

6068 ATLANTIC AVE

LONG BEACH, CA 90805 | NORTH LONG BEACH

~$750K PRICE REDUCTION | 12 RENOVATED UNITS + PLANS FOR 8 DETACHED ADUs

$3,150,000	$262,500	7.25%	11.05%	7.2	$194K
PRICE	PRICE / UNIT	CURRENT CAP	CAP W/ 8 ADUs	GRM W/ 8 ADUs	PER UNIT ALL-IN

12 UNITS IN PRIME LONG BEACH

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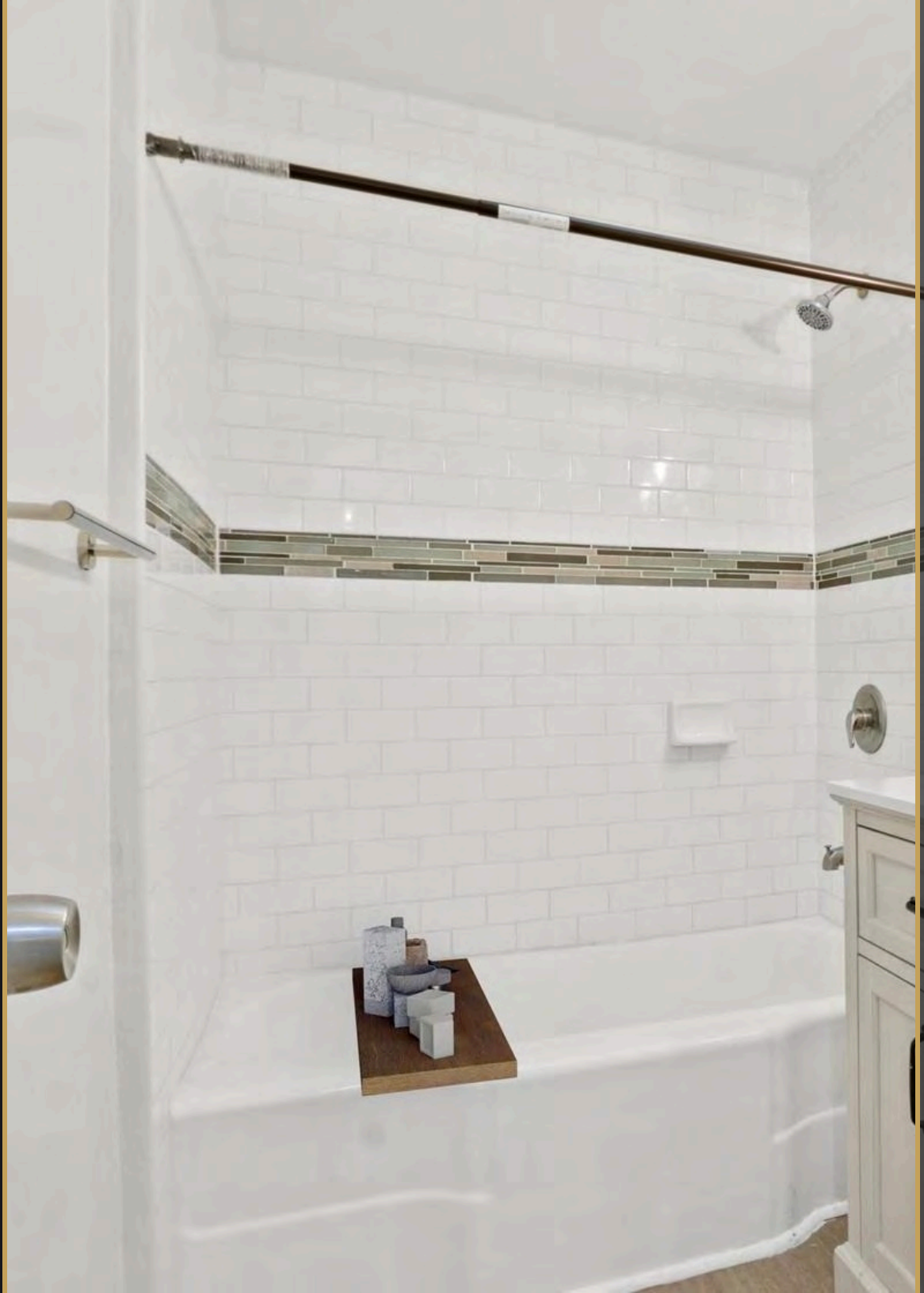
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12 UNITS IN PRIME LONG BEACH

