CONFIDENTIAL OFFERING MEMORANDUM

5-UNIT APARTMENT BUILDING

1071 N ALMOND CT

LONG BEACH, CALIFORNIA 90813

$888,000

OFFERING PRICE

Multi-Layered Value-Add Opportunity

Full Unit Renovation Upside

Dual ADU Conversion Opportunity

Exclusively Marketed By **Josh Barut** Lyon Stahl Investment Real Estate · (562) 457-8126 · Josh.Barut@LyonStahl.com

LYONSTAHL INVESTMENT REAL ESTATE

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IMPORTANT NOTICE

This Memorandum contains forward-looking statements regarding rebuild scope, ADU conversion, entitlements, permit timelines, achievable rents, and projected returns. These are illustrative estimates only, not representations of fact. No governmental approval has been sought or obtained. See Confidentiality & Disclaimer, pages 26–27.

EXECUTIVE SUMMARY

1071 N Almond Ct is a 5-unit apartment property offered at $888,000 — a layered value-add opportunity in a supply-constrained Long Beach infill location: below-market rents on the four occupied units, a vacant rear unit primed for full renovation, and a detached garage well suited to ADU conversion.

Because the structures sit at or near the rear and side lot lines, renovating in place rather than rebuilding from the ground up may allow the Property to retain its legal nonconforming setbacks — difficult to replicate under today's code. Rebuild rights for a damaged nonconforming structure depend on the City's determination and the extent of damage, and must be verified.

The Property sits immediately north of the Craftsman Village Historic District, scores 93 on Walk Score, and is under a mile from the Metro A Line.

Demand is building behind it. Anduril's $1 billion Douglas Park campus is expected to support roughly 5,500 on-site jobs, anchoring a "Space Beach" cluster alongside Rocket Lab, Boeing and JetZero — high-wage growth minutes away, in a submarket adding little new supply.

At $177,600/unit and $275.69/SF, the Property prices 10–16% below the comp-set average. Full build-out is modeled at a 16.1% unlevered IRR over a 7-year hold; see Section 07.

Front building — Almond Ct. frontage.

$888,000	5	±3,221 SF	±4,257 SF	1928	LBR2N	93
OFFERING PRICE	UNITS	BUILDING SIZE	LOT SIZE	YEAR BUILT	ZONING	WALK SCORE

THE THESIS Buy a stabilized 4-unit income stream at a discount, then add two to three income-producing units on land you already own.

Modeled returns reflect the highest-and-best-use pro forma; unlevered, no financing modeled. See Section 07 for full assumptions.

INVESTMENT HIGHLIGHTS

Priced Below Comp Average

Underwritten at $177,600/unit and $275.69/SF — 10% below the comp-set average on $/unit and 16% below on $/SF.

Thinly Traded Submarket

Based on MLS data, only one other 5+ unit building has sold within a quarter mile of the subject in the trailing three years — that sale closed 12/4/2025 — a market where comparable inventory rarely turns over.

Full Renovation Upside

Rear building's 1BR/1BA unit is delivered vacant — a clean slate to execute a full renovation and bring the unit's income online.

Setback Retention Potential

Rebuilding in place may allow the Property to retain its nonconforming setbacks — difficult to replicate under new construction. Rebuild rights depend on the City's determination and extent of damage; buyer to verify.

Significant Rent Upside

Current rents on the four occupied units run roughly 43–49% below market. Underwriting assumes two of the four turn over during the first five years and are re-leased at market.

Dual ADU Opportunity

A separate, detached rear garage — plus a second garage created once the rear unit renovation is complete — offer two independent paths to a 6th and 7th income-producing unit.

No Replacement Parking

California law (Gov. Code § 66314(d)(11)) waives replacement parking for a garage-to-ADU conversion, removing the usual site constraint.

Walk Score of 93 — "Walker's Paradise"

Two neighborhood parks sit within roughly two-tenths of a mile, with Retro Row and Downtown Long Beach about a mile south and the Metro A Line under a mile west — a location that draws tenants without a car.

All figures are underwriting estimates. Renovation scope, ADU eligibility, and achievable rents must be independently verified — see Section 06 and the Confidentiality & Disclaimer. Walk Score® is a third-party index and is reproduced for general context only.

INVESTMENT SUMMARY

OFFERING SUMMARY

Street Address	1071 N Almond Ct, Long Beach, CA 90813
APN	7267-007-017
Property Type	Apartment — Multifamily
Year Built	1928
Number of Units	5 (4 occupied + 1 in renovation)
Building Size	±3,221 SF
Lot Size	±4,257 SF (±50′ × 85′)
Zoning	LBR2N

FINANCIAL SUMMARY

Offering Price	$888,000
Price / Unit (5 units)	$177,600
Price / SF	$275.69
NOI — In-Place (4 units)	$30,841
Cap Rate — In-Place	3.5%
GRM — In-Place	15.8x
Cap Rate — Market*	**10.1%**
GRM — Market*	**7.0x**
Rent Upside*	**+125%**
Cost / Lot SF	**$208.60**

THE PATH TO A 16.1% UNLEVERED IRR

01
ACQUIRE AT A DISCOUNT

A four-unit income stream at $177,600/unit and a 3.5% in-place cap — 10–16% under the comp set.

02
RESTORE THE REAR UNIT

$230K returns the vacant 1BR to service at $1,995/mo, rebuilt in place — setback retention subject to City review.

