



9-UNIT APARTMENT BUILDING · FOR SALE

5333 Pine Avenue

Long Beach, CA 90805

A 9-unit apartment building on a corner lot in North Long Beach, offered at \$2,195,000. Seven 2-bedroom and two 3-bedroom units, six garages, directly across from Addams Elementary and near the Metro A Line and the 710, 91 and 405 freeways.

EXCLUSIVELY LISTED BY

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Confidentiality and disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 5333 Pine Avenue, Long Beach, CA 90805 (the "Property"). This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive, or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Randazzo Real Estate. All projections, assumptions, and other information provided herein are therefore subject to material variation. All references to acreage, square footage, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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The Owner shall have no legal commitment or obligation to any party reviewing this Memorandum or making an offer to purchase the Property unless and until a written purchase agreement has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations have been satisfied or waived.

By receipt of this Memorandum, you agree that it and its contents are confidential, that you will hold and treat it in the strictest confidence, and that you will not disclose it or any of its contents to any other party without the prior written authorization of the Owner or Randazzo Real Estate. Certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete or necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such documents independently.

If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return it to Randazzo Real Estate.

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Executive summary

OFFERING PRICE

\$2,195,000

CAP RATE · CURRENT / PROFORMA

5.45% / 6.14%



Subject property	5333 Pine Avenue, Long Beach, CA 90805
Price per unit	\$243,889
Price per square foot	\$316
Number of units	9
Year built	1962
Building / lot area	6,941 SF / 7,502 SF (50 × 150, corner lot)
APN / zoning	7131-007-023 / LBR3-4
Unit mix	7 × 2 bed / 1 bath · 2 × 3 bed / 1 bath
Parking	6 garages · street parking
Other features	Two stories · stucco · common-area laundry · electric and gas separately metered (9 each) · rent controlled

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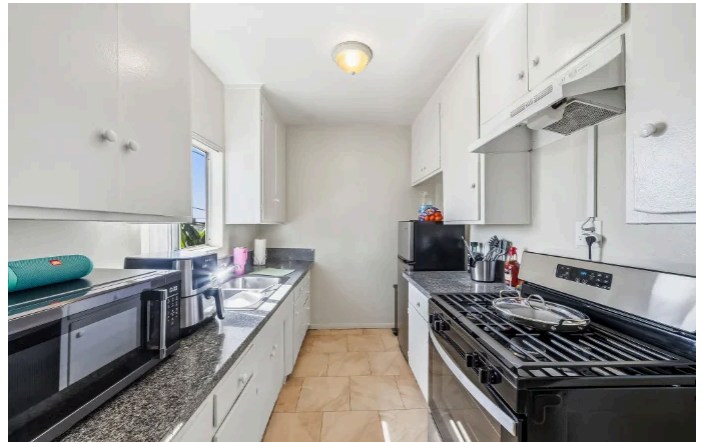
Investment highlights

- 5.45% cap rate on current rents and 6.14% on November 1, 2026 rents
- Professionally managed, 100% occupied, with long-term tenancy
- \$243,889 per unit and \$316 per square foot
- Directly across from Addams Elementary and a short walk to Grace Park and the Long Beach Blvd shopping corridor
- Most recent 3-bedroom turnover re-leased at \$2,500/mo in May 2026
- Near the Metro A Line and the 710, 91 and 405 freeways



Property highlights

- Seven 2-bed/1-bath units and two 3-bed/1-bath units
- Two-story stucco building on a 7,502 SF corner lot (50 x 150)
- Approximately 6,941 SF of building area, built 1962
- Six garages, one currently rented at \$100/mo
- Two garages may qualify for ADU conversion under California law (buyer to verify with the City of Long Beach)
- Electric and gas separately metered for all 9 units
- Common-area laundry
- Zoned LBR3-4 · APN 7131-007-023



Property overview

Randazzo Real Estate is pleased to offer 5333 Pine Avenue, a 9-unit apartment building in North Long Beach at \$2,195,000, or \$243,889 per unit. The offering presents a 5.45% cap rate on current rents and a 6.14% cap rate on rents effective November 1, 2026, with \$222,192 in gross scheduled income at those rents.