01

EXECUTIVE SUMMARY

Investment Summary
Unit Mix Summary

OFFERING SUMMARY

CURRENT & PROFORMA W/ 8 ADUs

Address	**6068 Atlantic Ave, Long Beach 90805**
Price	**$3,150,000**
Number of Units – Current	**12**
Gross Square Feet – Current	**6,966**
Price/Unit – Current	**$262,500**
Price/SF – Current	**$452**
CAP Rate – Current	**7.25%**
GRM – Current	**10.2**
Units – Proforma (8 Detached ADUs)	**20**
Gross SF – Proforma (3,314 SF ADUs)	**10,280**
Construction Cost – $225/SF	**$745,650**
Total Price	**$3,895,650**
Total Price/Unit – Proforma	**$194,783**
Price/SF – Proforma	**$379**
CAP Rate – Proforma	**11.05%**
GRM – Proforma	**7.2**
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 ~$750K PRICE REDUCTION.
7.25% CAP FROM DAY 1.

Huge ~750k Price Reduction! 100% Renovated 12-unit apartment building cash flowing at an amazing current 7.25% Cap Rate from day 1. Preliminary plans to add 8 detached ADUs to achieve a remarkable 11% Cap Rate, 7.1 GRM, and 194k/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 ~$750K price reduction — now $3,150,000**
- **100% renovated 12 units — amazing current 7.25% Cap Rate from day 1**
- **Preliminary plans to add 8 detached ADUs → 11.05% Cap, 7.2 GRM, $194K/unit**
- **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**



$3.15M	6,966 SF	9,180 SF	$262,500	10.2 / 7.2	1946 / 2024
PRICE	BUILDING	LOT	PER UNIT	GRM CUR / PRO	BUILT / RENOV.

ADU EXPANSION — 20 UNITS TOTAL

$3,895,650 ALL-IN • $194,783/UNIT • $379/SF

~$745K CONSTRUCTION @ $225/SF • 10,280 SF TOTAL • 11.05% CAP • 7.2 GRM

UNIT MIX SUMMARY

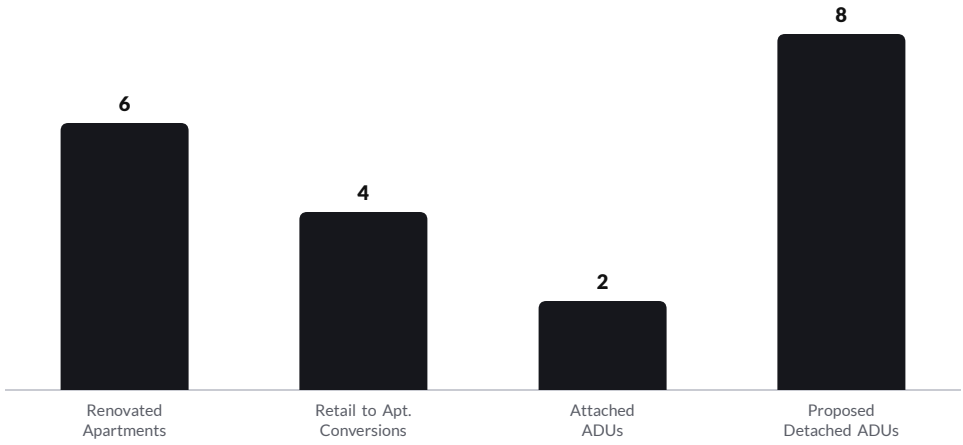
12 EXISTING UNITS + 8 PROPOSED DETACHED ADUs

