



**Proposed 8
Detached ADUs**

Existing 4 Units

Existing 8 Units

6068 ATLANTIC AVE

LONG BEACH, CA 90805 | NORTH LONG BEACH

~\$700K PRICE REDUCTION | 12 RENOVATED UNITS + PLANS FOR 8 DETACHED ADUs

\$3,225,000

PRICE

\$268,750

PRICE / UNIT

7.0%

CURRENT CAP

10.8%

CAP W/ 8 ADUs

7.3

GRM W/ 8 ADUs

\$198K

PER UNIT ALL-IN

12 UNITS IN PRIME LONG BEACH

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01

EXECUTIVE SUMMARY

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

CURRENT & PROFORMA W/ 8 ADUs

Address	6068 Atlantic Ave, Long Beach CA 90805
Price	\$3,225,000
Number of Units – Current	12
Gross Square Feet – Current	6,966
Price/Unit – Current	\$268,750
Price/SF – Current	\$463
CAP Rate – Current	7.0%
GRM – Current	10.5
Number of Units – Proforma – 8 Detached ADUs	20
Gross Square Feet – Proforma – 3,314 SF ADUs	10,280
Construction Cost – \$225/SF	\$745,650
Total Price	\$3,970,650
Total Price/Unit – Proforma	\$198,533
Price/SF – Proforma	\$386
CAP Rate – Proforma	10.8%
GRM – Proforma	7.3
Year Built	1946
Lot Size	9,180

DEMOGRAPHICS

1 / 3 / 5 MILE RADIUS

METRIC	1 MILE	3 MILE	5 MILE
2022 Population	44,514	249,838	672,759
2022 Median HH Income	\$62,999	\$71,084	\$76,130
2022 Average HH Income	\$82,978	\$94,919	\$100,691



HUGE ~\$700K PRICE REDUCTION. 7% CAP FROM DAY 1.

Huge ~700k Price Reduction! 100% Renovated 12-unit apartment building cash flowing at an amazing current 7% Cap Rate from day 1. Preliminary plans to add 8 detached ADUs to achieve a remarkable 10.8% Cap Rate, 7.3 GRM, and 198k/unit after taking into account all construction costs (~745k assuming \$225/SF).

The property features an easy to rent unit mix of 12 (1-bed/1-bath) units including 4 brand-new retail to apartment conversions as well as 2 brand-new attached ADUs. Turnkey opportunity where every single unit was vacated, completely renovated, and leased at market rent with additional upside by building 8 detached ADUs in the back parking lot.

The property is separately metered for gas and electrical utilities and each unit has its own individual water heater to further reduce operating costs. The property has undergone major capital improvements including updated electrical, plumbing, brand-new windows, interiors, exteriors, etc. The fully remodeled units boast new modern cabinets, flooring, lighting, new bathrooms, and more.

- Huge ~\$700K price reduction — now \$3,225,000
- 100% renovated 12 units — amazing current 7% Cap Rate from day 1
- Preliminary plans to add 8 detached ADUs → 10.8% Cap, 7.3 GRM, \$198K/unit all-in
- 4 brand-new retail to apartment conversions + 2 brand-new attached ADUs
- Separately metered gas & electric | individual water heaters
- Updated electrical, plumbing, brand-new windows, interiors & exteriors
- Large 9,200 SF lot with 11 open parking spaces in the back



\$3.225M

PRICE

6,966 SF

BUILDING

9,180 SF

LOT

\$268,750

PER UNIT

10.5 / 7.3

GRM CUR / PRO

1946 / 2024

BUILT / RENOV.

