MULTIFAMILY PROPERTY FOR SALE

# 1956 Atlantic Avenue

Long Beach, CA 90806




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# Table of Contents

## TABLE OF CONTENTS


| | |
|---|---|
| PROPERTY INFORMATION | 3 |
| PROPERTY SUMMARY | 4 |
| PROPERTY DESCRIPTION | 5 |
| LOCATION INFORMATION | 6 |
| REGIONAL MAP | 7 |
| LOCATION MAP | 8 |
| FINANCIAL ANALYSIS | 9 |
| SALE COMPARABLES | 10 |
| SALE COMPS | 11 |
| SALE COMPS MAP & SUMMARY | 12 |
| DEMOGRAPHICS | 13 |
| DEMOGRAPHICS MAP & REPORT | 14 |


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SECTION 1

# Property Information

# Property Summary




## PROPERTY DESCRIPTION

**Value-Add Multifamily Investment Opportunity in Long Beach!** Located at 1956 Atlantic Ave, this four-unit property presents an exciting opportunity for investors and owner-users alike. Featuring four 1-bedroom, 1-bathroom, the property offers a chance to acquire a multifamily asset with significant upside potential. With current rents approximately 40% below market value, a new owner has the opportunity to explore future rental income growth as units turn over. For investors, this is an opportunity to pursue a value-add strategy while holding a multifamily property for long-term appreciation. Owner-users may also appreciate the flexibility of living in one unit while generating rental income from the remaining units. The property's existing improvements and potential for future redevelopment provide additional avenues to explore over time. Whether your strategy is to improve operations, build long-term wealth through rental ownership, or evaluate future development possibilities, 1956 Atlantic Ave offers a compelling opportunity to unlock the potential of a multifamily property in Long Beach.

## OFFERING SUMMARY

| | |
|---|---|
| Sale Price: | $900,000 |
| Number of Units: | 4 |
| Lot Size: | 6,027 SF |
| Building Size: | 3,754 SF |
| NOI: | $32,760.00 |
| Cap Rate: | 3.64% |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 1,326 | 4,851 | 17,677 |
| Total Population | 5,060 | 17,403 | 56,591 |
| Average HH Income | $127,958 | $89,262 | $78,970 |

# Property Description



## PROPERTY DESCRIPTION

**Value-Add Multifamily Investment Opportunity in Long Beach!** Located at 1956 Atlantic Ave, this four-unit property presents an exciting opportunity for investors and owner-users alike. Featuring four 1-bedroom, 1-bathroom, the property offers a chance to acquire a multifamily asset with significant upside potential. With current rents approximately 40% below market value, a new owner has the opportunity to explore future rental income growth as units turn over. For investors, this is an opportunity to pursue a value-add strategy while holding a multifamily property for long-term appreciation. Owner-users may also appreciate the flexibility of living in one unit while generating rental income from the remaining units. The property's existing improvements and potential for future redevelopment provide additional avenues to explore over time. Whether your strategy is to improve operations, build long-term wealth through rental ownership, or evaluate future development possibilities, 1956 Atlantic Ave offers a compelling opportunity to unlock the potential of a multifamily property in Long Beach.