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	$2,139	$25,674	$2,267	$27,204
1 bd + 1 ba • Proposed Detached ADUs	8	—	—	$2,267	$18,136
TOTALS / AVERAGES	**20**	**$2,139**	**$25,674**	**$2,267**	**$45,340**

UNIT MIX — NUMBER OF UNITS BY TYPE



MONTHLY REVENUE — CURRENT VS. PROFORMA

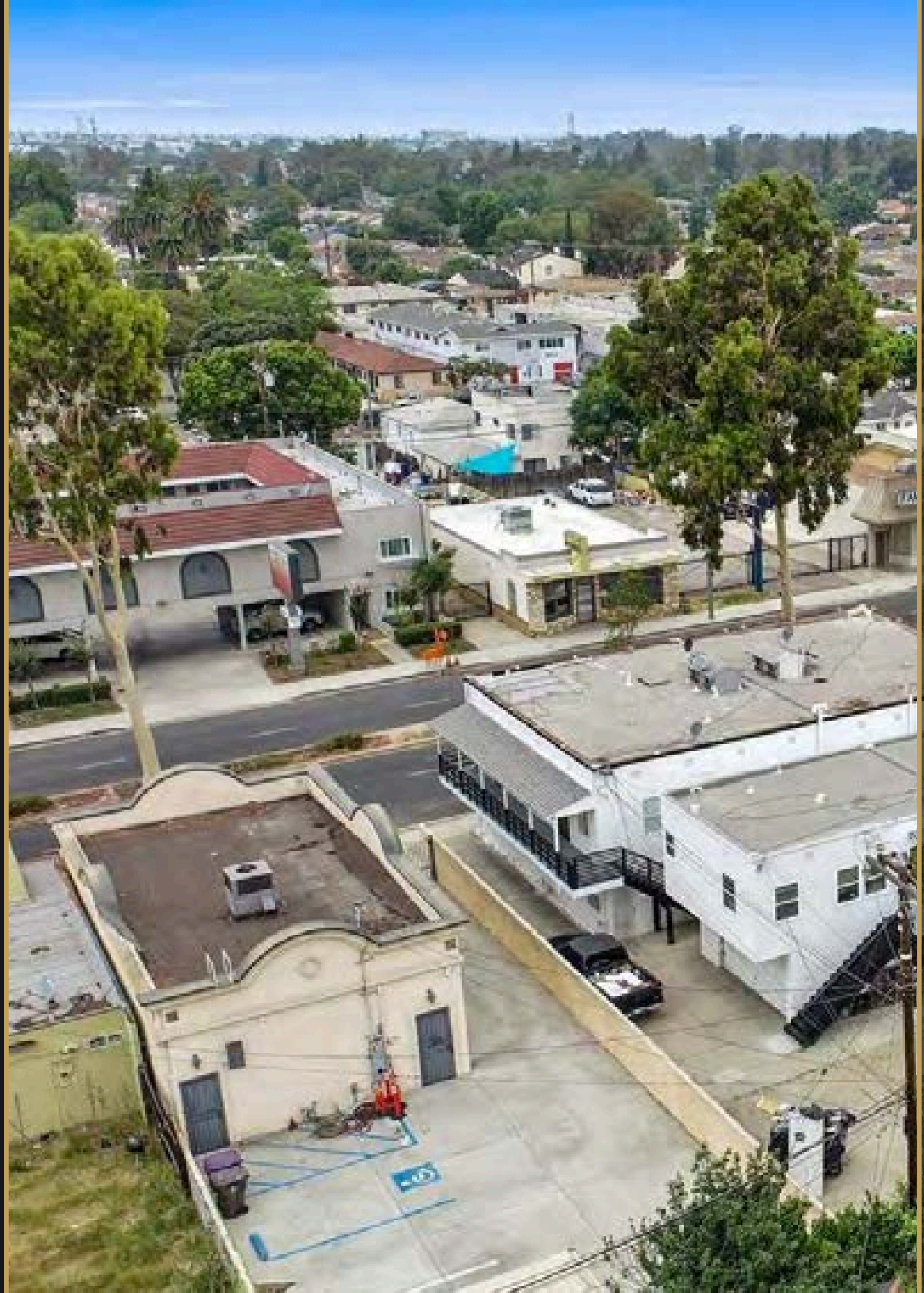


100%
ONE-BEDROOM / ONE-BATH

12
RENOVATED UNITS

+8
PROPOSED DETACHED ADUs

$2,267
MARKET RENT / UNIT



12 UNITS IN PRIME LONG BEACH

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.