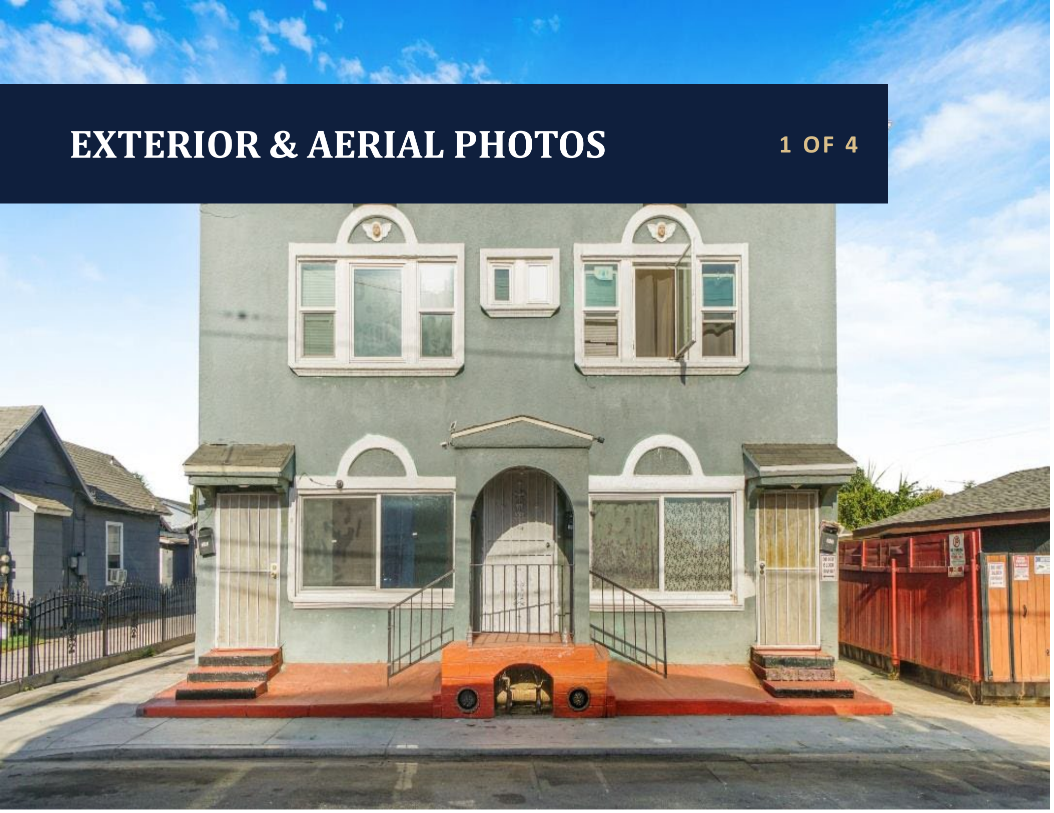
03
ADD TWO ADUs

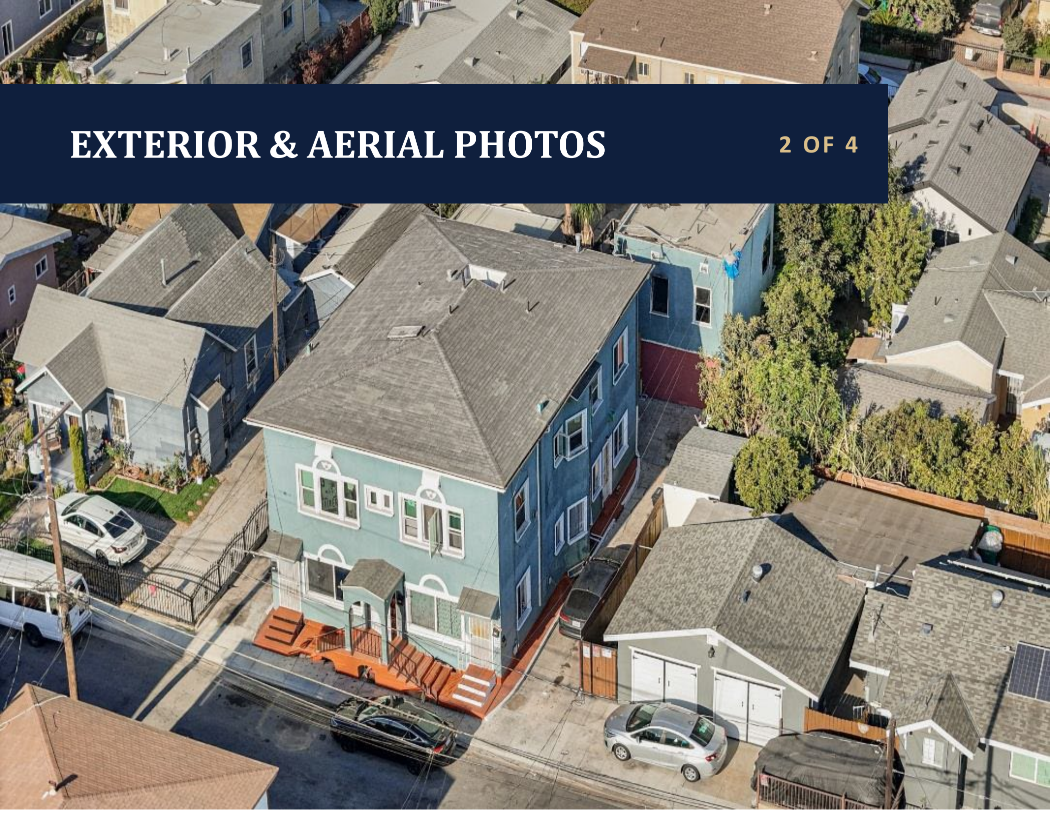
$260K converts two garages into a 6th and 7th unit on land already owned. No replacement parking required.

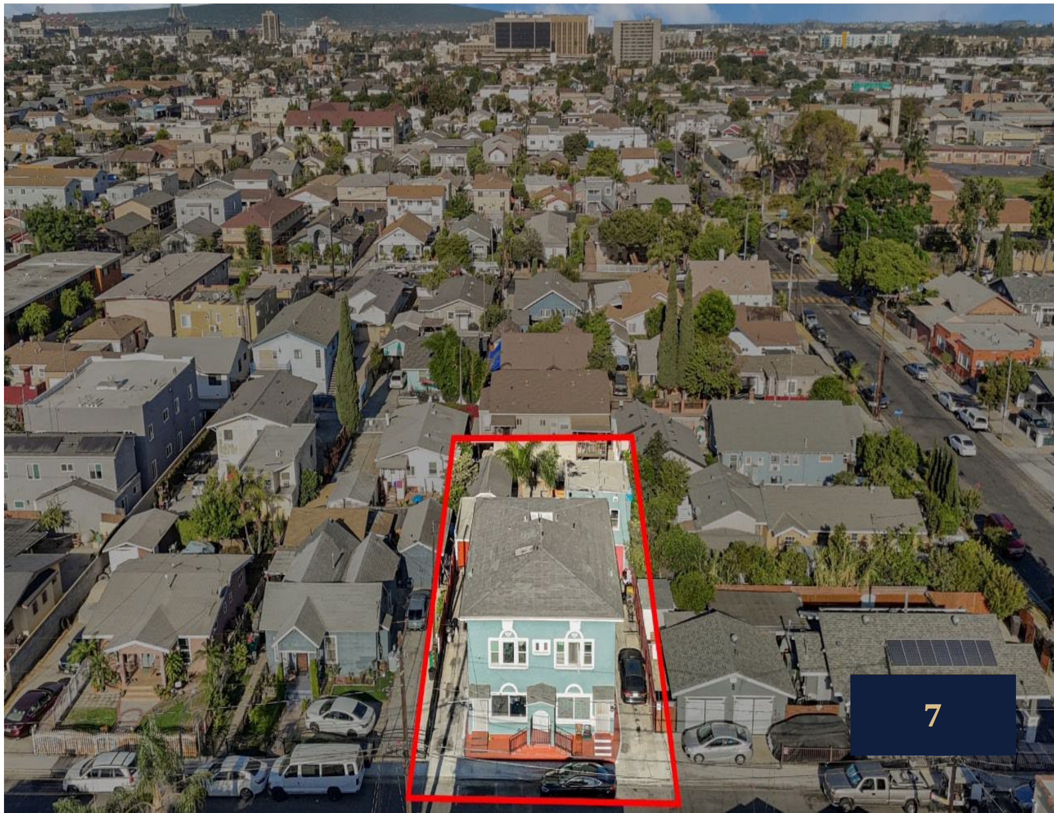
04
CAPTURE THE RENT GAP

Two legacy units turn over in Years 2 and 4 and re-lease at market — 125% total rent upside at full build-out.

**Market metrics assume all five existing units leased at the market rents shown in Section 03 ($1,995 1BR / $2,195 2BR); the rear unit requires renovation to achieve them. Cap rate and GRM are on purchase price. IRR and equity multiple are unlevered and pre-tax — see Section 07 for full assumptions.*