## LOCATION DESCRIPTION

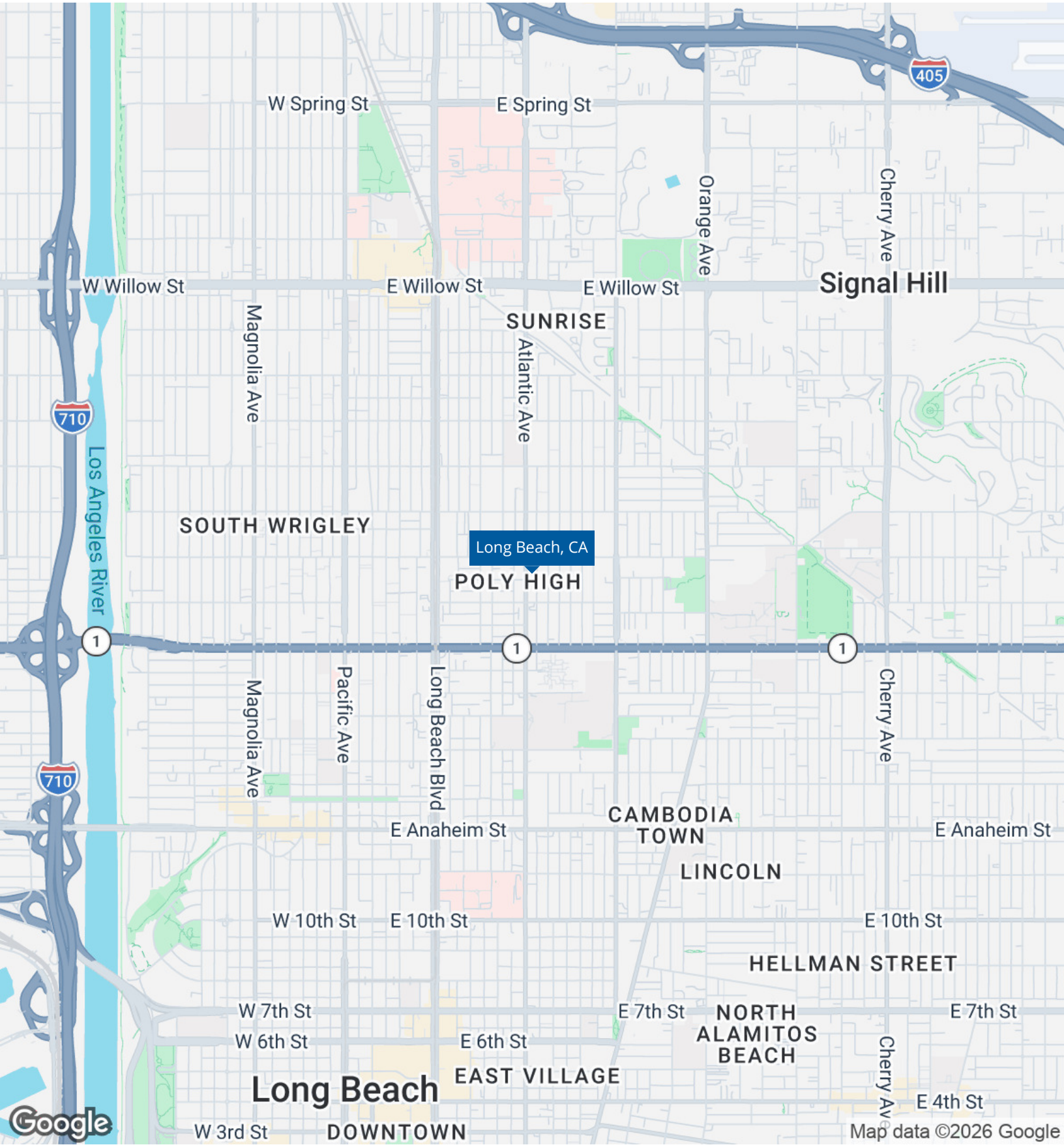
Positioned in Long Beach, the property benefits from a dynamic coastal market with broad regional appeal and a well-established urban setting. The area offers convenient access to major employment centers, neighborhood retail, dining, and everyday services, supporting long-term residential demand that appeals to multifamily investors.

Long Beach is known for its active waterfront, diverse business base, and popular destinations including the Downtown Long Beach district, Shoreline Village, the Aquarium of the Pacific, and The Queen Mary. Nearby cultural and recreational draws such as the Long Beach Convention & Entertainment Center and local beach communities further enhance the area's visibility and attractiveness within the greater Los Angeles County market.