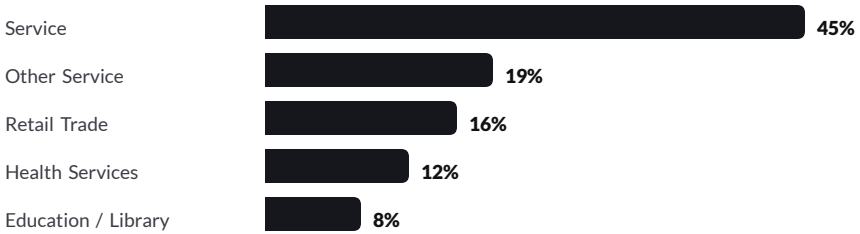
The icing on the cake is the easy access to various public transportation options that ensure seamless connectivity throughout the city. For those who prefer driving, both the 710 freeway and 405 freeway are within reach, providing effortless commutes in any direction you desire. And if that's not enough 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



LOCATOR MAP

AERIAL VIEW • ATLANTIC AVENUE



REGIONAL MAP

LONG BEACH, CALIFORNIA



LOCAL BUSINESS MAP

NATIONAL RETAILERS SURROUNDING THE PROPERTY





12 UNITS IN PRIME LONG BEACH

03

PROPERTY DESCRIPTION

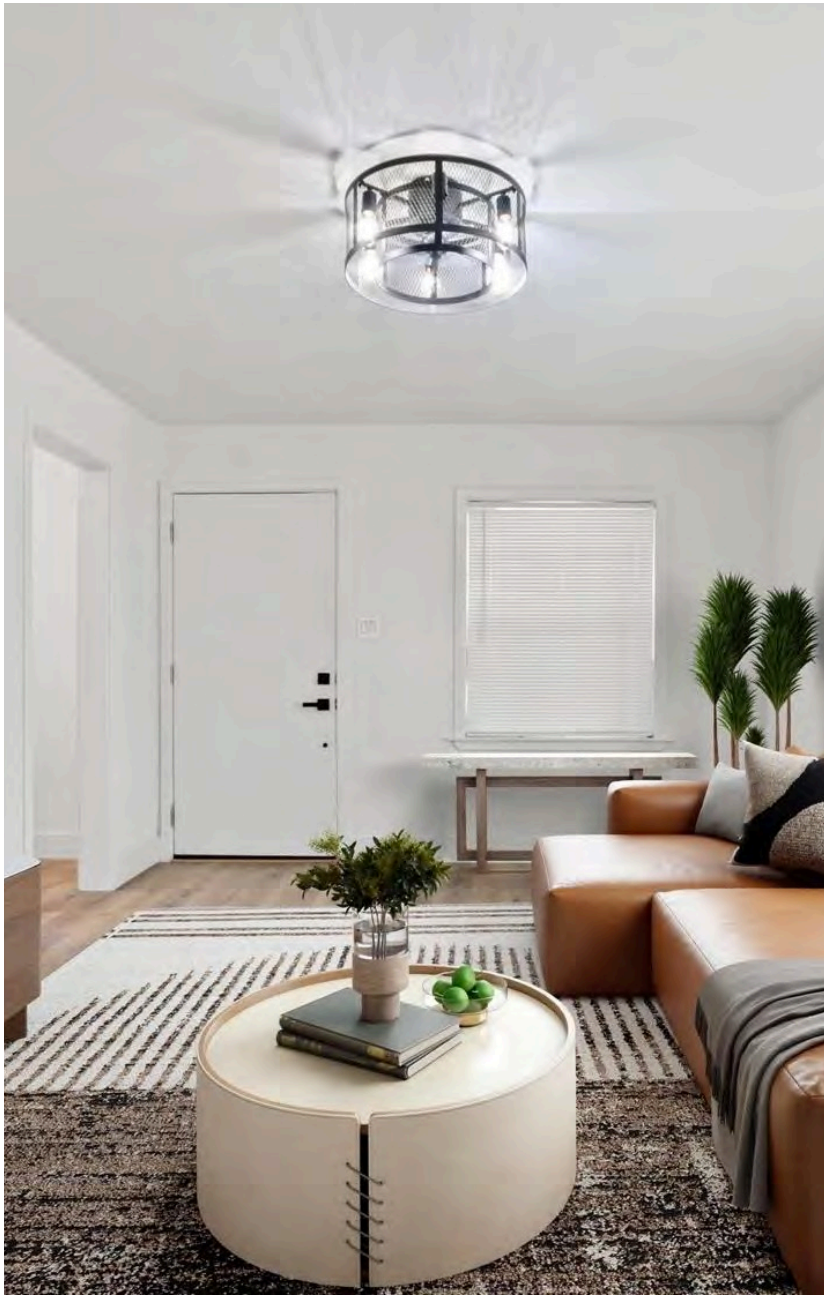
Property Features

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

RENT ROLL

CURRENT & WITH PROPOSED ADUs