1071 N ALMOND CT
SUBJECT PROPERTY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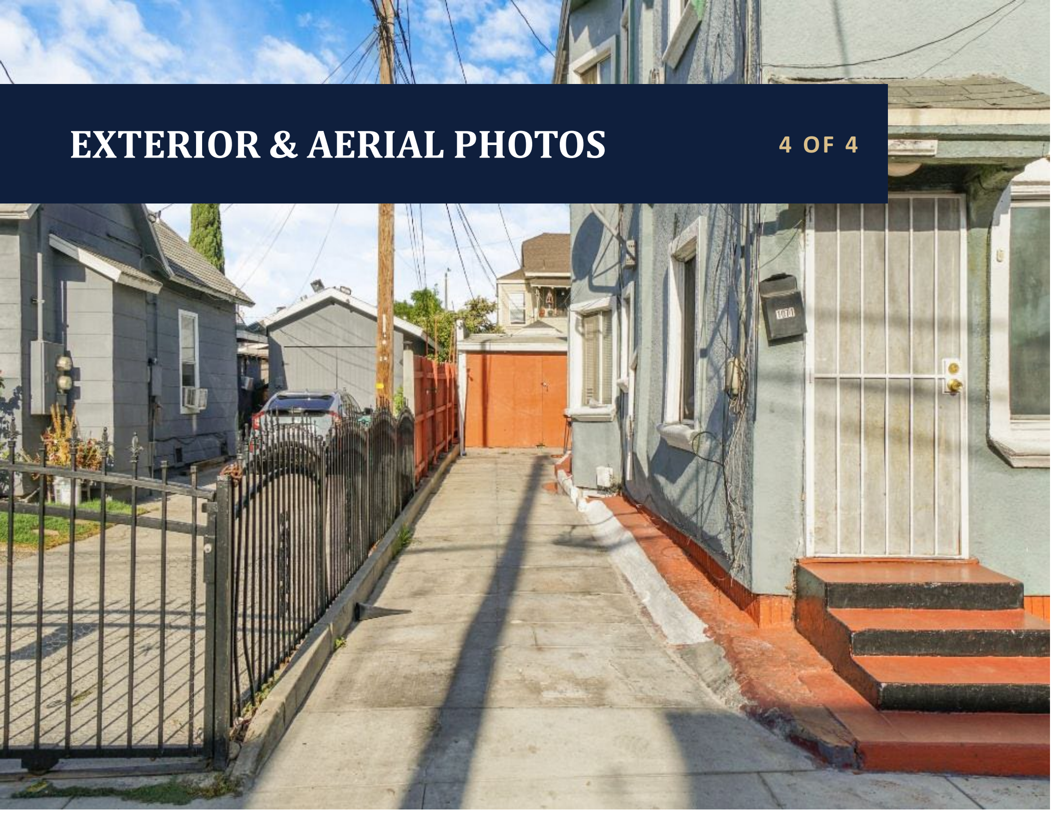
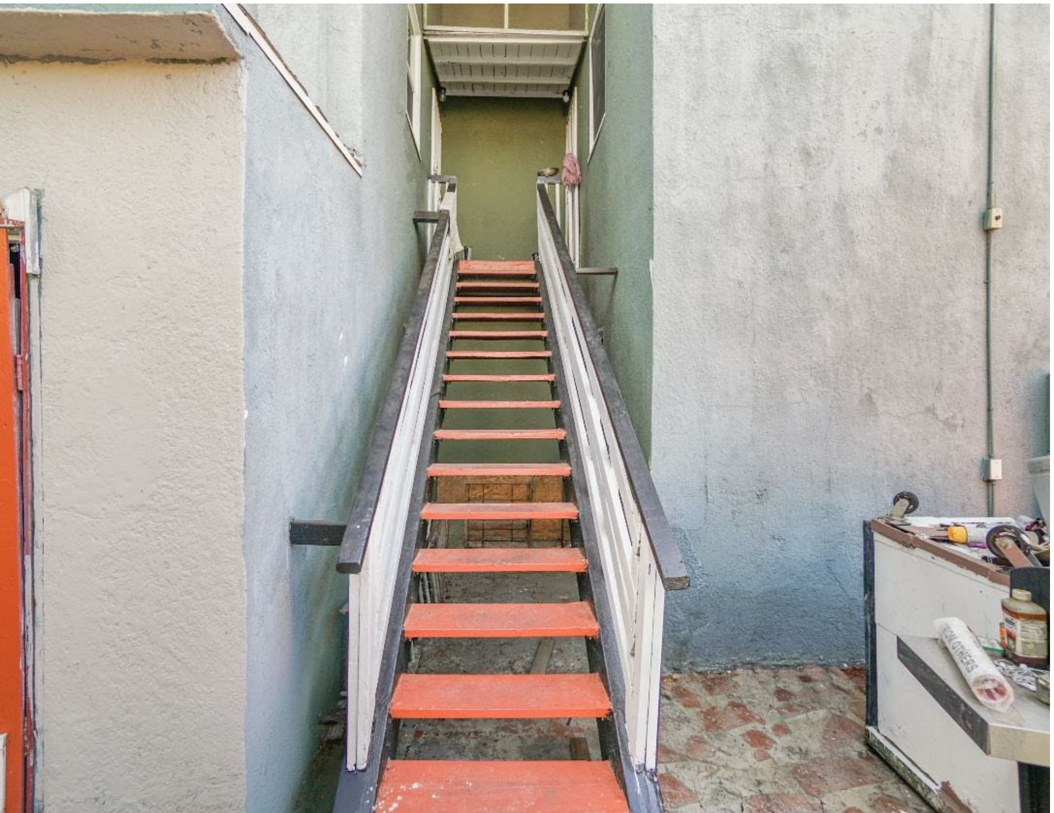
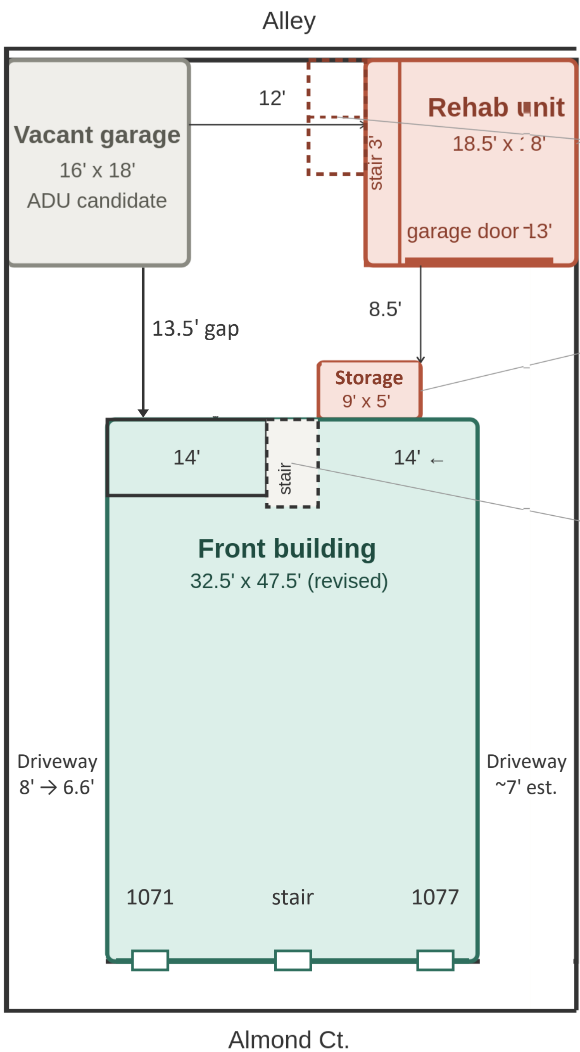




SITE PLAN & CONFIGURATION



flush on right lot line

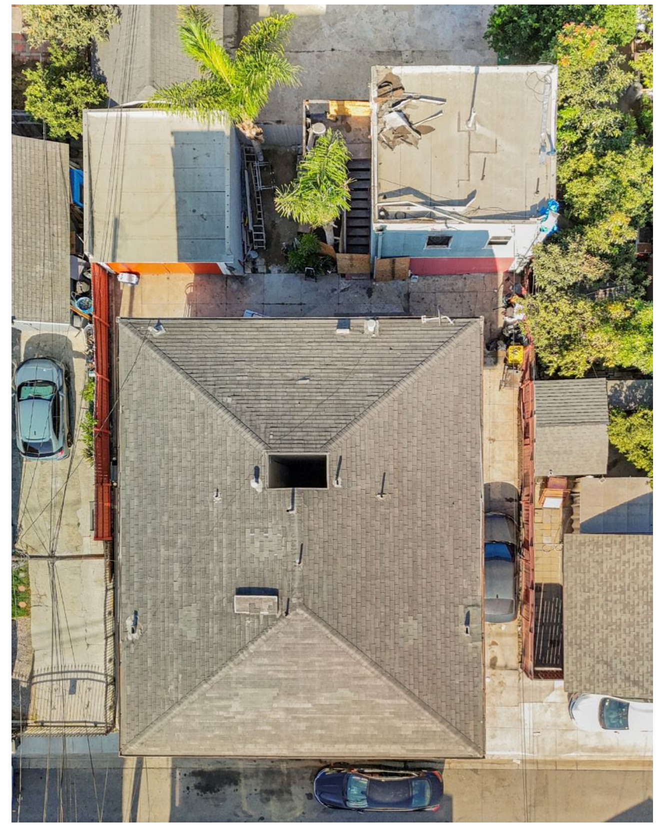
balcony: 5' x 10' deep,
5' to top of stair run

heater / storage room
9' x 5', orange door —
flush against stair recess,
5' in from building's
right edge

value-add: outdoor
common laundry in recess

lot depth check:
18 + 13.5 + 47.5 = 79'
vs 79.5' field measurement
(close — good sign)

Working draft — buyer to verify all dimensions independently.



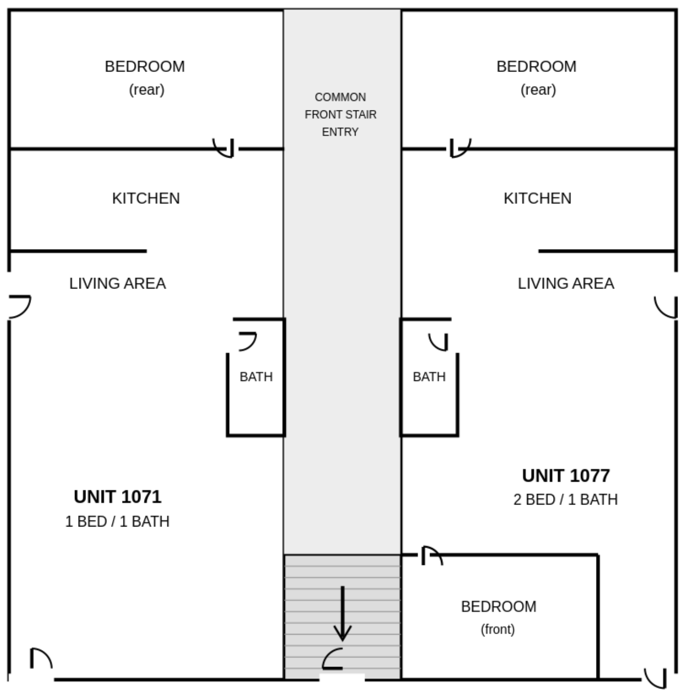
Aerial — Almond Ct. frontage at bottom, alley at rear. Rear building (renovation opportunity) at upper right.