The two-story stucco building was built in 1962 and totals approximately 6,941 square feet on a 7,502 square foot corner lot. The unit mix is seven 2-bedroom/1-bath units and two 3-bedroom/1-bath units. The most recent 3-bedroom turnover re-leased at \$2,500 per month in May 2026.

The property has six garages, two of which may qualify for ADU conversion under California law (buyer to verify with the City of Long Beach). Laundry is in a common area, and electric and gas are separately metered for each unit. The building is professionally managed and subject to rent control. An ideal 1031 exchange property or long-term hold.

Location and area amenities

The property is in North Long Beach, between the Bixby Knolls neighborhood to the south and the cities of Compton and Paramount to the north. Long Beach Boulevard, a short walk east, carries retail and services, and the Metro A Line's Del Amo station is about 1.5 miles west, with service north to Downtown Los Angeles and south to Downtown Long Beach. The 405, 710 and 91 freeways are all nearby, giving tenants direct routes to the Port of Long Beach, the South Bay, Orange County and Downtown Los Angeles.



Photo: EthanOfChapman, CC BY-SA 4.0, via Wikimedia Commons

Bixby Knolls

6 min · 2.0 mi

A tree-lined neighborhood known for the Atlantic Avenue business corridor of restaurants, coffee shops and independent retailers, and for monthly community events such as First Fridays.



Photo: Melikamp, CC BY-SA 3.0, via Wikimedia Commons

Long Beach Airport

12 min · 4.5 mi

Long Beach Airport (LGB) is a single-terminal commercial airport serving domestic routes. The surrounding business district is one of the city's largest employment centers.



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Long Beach Exchange

12 min · 4.5 mi

Long Beach Exchange (LBX) is an open-air shopping center next to the airport, anchored by grocery and fitness tenants, with a food hall and restaurants.

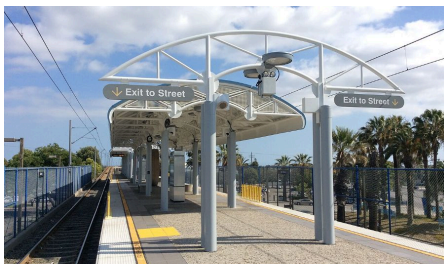


Photo: HanSangYoon, CC BY-SA 4.0, via Wikimedia Commons

Metro A Line

5 min · 1.5 mi

Del Amo station, the nearest A Line stop, has a 362-space park-and-ride lot. The A Line connects to Downtown Long Beach, Downtown Los Angeles and Pasadena.



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Houghton Park

5 min · 1.6 mi

A large North Long Beach city park with sports fields, a community center, playgrounds and year-round recreation programs.



Photo: Don Ramey Logan, CC BY-SA 4.0, via Wikimedia Commons

Port of Long Beach

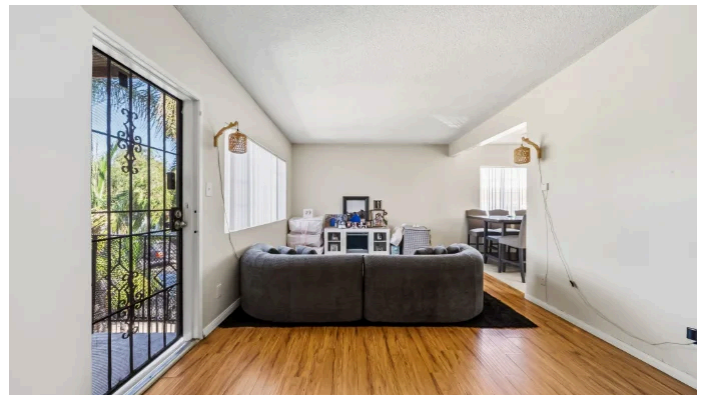
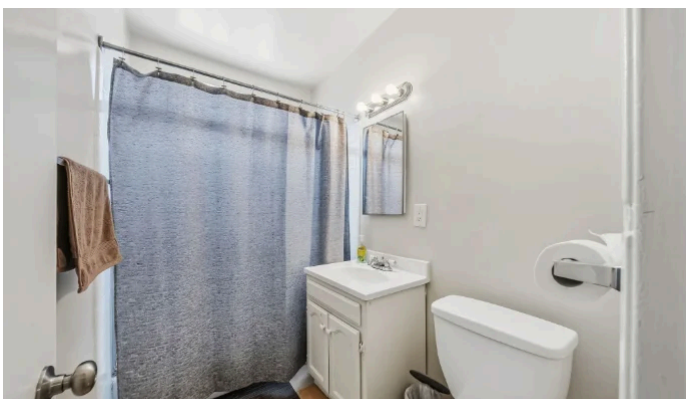
15 min · 8.0 mi