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 & Leased - Attached ADU 1	$1,910.00	$2,267.00
12	6068 D	Renovated & Vacant - Attached ADU 2	$1,785.00	$2,267.00
	MONTHLY TOTAL		**$25,673.88**	**$27,204.00**

Annualized: $308,086.56 current • Average current rent of $2,139/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

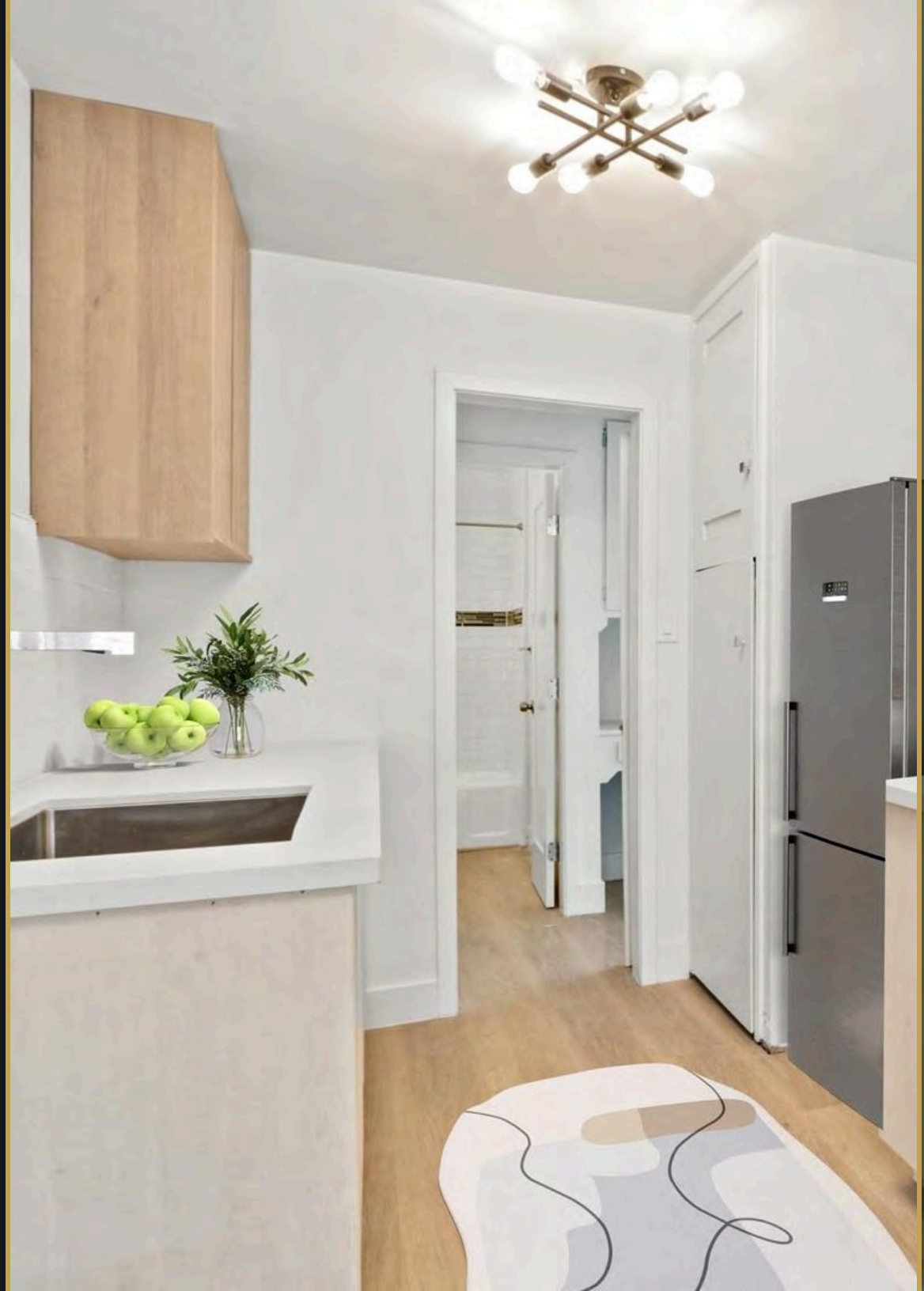
#	DESCRIPTION	CURRENT RENT	PROFORMA RENT
1	1 Bed / 1 Bath • 6060 A	$2,587.46	$2,267.00
2	1 Bed / 1 Bath • 6060 B	$2,345.76	$2,267.00
3	1 Bed / 1 Bath • 6068 A	$1,785.00	$2,267.00
4	1 Bed / 1 Bath • 6066 A	$2,469.85	$2,267.00
5	1 Bed / 1 Bath • 6066 B	$2,816.81	$2,267.00
6	1 Bed / 1 Bath • 6068 B	$1,797.00	$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	$1,910.00	$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)	**$25,673.88**	**$45,340.00**