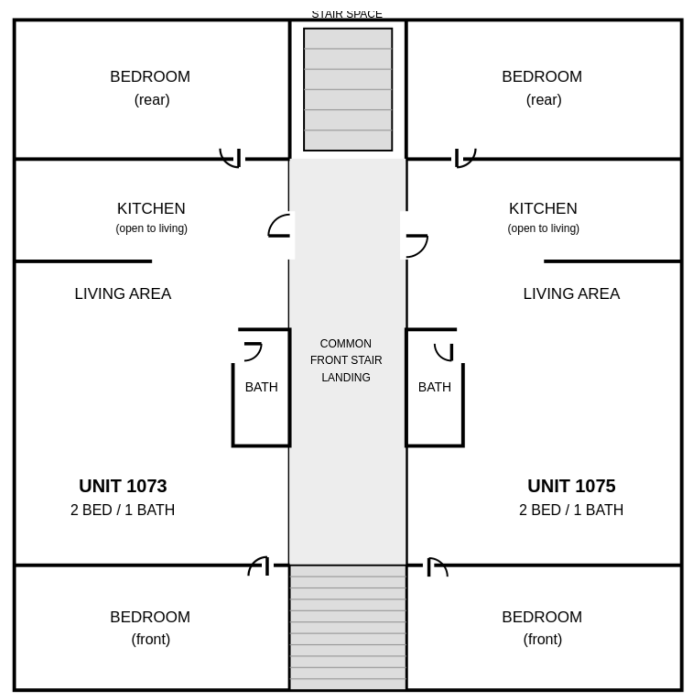
SETBACK CONSIDERATION

All structures sit at or near the rear and side lot lines. Renovating in place may allow those legal nonconforming setbacks to be retained — subject to the City's determination and the extent of damage.

FLOOR PLANS — FRONT BUILDING (4 UNITS)

FIRST F





◀–––– ALMOND CT. ––––▶

UNIT 1071	UNIT 1077	UNIT 1073	UNIT 1075
1 Bed / 1 Bath · First floor	2 Bed / 1 Bath · First floor	2 Bed / 1 Bath · Second floor	2 Bed / 1 Bath · Second floor

Approximate and not to scale. Buyer to verify all dimensions and unit configurations.

RENT ROLL & RENT COMPARABLES

Unit #	Bed/Bath	Unit Notes	Current Rent	Market Rent	Status	Utilities Paid By Tenant
1071	1 + 1	Bottom unit (±750 SF)	$1,120	**$1,995**	Current	Gas & Electricity
1073	2 + 1	Top unit (±750 SF)	$1,120	**$2,195**	Current	Gas & Electricity
1075	2 + 1	Top unit (±750 SF)	$1,200	**$2,195**	Current	Gas & Electricity
1077	2 + 1	Bottom unit (±750 SF)	$1,250	**$2,195**	Current	Gas & Electricity
1077 ½	1 + 1	**Rear building — full renovation unit**	—	**±$1,995***	Vacant	—
TOTAL			**$4,690 / mo**	**$10,575 / mo**		

**Estimated market rent for the rear unit once renovated, based on the comparable 1BR/1BA unit (1071) in the same building. The market-rent total assumes all five units, including the renovated unit, are leased at market. Underwriting does not assume all four occupied units reach market — see Section 07.*

RENT COMPARABLES — 1 BEDROOM

#	Property (Long Beach)	Dist.	Rent	SF	Rent/SF
1	1056 Hoffman Ave	0.15 mi	$2,000	500	$4.00
2	1325 E 7th St	0.39 mi	$1,895	750	$2.53
3	1372 Gaviota Ave b	0.42 mi	$1,850	380	$4.87
4	1376 Gaviota Ave	0.43 mi	$1,950	300	$6.50
5	768 Gaviota Ave	0.45 mi	$1,875	612	$3.06
6	1817 E 8th St	0.48 mi	$1,950	600	$3.25
7	810 E 8th St	0.58 mi	$1,800	714	$2.52
8	642 E 10th St	0.61 mi	$1,900	750	$2.53
9	805 E 7th St	0.62 mi	$2,195	900	$2.44
10	485 Gaviota Ave	0.65 mi	$2,195	700	$3.14
11	433 Nebraska Ave	0.67 mi	$2,095	600	$3.49
12	422 Almond Ave	0.68 mi	$2,050	599	$3.42
AVERAGE			**$1,980**	**617 SF**	**$3.48**

RENT COMPARABLES — 2 BEDROOM

#	Property (Long Beach)	Dist.	Rent	SF	Rent/SF
1	1118 N Norman Ct	0.08 mi	$2,100	970	$2.16
2	1128 Orange Ave	0.11 mi	$2,095	890	$2.35
3	1159 E 10th St	0.16 mi	$2,118	687	$3.08
4	1155 E 10th St	0.16 mi	$2,030	687	$2.95
5	1050 Gaviota Ave	0.32 mi	$1,995	741	$2.69
6	839 Gaviota Ave	0.34 mi	$2,150	850	$2.53
7	921 Alamitos Ave	0.36 mi	$1,995	—	—
8	872 Martin Luther King Jr Ave	0.41 mi	$2,200	700	$3.14
9	824 E 10th St	0.47 mi	$2,010	675	$2.98
10	630 Nebraska Ave	0.49 mi	$2,495	860	$2.90
11	745 Alamitos Ave #103	0.49 mi	$2,115	800	$2.64
12	811 Gardenia Ave	0.49 mi	$2,145	—	—
AVERAGE			**$2,121**	**786 SF**	**$2.74**

PROPERTY FINANCIALS

INCOME

	CURRENT	PRO FORMA
Potential Base Rent	$56,280	$126,900
(+) Other Income	—	—
(=) Potential Gross Income	$56,280	$126,900
(-) Vacancy (3% / 5%)	($1,688)	($6,345)
(=) Gross Operating Income	**$54,592**	**$120,555**

PROPOSED FINANCING

Purchase Price	$888,000
Down Payment (60%)	$532,800
Loan Amount (40% LTV)	$355,200
Interest Rate	6.00%
Amortization	30 Years
Annual Debt Service	$25,555
Debt Coverage Ratio (DCR)	1.21x

EXPENSES

	CURRENT	PRO FORMA
Property Taxes (1.2004%)	$10,660	$10,660
Insurance ($1.25/SF)	$4,026	$4,026
Maintenance (4%)	$2,251	$5,076
Utilities ($1,000/Unit/Year)	$4,000	$5,000
Property Management (5%)	$2,814	$6,345
(-) Total Expenses	**$23,751**	**$31,107**
Expense Ratio (% of GOI)	43.5%	25.8%
(=) NET OPERATING INCOME	**$30,841**	**$89,448**

CASH FLOW

	CURRENT	PRO FORMA
Net Operating Income	$30,841	$89,448
(-) Annual Debt Service	($25,555)	($25,555)
(=) Levered Cash Flow	$5,285	$63,893
(+) Principal Reduction	$4,362	$4,362
(=) Total Return	**$9,647**	**$68,255**
Total Cash Invested	$541,680	$541,680
Cash-on-Cash Return	0.98%	11.80%
Total Return on Investment	**1.78%**	**12.60%**

Current reflects the four occupied units at in-place rent with the rear unit vacant. Pro Forma reflects all five existing units leased at today's market rents ($1,995 1BR / $2,195 2BR), in today's dollars before rent growth; the rear unit requires renovation to achieve market, and that cost is not reflected in cash invested. ADU build-out is excluded here — see Section 07 for the seven-unit highest-and-best-use pro forma. Financing terms are illustrative; buyer to verify with its own lender.