One of the busiest container ports in the United States and a major source of regional employment in logistics and trade.

Aerial photos

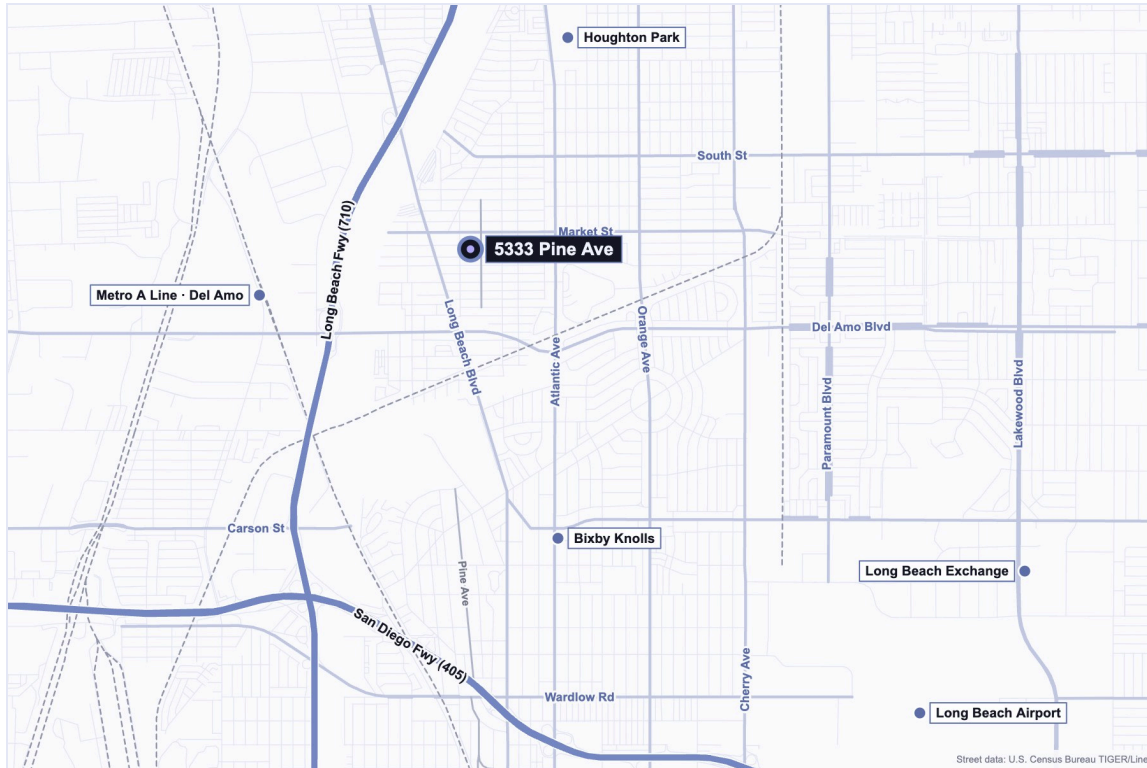


Property photos



Local and regional maps

LOCAL MAP



REGIONAL MAP



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Financial analysis

INVESTMENT OVERVIEW · CURRENT / PROFORMA

Price	\$2,195,000
Price per unit	\$243,889
Price per SF	\$316
Cap rate	5.45% / 6.14%
GRM	10.61 / 9.88
Market cap rate	5.44% sold · 5.74% active
Market GRM	11.78 sold · 11.48 active