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









12 UNITS IN PRIME LONG BEACH

05

FINANCIAL ANALYSIS

Income & Expense Analysis

INCOME & EXPENSE ANALYSIS

CURRENT VS. PRO FORMA WITH 8 DETACHED ADUs

CURRENT | 12 UNITS — $3,150,000 | 6,966 SF

INCOME	ANNUAL	PER UNIT
Gross Potential Rent	$308,087	$25,674
Less: Vacancy / Deductions (3%)	($9,243)	($770)
Effective Gross Income	$298,844	$24,904
Less: Total Expenses	($70,475)	($5,873)
NET OPERATING INCOME	**$228,369**	**$19,031**

OPERATING EXPENSES	ANNUAL	PER UNIT
Real Estate Tax (1.17%)	$36,855	$3,071
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%)	$11,954	$996
Cleaning & Gardening ($150/mo)	$1,800	$150
TOTAL EXPENSES	**$70,475**	**$5,873**

7.25%	10.2	$262,500	23.6%
CAP CURRENT	GRM CURRENT	PRICE / UNIT	EXPENSES / EGI

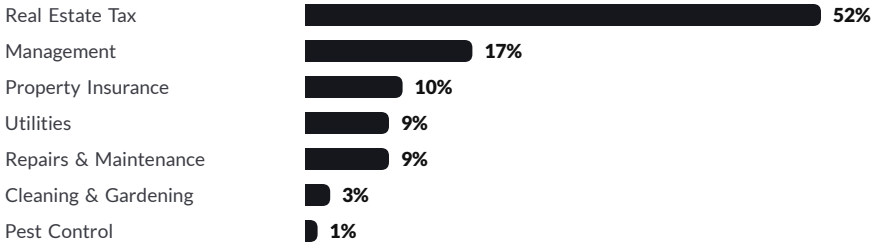
PRO FORMA | 20 UNITS — W/ 8 ADUs | $3,895,650 ALL-IN