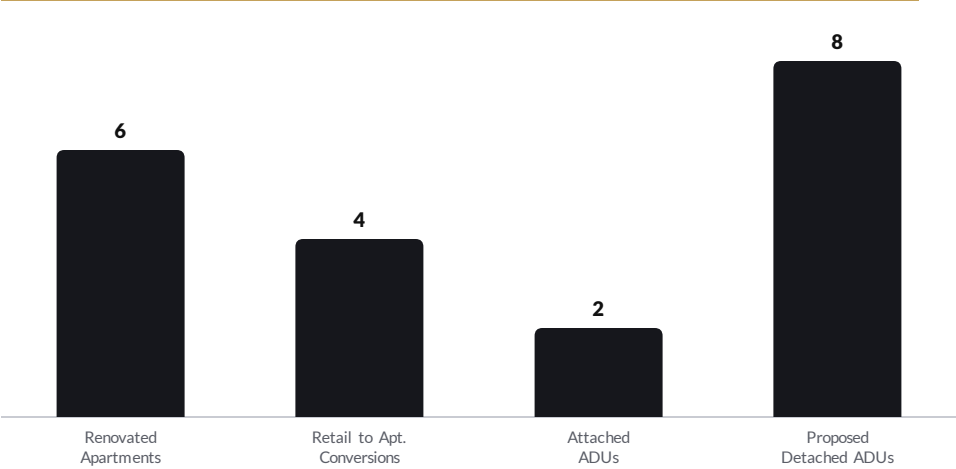
ADU EXPANSION — 20 UNITS TOTAL

\$3,970,650 ALL-IN • \$198,533/UNIT • \$386/SF

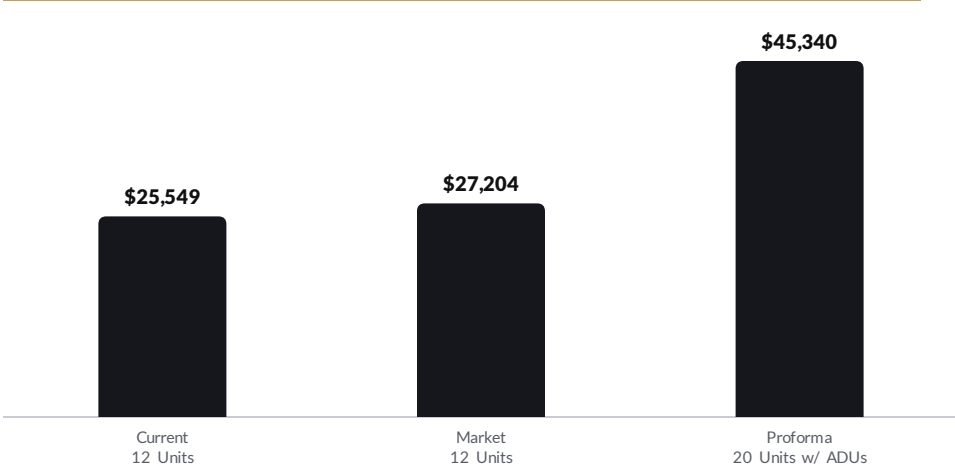
~\$745K CONSTRUCTION @ \$225/SF • 10,280 SF TOTAL • 10.8% CAP • 7.3 GRM

UNIT MIX SUMMARY					ALL 1 BED + 1 BATH
UNIT MIX	# UNITS	AVG CURRENT RENT	CURRENT MONTHLY INCOME	MARKET RENT	MARKET MONTHLY INCOME
1 bd + 1 ba • Existing Renovated Units	12	\$2,129	\$25,549	\$2,267	\$27,204
1 bd + 1 ba • Proposed Detached ADUs	8	—	—	\$2,267	\$18,136
TOTALS / AVERAGES	20	\$2,129	\$25,549	\$2,267	\$45,340

UNIT MIX — NUMBER OF UNITS BY TYPE



MONTHLY REVENUE — CURRENT VS. PROFORMA



100%
ONE-BEDROOM / ONE-BATH

12
RENOVATED UNITS

+8
PROPOSED DETACHED ADUs

\$2,267
MARKET RENT / UNIT



02

LOCATION

- Location Summary
- Locator Map
- Regional Map
- Local Business Map

NORTH LONG BEACH

Welcome to 6068 Atlantic, an exceptional North Long Beach location that offers the perfect blend of convenience and vibrancy. Situated on the famous Atlantic Avenue, this property boasts a prime spot on a bustling corridor teeming with life. Here, you will find yourself surrounded by a myriad of grocery stores, restaurants serving delectable cuisine from around the world, top-notch schools for all education levels, and an array of essential services catering to your every need.