SALES COMPARABLES

1 · 1271 E 7th St

$2,600,000 · 12 Units · Built 1961

$216,667/Unit · $257.09/SF · 0.28 mi away

2 · 1202 Myrtle Ave

$880,000 · 5 Units · Built 1957

$176,000/Unit · $317.12/SF · 0.40 mi away

3 · 1021 E 12th St

$1,000,000 · 5 Units · Built 1910

$200,000/Unit · $285.88/SF · 0.34 mi away

4 · 841 Cherry Ave

$1,250,000 · 6 Units · Built 1922

$208,333/Unit · $377.53/SF · 0.41 mi away

5 · 1209 Olive Ave

$1,300,000 · 6 Units · Built 1928

$216,667/Unit · $367.23/SF · 0.49 mi away

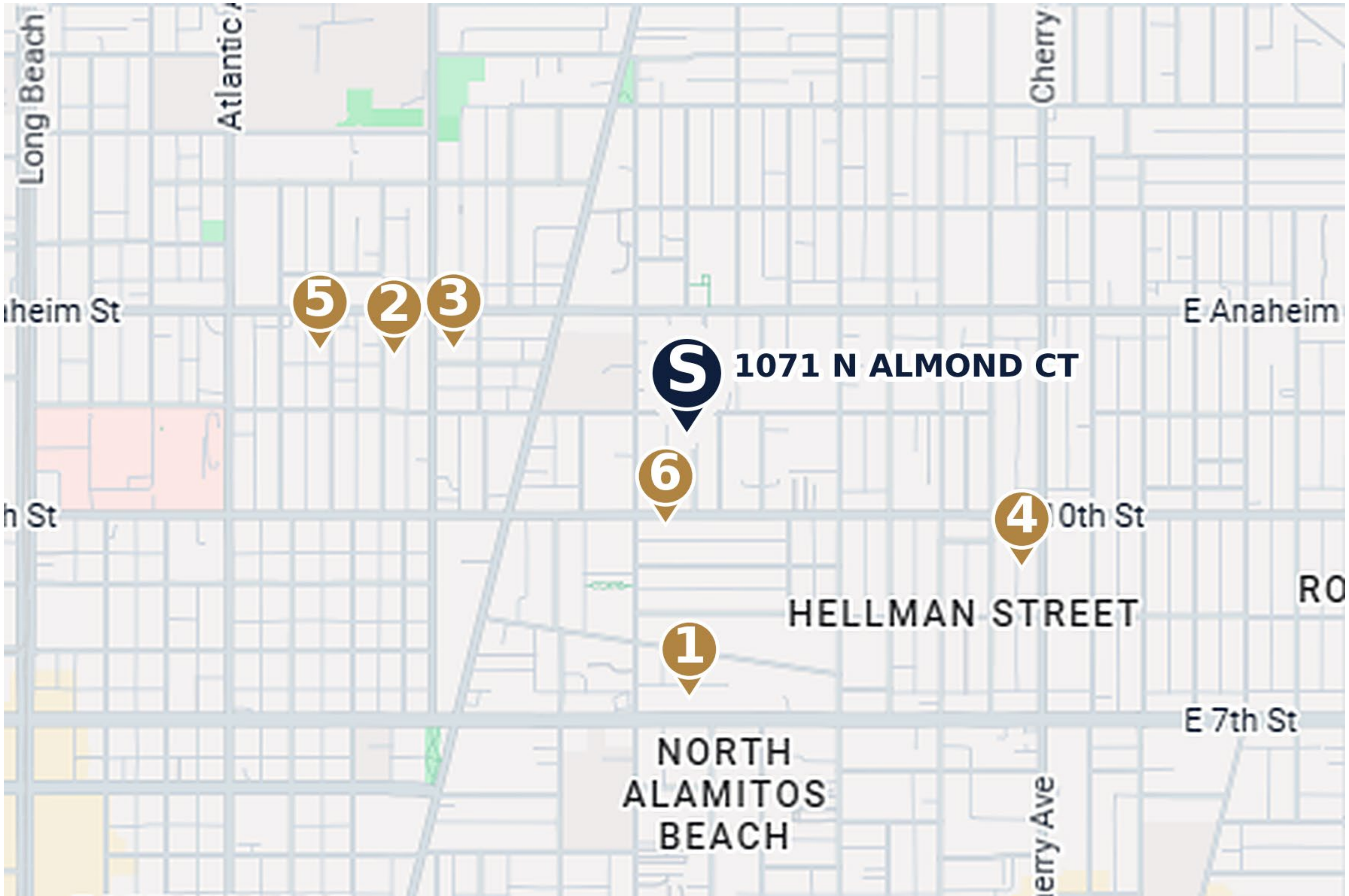
6 · 1222 E 10th St

$1,630,000 · 10 Units · Built 1923

$163,000/Unit · $360.46/SF · 0.08 mi away

Photos are of the comparable properties, not the subject. Source: CRMLS closed sales, October 2025 – August 2026.

SALES COMPARABLES MAP



COMPARABLE SALES

S 1071 N Almond Ct
SUBJECT · $888,000

1 1271 E 7th St
$2,600,000 · 12 Units

2 1202 Myrtle Ave
$880,000 · 5 Units

3 1021 E 12th St
$1,000,000 · 5 Units

4 841 Cherry Ave
$1,250,000 · 6 Units

5 1209 Olive Ave
$1,300,000 · 6 Units

6 1222 E 10th St
$1,630,000 · 10 Units

SALES COMPARABLES SUMMARY

SALES COMPARISON APPROACH

#	Property (Long Beach 90813)	COE	Sale Price	Built	Units	SF	$/Unit	$/SF	$/Lot SF	Dist.
1	1271 E 7th St	10/31/25	$2,600,000	1961	12	10,113	$216,667	$257.09	$317.77	0.28 mi
2	1202 Myrtle Ave	8/20/26	$880,000	1957	5	2,775	$176,000	$317.12	$136.12	0.40 mi
3	1021 E 12th St	11/24/25	$1,000,000	1910	5	3,498	$200,000	$285.88	$147.02	0.34 mi
4	841 Cherry Ave	10/15/25	$1,250,000	1922	6	3,311	$208,333	$377.53	$192.52	0.41 mi
5	1209 Olive Ave	12/16/25	$1,300,000	1928	6	3,540	$216,667	$367.23	$199.97	0.49 mi
6	1222 E 10th St	12/4/25	$1,630,000	1923	10	4,522	$163,000	$360.46	$278.44	0.08 mi
	AVERAGES		**$1,443,333**				**$196,778**	**$327.55**	**$211.97**	
S	**1071 N Almond Ct — SUBJECT**	**—**	**$888,000**	**1928**	**5**	**3,221**	**$177,600**	**$275.69**	**$208.60**	**—**

INCOME APPROACH

#	Property (Long Beach 90813)	COE	Sale Price	Units	NOI	Cap Rate	GRM	Rent / SF
1	1271 E 7th St	10/31/25	$2,600,000	12	$197,730	7.61%	8.55	$2.51
2	1202 Myrtle Ave	8/20/26	$880,000	5	$43,560	4.95%	11.39	$2.32
3	1021 E 12th St	11/24/25	$1,000,000	5	$67,306	6.73%	9.66	$2.47
4	841 Cherry Ave	10/15/25	$1,250,000	6	$81,875	6.55%	9.68	$3.25
5	1209 Olive Ave	12/16/25	$1,300,000	6	$84,760	6.52%	9.97	$3.07
6	1222 E 10th St	12/4/25	$1,630,000	10	$104,483	6.41%	10.27	$2.92
	AVERAGES		**$1,443,333**		**$96,619**	**6.46%**	**9.92**	**$2.76**
S	**1071 N Almond Ct — SUBJECT**	**—**	**$888,000**	**5**	**$30,841**	**3.47%**	**15.78**	**$1.46**

Distances are straight-line from the subject. Subject figures reflect in-place income on four occupied units. Source: CRMLS closed sales, October 2025 – August 2026.

ADU CONVERSION OPPORTUNITY

Interior — sound, dry structure; currently used for storage.

Undamaged structure

Separate from the rear unit currently offered for renovation — this single-story detached garage appears structurally sound for conversion.

Multifamily ADU pathway

California ADU law permits detached garage-to-ADU conversions on multifamily-zoned lots (LBR2N); the pathway should be confirmed with City of Long Beach Development Services.

No replacement parking

Gov. Code § 66314(d)(11) waives replacement parking for a garage-to-ADU conversion.

Ministerial review

Streamlined approval on a statutory 60-day timeline; 30–45 days is common in practice.

Cost & rent context

Illustrative only — conversions typically run $70,000–$150,000; comparable 1BR ADU rents range $1,800–$2,195 per month.

TWO INDEPENDENT PATHS

The existing rear garage converts today. A second garage opens beneath the rebuilt rear structure once the rear unit renovation is complete — together, a 6th and 7th income-producing unit on land already owned.

Provided for context only — buyer must independently confirm eligibility, unit-count limits, and construction scope with the City of Long Beach and a licensed ADU contractor.