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	($97,099)	($4,855)
NET OPERATING INCOME	**$430,658**	**$21,533**

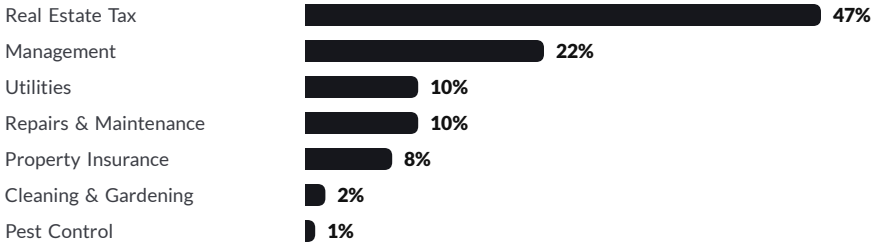
OPERATING EXPENSES	ANNUAL	PER UNIT
Real Estate Tax (1.17%)	$45,579	$2,279
Property Insurance ($0.75/SF)	$7,710	$386
Utilities ($500/unit)	$10,000	$500
Pest Control ($75/mo)	$900	$45
Repairs & Maintenance ($500/unit)	$10,000	$500
Management (4%)	$21,110	$1,056
Cleaning & Gardening ($150/mo)	$1,800	$90
TOTAL EXPENSES	**$97,099**	**$4,855**