The icing on the cake is the easy access to various public transportation options that ensure seamless connectivity throughout the city. For those who prefer driving, both the 710 freeway and 405 freeway are within reach, providing effortless commutes in any direction you desire. And if that's not enough reason to call this place home, its close proximity to Downtown Los Angeles, Orange County's vibrant attractions and entertainment hubs, as well as stunning beaches just minutes away make it truly irresistible!

ATLANTIC AVE CORRIDOR

710 FREEWAY

405 FREEWAY

91 FREEWAY

DOWNTOWN LA

ORANGE COUNTY



LARGEST EMPLOYERS

EMPLOYEES

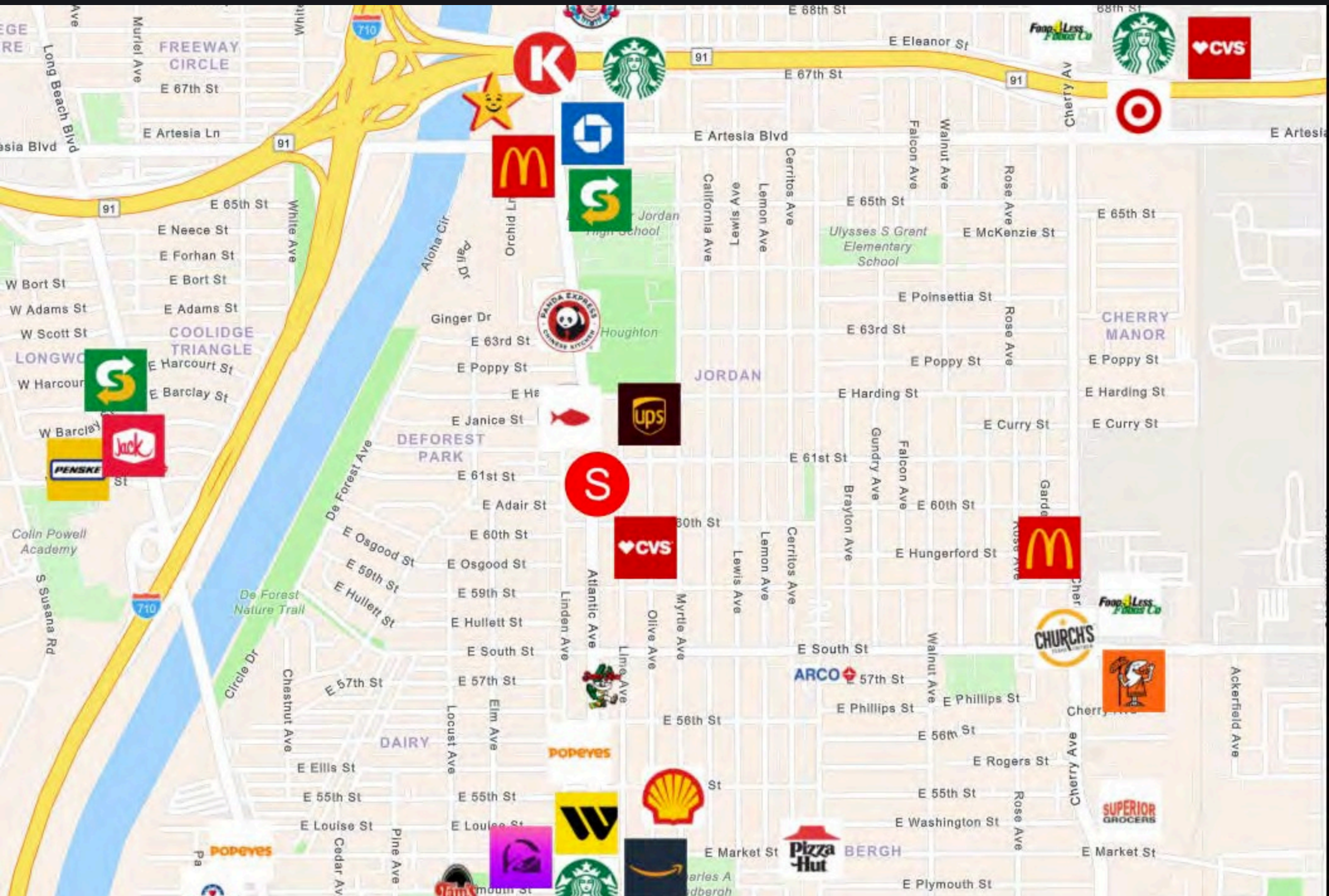
Long Beach Unified School District	12,049
City of Long Beach	5,395
Long Beach Memorial Medical Center	4,950
VA Long Beach Healthcare System	3,524
California State University, Long Beach	3,336
Long Beach City College	3,321
Boeing	2,019
St. Mary Medical Center	1,547