HIGHEST & BEST USE — BUILD-OUT TIMELINE

PHASE 1

Back-left garage → ADU

Undamaged structure · $30K permit + $100K build · $1,995/mo

PHASE 2

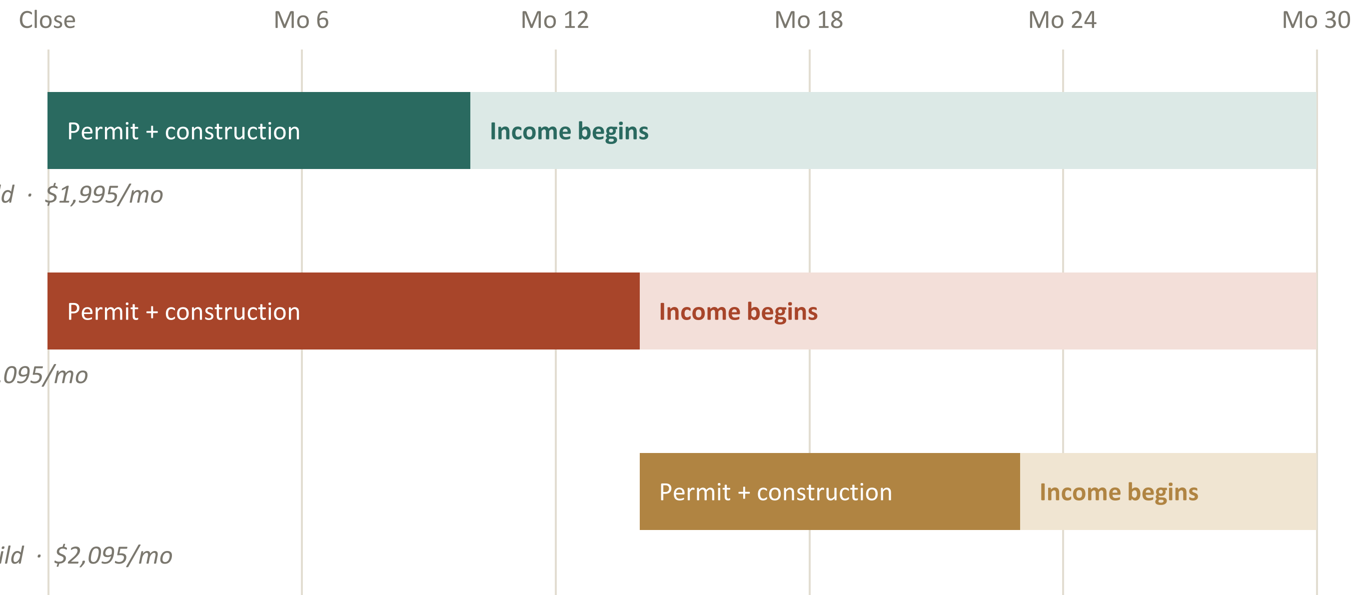
Back-right structure rebuild

Full renovation · $30K permit + $200K build · $2,095/mo

PHASE 3

New garage ADU

Under rebuilt structure · $30K permit + $100K build · $2,095/mo



SEQUENCING LOGIC

- Phases 1 and 2 run concurrently — different structures, no need to sequence them.
- Phase 3 cannot start until the Phase 2 rebuild is complete — that garage sits under the rebuilt structure.
- Underwriting assumes two of the four occupied units turn over in Years 2 and 4 and are re-leased at market; the two that remain occupied escalate within AB 1482 limits.

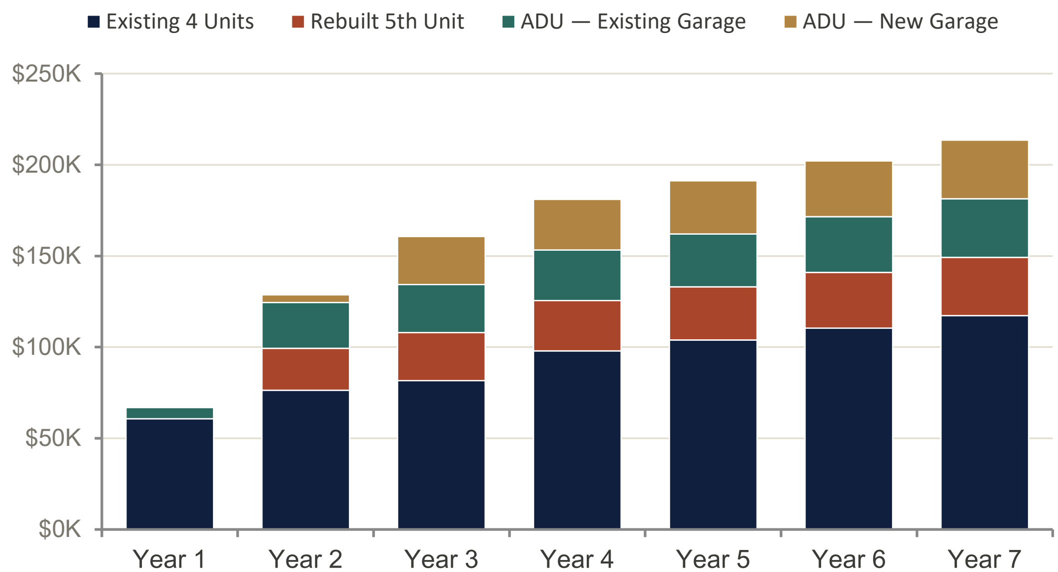
$490K
TOTAL PERMIT + CONSTRUCTION

MONTH 23
ALL UNITS ONLINE

5 → 7
UNITS AT STABILIZATION

All timelines and costs are underwriting estimates — confirm with your architect, contractor, and City of Long Beach Development Services. Build-out capital of $490K is shown above; a further $30K of turnover and unit-refresh cost ($15K per turned unit) is carried in Years 2 and 4.

GROSS INCOME BUILD-UP



ASSUMPTIONS	UNDERWRITING
In-place rent — 4 occupied units	$4,690 / mo
Market rent — 1BR	$1,995 / mo
Market rent — 2BR	$2,195 / mo
Market rent growth	5.0% per year
Escalation, occupied units	8.0% per year
Escalation ceiling	Market rent
Units turning over	2 of 4
Turnover timing	Years 2 and 4
Vacancy / credit loss	5.0%
ADU — existing garage online	Month 10, Year 1
Rebuilt 5th unit online	Month 14, Year 2
ADU — new garage online	Month 23, Year 2

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Existing 4 Units	$60,782	$76,261	$81,551	$97,879	$103,921	$110,358	$117,215
Rebuilt 5th Unit (Upstairs)	—	$23,042*	$26,394	$27,714	$29,099	$30,554	$32,082
ADU — Existing Garage	$5,985*	$25,137	$26,394	$27,714	$29,099	$30,554	$32,082
ADU — New Garage	—	$4,190*	$26,394	$27,714	$29,099	$30,554	$32,082
Gross Operating Income	**$66,767**	**$128,629**	**$160,732**	**$181,019**	**$191,219**	**$202,020**	**$213,461**

Units are modelled at the portfolio-average in-place rent of $1,172/mo and average market rent of $2,145/mo rather than by named unit. Partial first years reflect the in-service months shown above. Figures are scheduled gross income; vacancy and operating expenses are applied on the pro forma that follows.

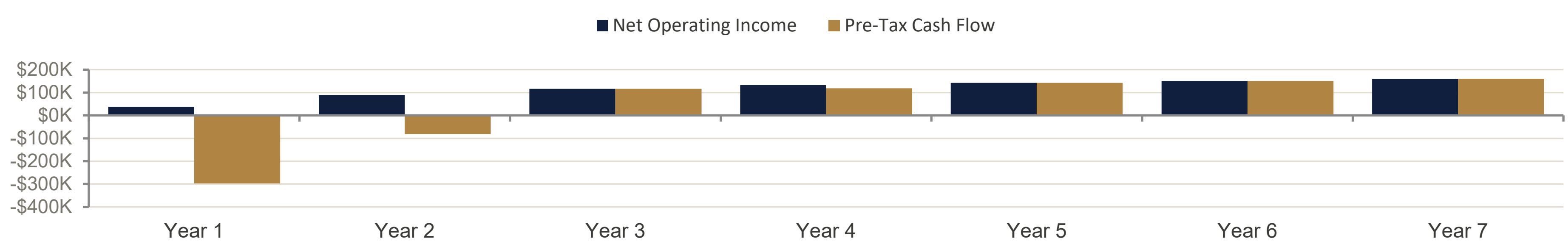
7-YEAR PRO FORMA & RETURN ON INVESTMENT

OPERATIONS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Gross Income	$66,767	$128,629	$160,732	$181,019	$191,219	$202,020	$213,461
Operating Expenses	$29,033	$39,904	$44,615	$47,678	$49,335	$51,084	$52,929
Net Operating Income	**$37,734**	**$88,728**	**$116,118**	**$133,342**	**$141,884**	**$150,937**	**$160,532**
CapEx	$335,000	$170,000	—	$15,000	—	—	—
Pre-Tax Cash Flow	**($297,266)**	**($81,272)**	**$116,118**	**$118,342**	**$141,884**	**$150,937**	**$160,532**

RETURN ON INVESTMENT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Initial Investment	$896,880	$896,880	$896,880	$896,880	$896,880	$896,880	$896,880
(+) CapEx, Accumulated	$335,000	$505,000	$505,000	$520,000	$520,000	$520,000	$520,000
(=) Total Investment	**$1,231,880**	**$1,401,880**	**$1,401,880**	**$1,416,880**	**$1,416,880**	**$1,416,880**	**$1,416,880**
Annual ROI	**(24.1%)**	**(5.8%)**	**8.3%**	**8.4%**	**10.0%**	**10.7%**	**11.3%**