PROPERTY INFORMATION

Building size	6,941 SF
Lot size	7,502 SF
Units	9
Year built	1962
Parcel	7131-007-023
Zoning	LBR3-4
Parking	6 garages

UNIT MIX AND RENT SCHEDULE · AVG. MONTHLY RENT

UNITS	TYPE	CURRENT	TOTAL	PROFORMA	TOTAL
7	2B + 1BA	\$1,784	\$12,489	\$1,939	\$13,575
2	3B + 1BA	\$2,327	\$4,654	\$2,421	\$4,841
9	Total / mo		\$17,143		\$18,416

INCOME

	CURRENT	PROFORMA
Annual gross rent	\$205,716	\$220,992
Garage rental income	\$1,200	\$1,200
Gross scheduled income	\$206,916	\$222,192
Vacancy factor	—	—
Effective gross income	\$206,916	\$222,192

OPERATING EXPENSES

	CURRENT	PROFORMA
New property taxes	\$26,340	\$26,340
Insurance	\$9,925	\$9,925
Utilities: electric	\$800	\$800
Utilities: gas	\$9,286	\$9,286
Utilities: trash	\$4,650	\$4,650
Utilities: water / sewer	\$4,000	\$4,000
Licenses	\$511	\$511
Gardening	\$1,120	\$1,120
Repairs and maintenance	\$12,137	\$12,137
Professional management	\$9,517	\$9,517
Unit 7 on-site services credit	\$13,739	\$13,739
Total expenses · 42.2% / 39.3% of GSI	\$87,375	\$87,375

NET OPERATING INCOME

\$119,541 / \$134,817

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Rent roll

As of September 16, 2026 · proforma reflects rents effective November 1, 2026

UNIT	TYPE	CURRENT	PROFORMA	LEASE START	EXPIRES	DEPOSIT	LAST INCR.	NEXT INCR.	NOTES
1	2B + 1BA	\$1,782	\$1,937	10/01/14	MTM	\$800	11/01/25	11/01/26	
2	2B + 1BA	\$1,677	\$1,823	11/01/11	MTM	\$650	11/01/25	11/01/26	
3	2B + 1BA	\$1,805	\$1,962	10/01/21	MTM	\$1,000	11/01/25	11/01/26	
4	2B + 1BA	\$1,748	\$1,900	11/01/11	MTM	\$500	11/01/25	11/01/26	
5	2B + 1BA	\$1,677	\$1,823	08/10/12	MTM	\$600	11/01/25	11/01/26	
6	2B + 1BA	\$1,948	\$2,117	09/01/21	MTM	\$1,000	11/01/25	11/01/26	
7	2B + 1BA	\$1,852	\$2,013	11/20/14	MTM	\$800	11/01/25	11/01/26	On-site services credit
8	3B + 1BA	\$2,154	\$2,341	09/01/12	MTM	\$1,000	11/01/25	11/01/26	
9	3B + 1BA	\$2,500	\$2,500	05/01/26	MTM	\$1,500	05/01/26	—	
Total		\$17,143	\$18,416			\$7,850			

100% occupied. All tenancies month-to-month. Tenant names are omitted from the public memorandum.