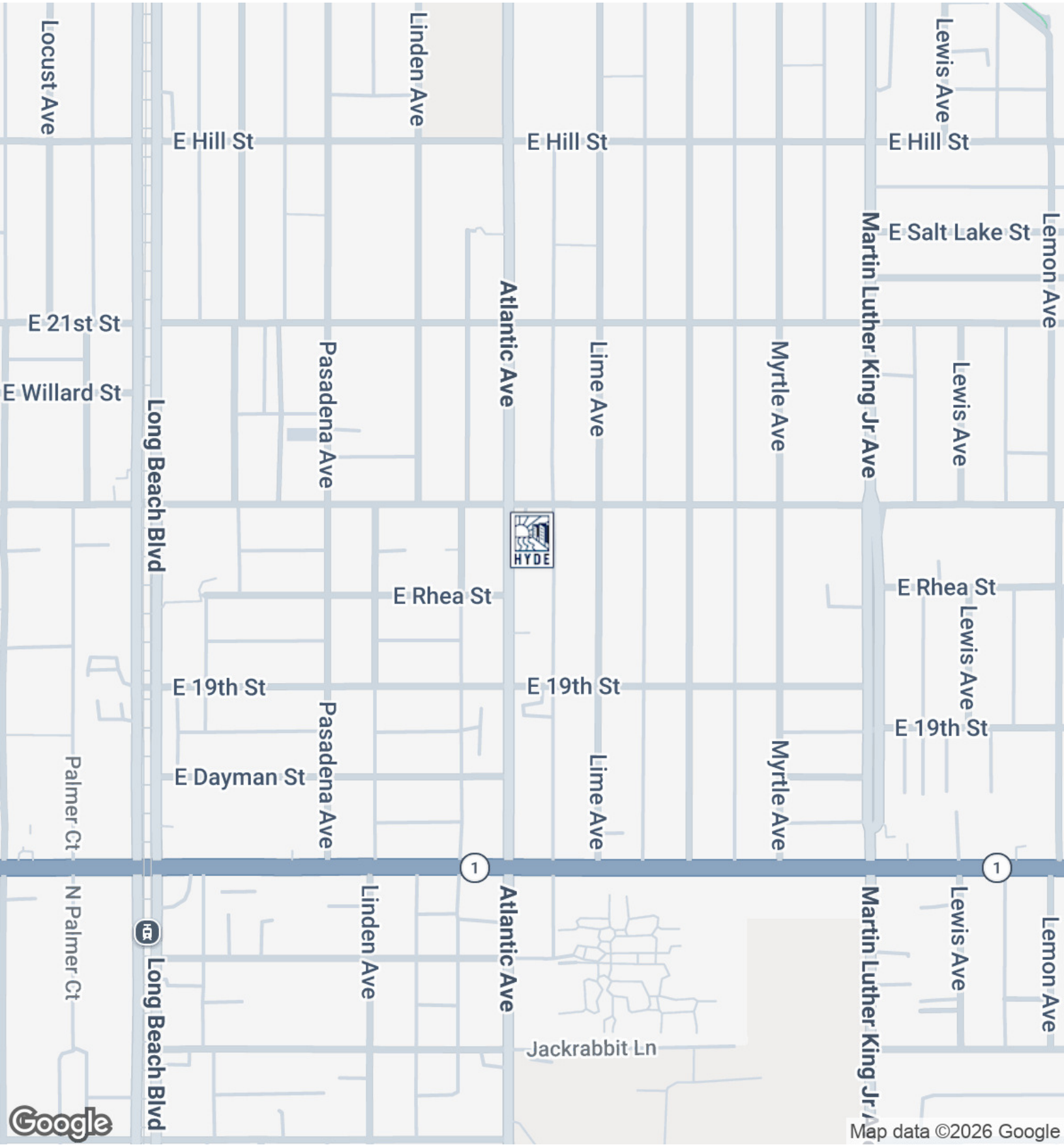
SECTION 2

# Location Information

# Regional Map



# Location Map



SECTION 3

# Financial Analysis

## 1956 Atlantic Ave, Long Beach 90806

| | | |
|---|---|---|
| **List Price:** | | $900,000 |
| **Down Payment:** | 70.6% | $635,000 |
| **Number of units:** | | 4 |
| **Cost per Unit:** | | $225,000 |
| **Current GRM:** | | 19.23 |
| **Market GRM:** | | 11.06 |
| **Current CAP:** | | 2.33% |
| **Market CAP:** | | 5.98% |
| **Year Built / Age:** | | 1925 |
| **Approx. Lot Size:** | | 6,027 |
| **Approx. Gross RSF:** | | 3,754 |
| **Cost per Net RSF:** | | $239.74 |

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**Proposed Financing**

| | | | |
|---|---|---|---|
| First Loan Amount: | $265,000 | Amort: | 30 |
| Terms: | **6.75%** | | |
| Payment | $1,719 | DCR: | 1.02 |

| **Annualized Operating Data** | **Current** | | **Market** | |
|---|---|---|---|---|
| ***Scheduled Gross Income:*** | $ 46,800 | | $ 81,360 | |
| **Vacancy Rate Reserve:** | $ 2,340 | 5% [1] | $ 4,068 | 5% [1] |
| **Gross Operating Income:** | $ 44,460 | | $ 77,292 | |
| **Expenses:** | $ 23,467 | 50% [1] | $ 23,467 | 29% [1] |
| **Net Operating Income:** | $ 20,993 | | $ 53,825 | |
| **Loan Payments:** | $ 20,625 | | $ 20,625 | |
| ***Pre Tax Cash Flows:*** | $ 368 | 0.06% [2] | $ 33,200 | 5.23% [2] |
| **Principal Reduction:** | $ 2,824 | | $ 2,824 | |
| ***Total Return Before Taxes:*** | $ 3,192 | 0.50% [2] | $ 36,024 | 5.67% [2] |

[1] As a percent of Scheduled Gross Income

[2] As a percent of Down Payment

| | | