furnished solely for the purpose of considering investment in the property described therein and is not to be copied and/or used for any purposed or made available to any other person without the express written consent of Sage Real Estate. In accepting this, the recipient agrees to keep all material contained herein, confidential.

This information has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. Sage Real Estate and Seller have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any other aspect of the property, including but not limited to any potential environmental problems that may exist and make no warranty or representation whatsoever concerning these issues. The information contained in this informational package has been obtained from sources we believe to be reliable; however, Sage Real Estate and Seller have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any pro formas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

Sage Real Estate and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.
All parties are advised that in any property the presence of certain kinds of molds, funguses, or other organisms may adversely affect the property and the health of some individuals. Sage Real Estate recommends, if prospective buyers have questions or concerns regarding this issue, that prospective buyers conduct further inspections by a qualified professional.

The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

Cody Charnell / 562.896.3851
Cody@Sageregroup.com
CA DRE # #01950585

Sage Real Estate
2734 E Broadway STE 8,
Long Beach, CA 90803
www.sageregroup.com

SAGE REAL ESTATE