MAJOR INDUSTRIES BY EMPLOYEE COUNT

Service	45%
Other Service	19%
Retail Trade	16%
Health Services	12%
Education / Library	8%









03

PROPERTY DESCRIPTION

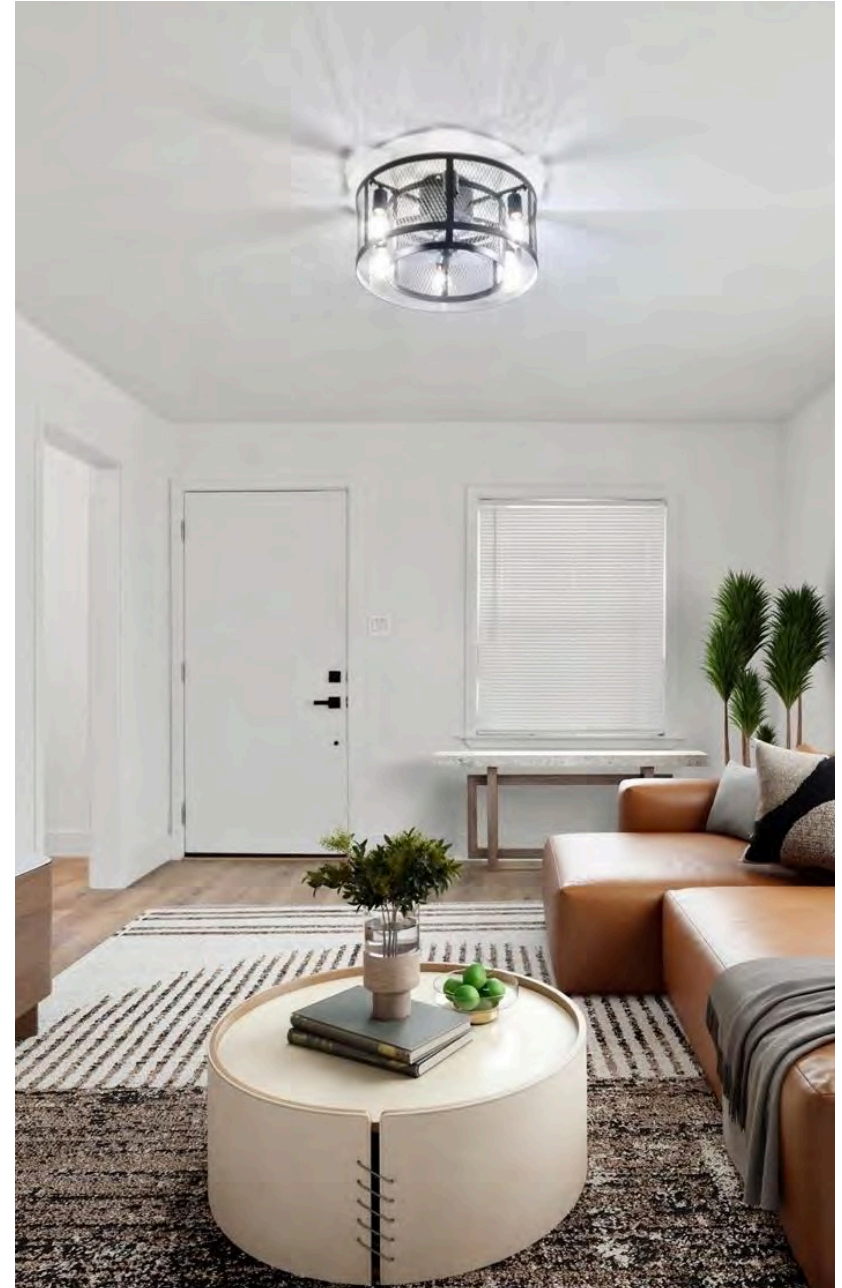
Property Features

PROPERTY FEATURES

Number of Units	12
Building SF	6,966
Land SF	9,180
Year Built	1946
Year Renovated	2024
Zoning Type	LBCNA
Topography	Flat
Number of Buildings	1
Number of Stories	2
Parking	11 Open Spaces (Rear Lot)

CONSTRUCTION

Foundation	Slab
Framing	Wood
Exterior	Stucco
Parking Surface	Paved
Roof	Flat
Utilities	Separately Metered Gas & Electric
Water Heaters	Individual - One Per Unit





04

RENT ROLL

Rent Roll

AS-IS 12 EXISTING UNITS			ALL 1 BED / 1 BATH	
#	UNIT	STATUS	CURRENT RENT	MARKET RENT
1	6060 A	Renovated & Leased	\$2,587.46	\$2,267.00
2	6060 B	Renovated & Leased	\$2,345.76	\$2,267.00
3	6068 A	Renovated & Leased	\$1,785.00	\$2,267.00
4	6066 A	Renovated & Leased	\$2,469.85	\$2,267.00
5	6066 B	Renovated & Leased	\$2,816.81	\$2,267.00
6	6068 B	Renovated & Leased	\$1,797.00	\$2,267.00
7	6060	Renovated & Leased - Retail Conversion	\$1,835.00	\$2,267.00
8	6062	Renovated & Leased - Retail Conversion	\$2,362.00	\$2,267.00
9	6066	Renovated & Leased - Retail Conversion	\$1,710.00	\$2,267.00
10	6068	Renovated & Leased - Retail Conversion	\$2,270.00	\$2,267.00
11	6068 C	Renovated & Vacant - Attached ADU 1	\$1,785.00	\$2,267.00
12	6068 D	Renovated & Vacant - Attached ADU 2	\$1,785.00	\$2,267.00
MONTHLY TOTAL			\$25,548.88	\$27,204.00