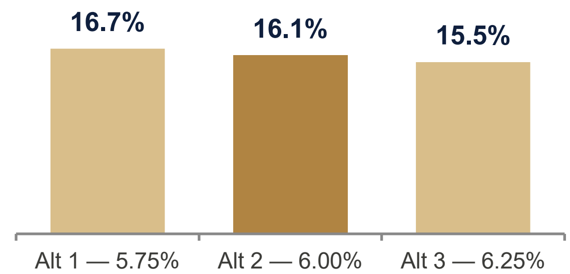
Key assumptions: 8% annual rent growth on the four existing units · 5% vacancy · 4% maintenance · property management (5% of gross income) · owner-paid utilities at $1,000/unit/yr growing 3%/yr · insurance · property tax at 1.200406% of purchase price (buyer to verify) · 1.0% acquisition costs at closing. Market rents grow 5%/yr; two of the four occupied units turn over (Years 2 and 4). CapEx = $490K build-out + $30K turnover. Model is unlevered (all-cash). Annual ROI = that year's pre-tax cash flow ÷ cumulative capital invested through that year — distinct from IRR, which also accounts for the timing of cash flows.

PROJECTED INVESTMENT RETURNS

7-Year Hold · Unlevered (All-Cash) · Terminal Cap Rate Stress Test

16.1%
BASE-CASE UNLEVERED IRR

2.00x
EQUITY MULTIPLE



STRESS TEST — THREE TERMINAL CAP RATE SCENARIOS

	Alt 1	Alt 2 (Base Case)	Alt 3
"Terminal" Cap Rate	5.75%	**6.00%**	6.25%
NOI (Year 7)	$160,532	**$160,532**	$160,532
(=) Projected Sale Price	$2,791,868	**$2,675,540**	$2,568,519
(-) Costs of Sale (5.5%)	($153,553)	**($147,155)**	($141,269)
(=) Net Sale Proceeds	**$2,638,315**	**$2,528,385**	**$2,427,250**
Unlevered IRR — 7-Year Hold	**16.7%**	**16.1%**	**15.5%**

$1,416,880	$309,275	$2,528,385	2.00x
TOTAL INVESTED	CUMULATIVE CASH FLOW	NET SALE PROCEEDS	EQUITY MULTIPLE

Base case (Alt 2, 6.00%) is used throughout this Offering Memorandum. It sits wider than the 5.21–6.55% comparable range because, at full build-out the Property is a seven-unit asset with effectively no on-site covered parking. Equity multiple = (cumulative pre-tax cash flow + net sale proceeds) ÷ total invested. Exit value = each scenario's cap rate applied to Year 7 stabilized NOI, less 5.5% costs of sale. IRR is unlevered and pre-tax; property tax excludes a possible supplemental assessment. Buyer should re-run this model with its own assumptions.

LOCATION, NEIGHBORHOOD & THE PORT

A Central, Walkable Infill Location

1071 N Almond Ct sits in Central Long Beach, immediately north of the Craftsman Village Historic District — designated in 1992 and home to one of the densest concentrations of 1902–1928 Craftsman bungalows in the city. Almond Ct itself is a narrow court of century-old homes; the subject, built in 1928, is of that same fabric.

The setting is genuinely walkable. Craftsman Village Park and MacArthur Park are each roughly two-tenths of a mile. Dignity Health St. Mary Medical Center, a significant area employer, is about six-tenths. The Metro A Line at Anaheim Street is under a mile — a one-seat ride to Downtown Los Angeles.

The Port of Long Beach: A Structural Economic Anchor

One of the busiest seaports in the United States, the Port of Long Beach supports approximately 2.7 million jobs nationwide — over 1.1 million in California and more than 691,000 across the five-county Southern California region, roughly one in every 17 regional jobs, per a 2025 economic impact study. Within the city itself, an estimated one in five jobs is tied to the Port.

Port employment has proven structurally resilient through economic and geopolitical disruption. Much of the cargo moving through the Port consists of consumer staples and replenishment goods — inventory retailers need regardless of the broader cycle — rather than purely discretionary spending.

2.7M
PORT-SUPPORTED U.S. JOBS

1 in 5
LONG BEACH JOBS TIED TO THE PORT

#1
BUSIEST U.S. SEAPORT, Q1 2026

That resilience showed up in the data: even amid tariff volatility and shipping-route disruption into 2026, the Port of Long Beach remained the nation’s busiest seaport by cargo volume — underscoring its role as fixed infrastructure in the national supply chain rather than a discretionary economic driver.

NEW DEVELOPMENT & NEIGHBORHOOD CHARACTER

New Investment: “Space Beach” and Beyond

Long Beach’s growth story extends well beyond its downtown core. The Douglas Park corridor near Long Beach Airport — long home to Boeing’s C-17 Globemaster III production — has become the anchor of what local officials call “Space Beach,” one of the fastest-growing aerospace and advanced-manufacturing hubs in the country. In January 2026, defense technology company Anduril Industries announced a $1 billion, roughly 1.1-million-square-foot campus at Douglas Park expected to support approximately 5,500 direct jobs on completion in 2027 — joining an existing cluster that includes Rocket Lab and blended-wing aircraft startup JetZero. Beyond aerospace, apparel group Pentland Brands (parent of Speedo) has relocated its North American headquarters to the city, a sign the momentum is broadening beyond a single industry.

Craftsman Village & the Historic Core

The blocks immediately south of the subject form the Craftsman Village Historic District, running from 7th to 10th Streets between Orange and Walnut. Designated in 1992 and named Neighborhood of the Year by the City of Long Beach in 2005, it is anchored by Craftsman Village Park and remains one of the most intact early twentieth-century bungalow neighborhoods in the city — a stable, owner-invested fabric directly adjacent to the Property.

Retro Row, Downtown & the Waterfront

Within about a mile the neighborhood opens onto the boutiques and restaurants of Retro Row on 4th Street, the galleries of the East Village Arts District, and Downtown Long Beach with its waterfront, Aquarium of the Pacific, and Pine Avenue dining. One of Southern California’s most diverse food scenes is a short walk or a single transit stop away.

THE DEMAND CASE Citywide aerospace expansion at Douglas Park, an adjacent historic district that anchors the immediate blocks, and walkable access to Retro Row, Downtown, and the Metro A Line — three independent supports for demand at this specific address.

ANDURIL

DEVELOPMENT SPOTLIGHT: ANDURIL INDUSTRIES

Anduril Industries is an American defense technology company building AI-powered autonomous systems — drones, autonomous submarines, missiles, and command-and-control software — unified under its proprietary Lattice OS. Founded in 2017 by Palmer Luckey (creator of Oculus VR), Anduril has grown into the most highly valued private defense technology company in the US, with its valuation climbing from $8.5B in 2022 to $61B in May 2026. In March 2026 the company signed a 10-year US Army enterprise contract worth up to $20B.