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Comparable properties

CAP RATE SURVEY · AVAILABLE

ADDRESS	PRICE	GSI	NOI	CAP
477 E South St	\$3,990,000	\$338,672	\$181,975	5.58%
500 E 51st St	\$3,589,500	\$288,382	\$146,382	4.08%
489 E 55th St	\$1,499,995	\$110,040	\$95,347	6.36%
134 E Market St	\$1,350,000	\$143,400	\$93,210	6.43%
5320 Lime Ave	\$2,375,000	\$134,400	\$97,024	4.08%
473 E 55th St	\$2,850,000	\$243,084	\$177,913	6.25%
6064 Atlantic Ave	\$3,695,000	—	\$240,267	6.50%
30 W 49th St	\$3,450,000	\$310,860	\$206,035	5.97%
5497 Orange Ave	\$1,195,000	\$79,344	\$45,476	3.81%

CAP RATE SURVEY · CLOSED

ADDRESS	PRICE	GSI	NOI	CAP
6082 Atlantic Ave	\$1,010,000	—	\$52,950	4.81%
6089 Atlantic Ave	\$1,407,500	\$139,608	\$97,725	6.94%

NORTH LONG BEACH SALES AND LISTINGS

ADDRESS	UNITS / SF	PRICE	\$/SF	DOM
269 E Market St · sold 3/27/26	6 / 3,628	\$1,327,000	\$366	34
5497 Orange Ave · sold 5/15/26	5 / 3,315	\$1,030,000	\$311	17
414 E 61st St · sold 7/30/26	5 / 4,853	\$1,375,000	\$283	44
46 E Plymouth St · active	8 / 6,808	\$2,195,000	\$322	132
436 E Market St · active	10 / 7,480	\$2,195,000	\$293	90
174 E Plymouth St · active	9 / 6,187	\$2,200,000	\$356	112

Source: CRMLS. Cap rates and income figures are as reported by listing brokers and have not been independently verified.

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Market overview



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Long Beach: a port city with a deep rental market

The city

Long Beach was incorporated in 1897 and covers roughly 50 square miles on the southern edge of Los Angeles County. With about 450,000 residents, it is the second-largest city in the county, bordered by Lakewood, Signal Hill, Carson, Compton, Paramount and Seal Beach.

The economy is anchored by the Port of Long Beach, healthcare systems including MemorialCare and Kaiser Permanente, California State University Long Beach, Long Beach Unified School District, the City of Long Beach and a growing aerospace sector around the airport.

Districts and destinations

Bixby Knolls: a residential neighborhood with an active business improvement district along Atlantic Avenue, known for local restaurants, shops and monthly street events.

Transportation and access

The San Diego (405) Freeway runs east to west just south of the property, the Long Beach (710) Freeway runs north to south to the west, and the Artesia (91) Freeway runs east to west to the north. Together they connect to the 110, 105 and 605 freeways.

Long Beach Airport is a short drive east of the property, and Los Angeles International Airport is roughly 20 miles northwest. The Ports of Long Beach and Los Angeles lie directly south.

Downtown Long Beach: the city's waterfront center, with the Aquarium of the Pacific, the Convention Center, Shoreline Village, the Pike Outlets and a dense mix of restaurants and housing.

Demographic and income profile

ZIP code 90805 compared with the City of Long Beach

SUMMARY	ZIP 90805	CITY OF LONG BEACH
Total population	92,402	455,548
Total households	28,213	170,927
Family households	20,175	100,535
Average household size	3.24	2.60
Owner-occupied housing units	11,870 (42.1%)	70,363 (41.2%)
Renter-occupied housing units	16,343 (57.9%)	100,564 (58.8%)
Median age	34.6	37.1

MEDIAN HOUSEHOLD INCOME

\$73,415

City of Long Beach: \$87,430

AVERAGE HOUSEHOLD INCOME

\$91,403

City of Long Beach: \$116,368

PER CAPITA INCOME

\$28,681

City of Long Beach: \$44,575

Households by income

INCOME	ZIP 90805	CITY OF LONG BEACH
Under \$15,000	2,962 (10.5%)	15,149 (8.9%)
\$15,000 to \$49,999	6,899 (24.5%)	33,729 (19.7%)
\$50,000 to \$99,999	8,421 (29.8%)	47,174 (27.6%)
\$100,000 to \$199,999	7,682 (27.2%)	49,121 (28.7%)
\$200,000 and over	2,249 (8.0%)	25,754 (15.1%)

Source: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates. Figures are estimates and subject to margins of error.

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