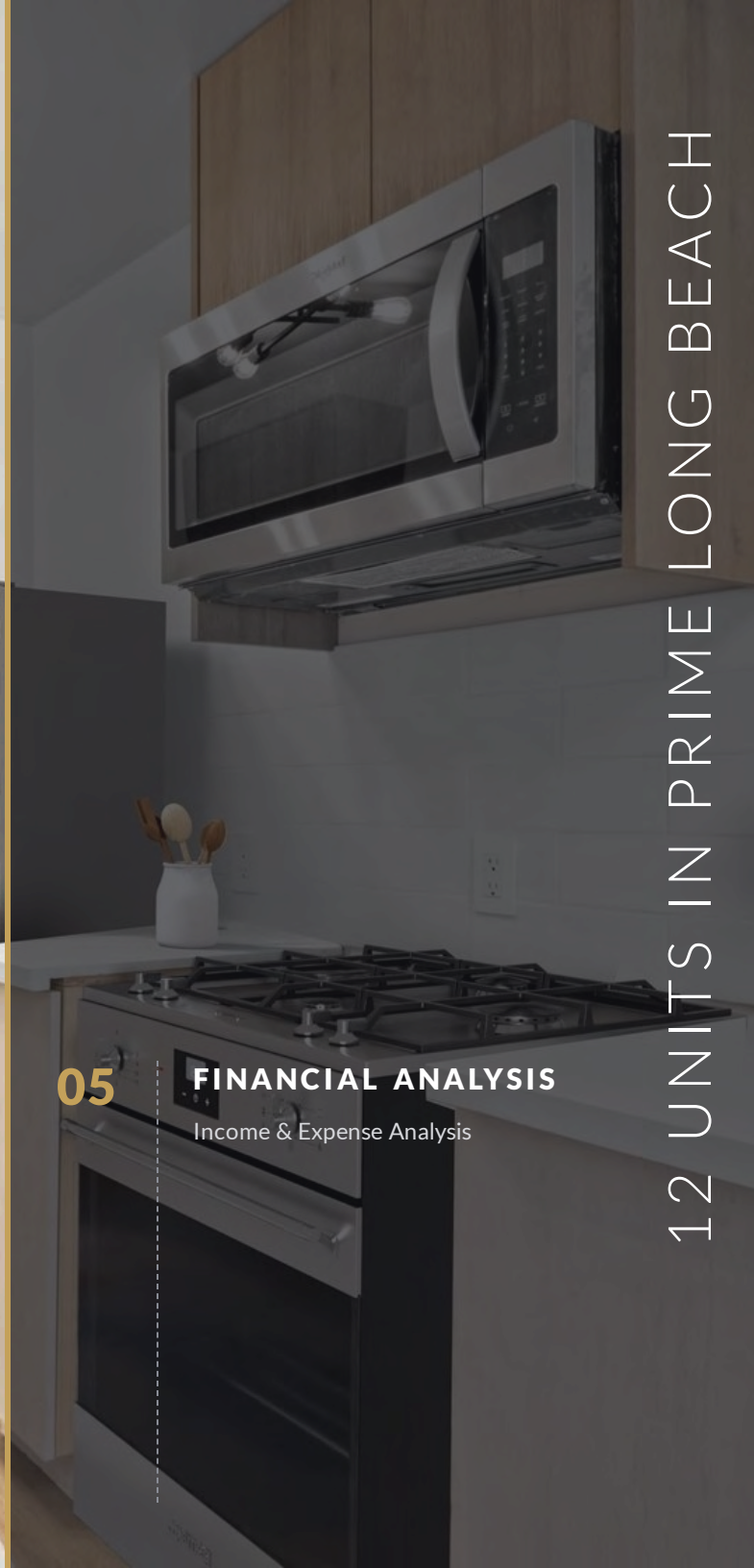
Annualized: \$306,586.56 current • Average current rent of \$2,129/mo across 12 units

Every unit vacated, completely renovated and leased at market rent — turnkey from day 1.
Includes 4 brand-new retail to apartment conversions and 2 brand-new attached ADUs.
Separately metered for gas & electric with individual water heaters.

WITH 8 DETACHED ADUs 20 UNITS TOTAL			
#	DESCRIPTION	CURRENT RENT	PROFORMA RENT
1	1 Bed / 1 Bath • 6060 A	\$2,587.46	\$2,267.00
2	1 Bed / 1 Bath • 6060 B	\$2,345.76	\$2,267.00
3	1 Bed / 1 Bath • 6068 A	\$1,785.00	\$2,267.00
4	1 Bed / 1 Bath • 6066 A	\$2,469.85	\$2,267.00
5	1 Bed / 1 Bath • 6066 B	\$2,816.81	\$2,267.00
6	1 Bed / 1 Bath • 6068 B	\$1,797.00	\$2,267.00
7	1 Bed / 1 Bath • 6060	\$1,835.00	\$2,267.00
8	1 Bed / 1 Bath • 6062	\$2,362.00	\$2,267.00
9	1 Bed / 1 Bath • 6066	\$1,710.00	\$2,267.00
10	1 Bed / 1 Bath • 6068	\$2,270.00	\$2,267.00
11	1 Bed / 1 Bath • 6068 C	\$1,785.00	\$2,267.00
12	1 Bed / 1 Bath • 6068 D	\$1,785.00	\$2,267.00
13	Proposed Detached ADU 1 • 1+1	—	\$2,267.00
14	Proposed Detached ADU 2 • 1+1	—	\$2,267.00
15	Proposed Detached ADU 3 • 1+1	—	\$2,267.00
16	Proposed Detached ADU 4 • 1+1	—	\$2,267.00
17	Proposed Detached ADU 5 • 1+1	—	\$2,267.00
18	Proposed Detached ADU 6 • 1+1	—	\$2,267.00
19	Proposed Detached ADU 7 • 1+1	—	\$2,267.00
20	Proposed Detached ADU 8 • 1+1	—	\$2,267.00
MONTHLY TOTAL (20 UNITS)		\$25,548.88	\$45,340.00

3,314 SF of new detached ADUs in the back parking lot • Proforma annualized: \$544,080





05

FINANCIAL ANALYSIS

Income & Expense Analysis

CURRENT 12 UNITS			\$3,225,000 6,966 SF	
INCOME	ANNUAL	PER UNIT		
Gross Potential Rent	\$306,587	\$25,549		
Less: Vacancy / Deductions (3%)	(\$9,198)	(\$766)		
Effective Gross Income	\$297,389	\$24,782		
Less: Total Expenses	(\$71,552)	(\$5,963)		
NET OPERATING INCOME	\$225,837	\$18,820		
OPERATING EXPENSES	ANNUAL	PER UNIT		
Real Estate Tax (1.178%)	\$37,990	\$3,166		
Property Insurance (\$1/SF)	\$6,966	\$581		
Utilities (\$500/unit)	\$6,000	\$500		
Pest Control (\$75/mo)	\$900	\$75		
Repairs & Maintenance (\$500/unit)	\$6,000	\$500		
Management (4%)	\$11,896	\$991		
Cleaning & Gardening (\$150/mo)	\$1,800	\$150		
TOTAL EXPENSES	\$71,552	\$5,963		

7.0%	10.5	\$268,750	24.1%
CAP CURRENT	GRM CURRENT	PRICE / UNIT	EXPENSES / EGI

DISTRIBUTION OF EXPENSES – CURRENT

Real Estate Tax	53%
Management	17%
Property Insurance	10%
Utilities	8%
Repairs & Maintenance	8%
Cleaning & Gardening	3%
Pest Control	1%

PRO FORMA 20 UNITS			W/ 8 ADUs \$3,970,650 ALL-IN	
INCOME	ANNUAL	PER UNIT		
Gross Potential Rent	\$544,080	\$27,204		
Less: Vacancy / Deductions (3%)	(\$16,322)	(\$816)		
Effective Gross Income	\$527,758	\$26,388		
Less: Total Expenses	(\$98,295)	(\$4,915)		
NET OPERATING INCOME	\$429,463	\$21,473		
OPERATING EXPENSES	ANNUAL	PER UNIT		
Real Estate Tax (1.178%)	\$46,774	\$2,339		
Property Insurance (\$0.75/SF)	\$7,710	\$386		
Utilities (\$500/unit)	\$10,000	\$500		
Pest Control (\$75/mo)	\$900	\$45		
Repairs & Maintenance (\$500/unit)	\$10,000	\$500		
Management (4%)	\$21,110	\$1,056		
Cleaning & Gardening (\$150/mo)	\$1,800	\$90		
TOTAL EXPENSES	\$98,295	\$4,915		

10.8%	7.3	\$198,533	18.6%
CAP PROFORMA	GRM PROFORMA	ALL-IN / UNIT	EXPENSES / EGI

DISTRIBUTION OF EXPENSES – PRO FORMA

Real Estate Tax	48%
Management	21%
Utilities	10%
Repairs & Maintenance	10%
Property Insurance	8%
Cleaning & Gardening	2%
Pest Control	1%

*Expenses are estimated. Pro forma includes \$745,650 of ADU construction cost (\$225/SF × 3,314 SF) and all 20 units at market rent.