11.05%	7.2	$194,783	18.4%
CAP PROFORMA	GRM PROFORMA	ALL-IN / UNIT	EXPENSES / EGI

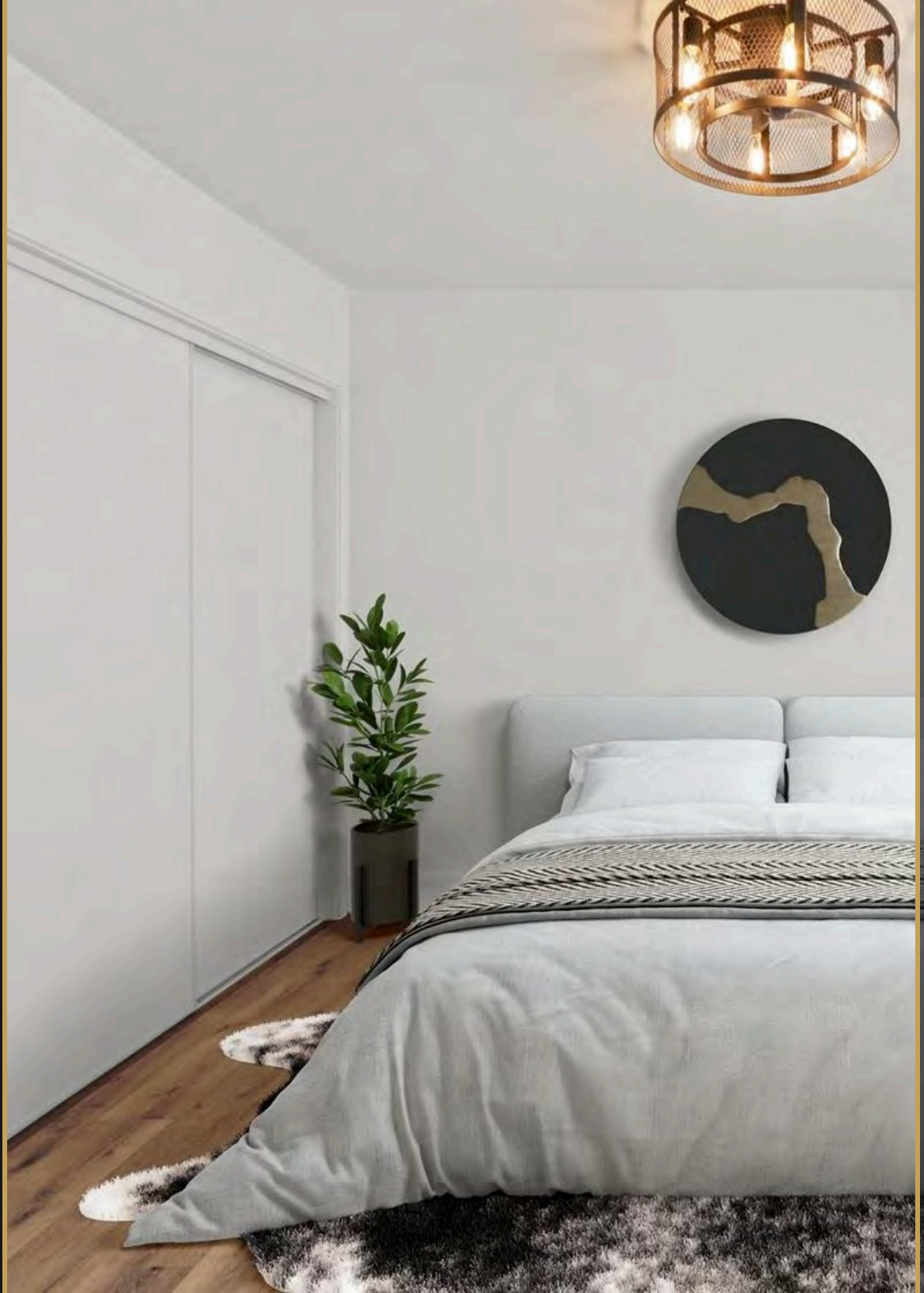
DISTRIBUTION OF EXPENSES — CURRENT



DISTRIBUTION OF EXPENSES — PRO FORMA



*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

12 UNITS IN PRIME LONG BEACH

GENERAL DEMOGRAPHICS

DENSE, ESTABLISHED RENTAL MARKET

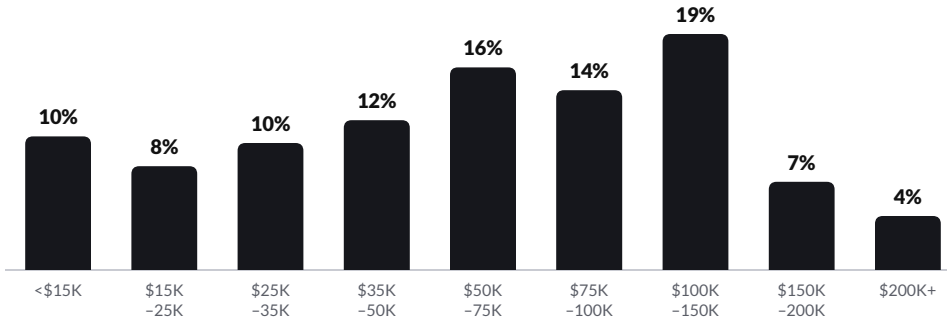
POPULATION & INCOME — 1 / 3 / 5 MILE RADIUS

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

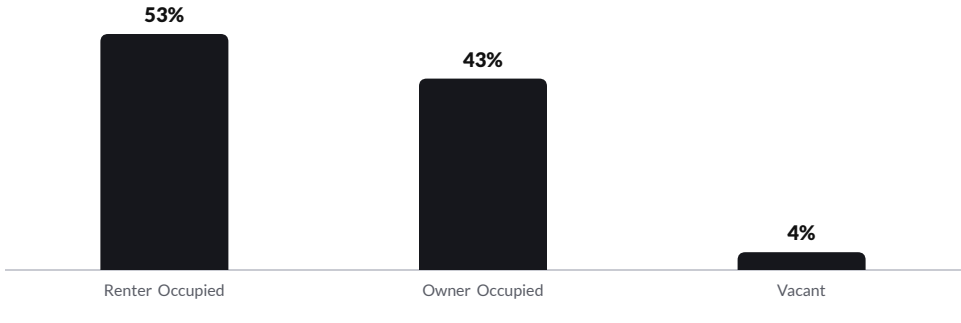
2022 HOUSEHOLDS BY INCOME — 1 / 3 / 5 MILE RADIUS

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

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