2017	$61B	~7,000	~$2B
FOUNDED	VALUATION (MAY 2026)	TOTAL EMPLOYEES	2025 REVENUE

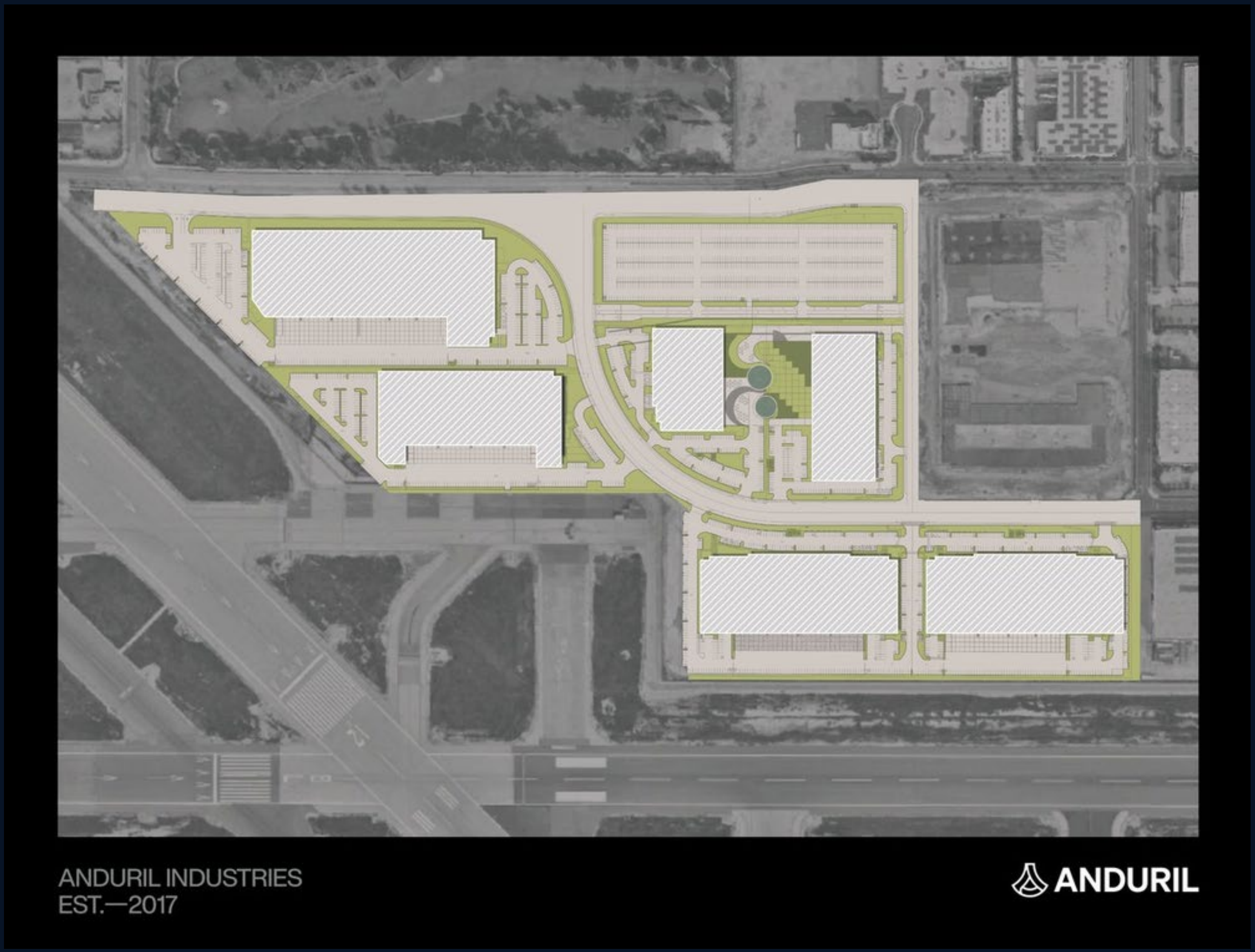
The Long Beach Investment

Announced January 2026: a $1 billion, ~1.1–1.2M SF campus (six buildings; 750,000 SF office plus 435,000 SF industrial R&D) at Douglas Park, near Long Beach Airport — deliberately sited away from Downtown on a legacy Boeing aerospace site. At full build-out the campus is expected to support ~5,500 direct on-site jobs, nearly matching Anduril's entire current global headcount. Construction begins 2026; the first building comes online in 2027.

$1B	1.1–1.2M SF	~5,500
CAPITAL INVESTMENT	CAMPUS SIZE	JOBS AT FULL BUILD-OUT

WHY IT MATTERS HERE One of the largest private capital investments in the city's modern history — reactivating a legacy Boeing site rather than adding sprawl, anchoring the "Space Beach" cluster alongside Rocket Lab, Boeing and JetZero, and drawing further suppliers and tenants. High-wage roles expand the pool of well-qualified renters citywide and diversify the economy beyond port and tourism.

ANDURIL'S DOUGLAS PARK CAMPUS



Site plan rendering published by Anduril Industries for its Douglas Park campus, Long Beach, CA. Illustrative only; final built configuration may differ.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for use by a limited number of parties in connection with the potential acquisition of 1071 N Almond Ct, Long Beach, CA. It is furnished solely for a prospective purchaser's preliminary evaluation, is proprietary and strictly confidential, and may not be reproduced or distributed without the written consent of Broker.

Information herein has been obtained from sources believed reliable, including ownership representations, photographs of the Property, third-party data services, and public records. It has not been independently verified and no warranty is made as to its accuracy or completeness. Square footage, lot dimensions, unit counts, zoning, rents, and construction or repair scope are approximate and must be independently verified during due diligence.

This document does not constitute an offer to sell or a solicitation of an offer to buy any interest in the Property. Owner and its agents reserve the right to reject any or all offers and to terminate discussions at any time, with or without notice.

NO RELIANCE; NO PROFESSIONAL ADVICE

Broker and its agents are licensed real estate professionals. They are not attorneys, accountants, engineers, architects, licensed contractors, or tax advisors, and nothing in this Memorandum constitutes legal, tax, accounting, engineering, construction, or investment advice.

Buyer acknowledges that it is not relying on Broker, on Owner, or on any statement contained in this Memorandum in making its investment decision, and that it will rely solely on its own investigation and on the advice of its own qualified professionals. To the fullest extent permitted by law, Broker and Owner disclaim all liability arising from any use of, or reliance on, this Memorandum.

CONTINUED Property-specific disclaimers covering entitlements and ADU conversion, the physical condition of the rear structure, financial projections, and tenancy follow on page 27 and form part of this disclaimer.

PROPERTY TOURS ARE BY APPOINTMENT ONLY.
THERE IS NO AUTHORIZED ACCESS TO THE PROPERTY WITHOUT THE PHYSICAL PRESENCE OR WRITTEN CONSENT OF LISTING BROKER.

LYON STAHL INVESTMENT REAL ESTATE

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(562) 457-8126 · Josh.Barut@LyonStahl.com

PROPERTY-SPECIFIC DISCLAIMERS

ENTITLEMENTS, ADU CONVERSION & LAND USE

Statements concerning ADU conversion eligibility, permitted unit count, the multifamily ADU pathway, replacement-parking waivers, ministerial review, permit timelines, and the retention of existing legal nonconforming setbacks are the opinions and estimates of Broker based on a general reading of California and City of Long Beach requirements. They are not legal advice and are not representations that any agency will approve any application. Rebuild rights for a damaged legal nonconforming structure are governed by the Long Beach Municipal Code and depend on the City's determination and the extent of damage; the Property may be required to conform to current setback standards. No entitlement application, plan check, or zoning verification has been obtained. Buyer must independently verify all of the foregoing with the City of Long Beach Development Services Department and with its own land use counsel, architect, and contractor.

PHYSICAL CONDITION, REPAIR & RECONSTRUCTION

The rear structure is fire-damaged and red-tagged. The Property is offered as-is, where-is, with all faults. No adjuster report, carrier estimate, engineering report, or professional repair scope exists. All statements concerning condition, the feasibility of rebuilding in place, and the scope, cost, or duration of any repair are estimates based on visual observation and photographs only; no licensed contractor, engineer, or building official has reviewed them. Broker makes no representation or warranty as to condition, habitability, code compliance, insurability, or fitness for any purpose. Buyer is solely responsible for satisfying itself, through its own inspections and consultants, as to the condition of the Property and the scope, cost, permitting, and feasibility of any repair or reconstruction.

FINANCIAL PROJECTIONS

All pro forma income, expense, capitalization rate, IRR, equity multiple, and return figures are forward-looking projections resting on assumptions that are inherently uncertain and will not be realized exactly. No T12 or audited operating statement was available. Assumptions include, without limitation, unit turnover timing, market rent growth, construction cost and duration, vacancy, operating expenses, and terminal capitalization rate. Actual results will differ, and may differ materially. Nothing herein is a guarantee or assurance of future performance.

TENANCY & RENT REGULATION

The Property is subject to the California Tenant Protection Act (AB 1482) and may be subject to additional local ordinances governing rent increases, just cause for termination, and tenant relocation. References to market rents, mark-to-market, unit turnover, or rent escalation are underwriting assumptions only. They are not representations that any unit will become vacant, that any rent may lawfully be increased to any stated amount, or that any tenancy may lawfully be terminated. Buyer is responsible for its own compliance and should consult qualified counsel.

THIRD-PARTY DATA

Comparable sales and rental data are drawn from third-party sources including CRMLS and public records, have not been independently verified by Broker, and are provided for general market context only.

BUYER ACKNOWLEDGES THAT NO USE, ENTITLEMENT, PERMIT, RENT, COST, CONDITION, OR RETURN DESCRIBED IN THIS MEMORANDUM IS WARRANTED OR ASSURED; THAT THE PROPERTY IS OFFERED AS-IS, WHERE-IS, WITH ALL FAULTS; AND THAT BUYER MUST INDEPENDENTLY VERIFY AND SATISFY ITSELF AS TO ALL SUCH MATTERS THROUGH ITS OWN DUE DILIGENCE PRIOR TO THE EXPIRATION OF ITS DUE DILIGENCE PERIOD.

1071 N ALMOND CT

LONG BEACH, CALIFORNIA 90813

EXCLUSIVELY MARKETED BY

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