06

DEMOGRAPHICS

General Demographics

POPULATION & INCOME

1 / 3 / 5 MILE RADIUS

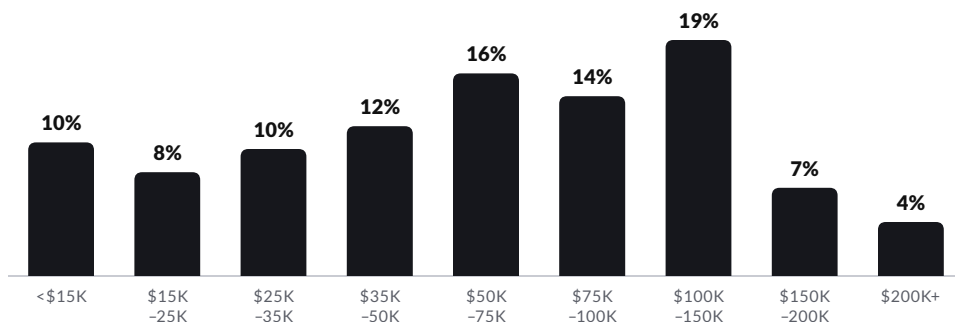
METRIC	1 MILE	3 MILE	5 MILE
2000 Population	43,006	244,628	657,829
2010 Population	45,258	250,905	674,260
2022 Population	44,514	249,838	672,759
2027 Population	43,450	245,055	661,813
2022-2027 Growth Rate	-2.40%	-1.95%	-1.65%
2022 Median HH Income	\$62,999	\$71,084	\$76,130
2022 Average HH Income	\$82,978	\$94,919	\$100,691

2022 HOUSEHOLDS BY INCOME

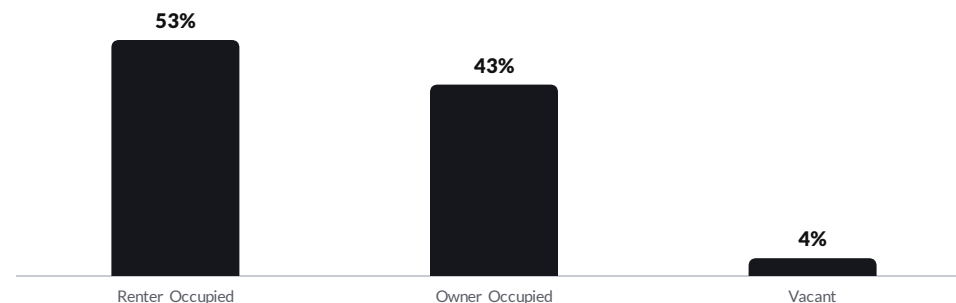
1 / 3 / 5 MILE RADIUS

INCOME BRACKET	1 MILE	3 MILE	5 MILE
Less than \$15,000	1,363	6,589	16,837
\$15,000 – \$24,999	1,060	4,998	12,704
\$25,000 – \$34,999	1,295	5,665	14,064
\$35,000 – \$49,999	1,529	8,211	19,197
\$50,000 – \$74,999	2,068	12,992	33,418
\$75,000 – \$99,999	1,834	10,807	29,382
\$100,000 – \$149,999	2,408	13,213	35,821
\$150,000 – \$199,999	900	6,379	18,141
\$200,000 or greater	550	5,067	16,460

SHARE OF HOUSEHOLDS BY INCOME – 1 MILE RADIUS (2022)



HOUSING TENURE – 1 MILE RADIUS (2022)



672,759

POPULATION – 5 MILES

249,838

POPULATION – 3 MILES

\$100,691

AVG HH INCOME – 5 MILES

53%

RENTER-OCCUPIED – 1 MILE

Source: esri.

12 UNITS IN PRIME LONG BEACH

EXCLUSIVELY LISTED BY



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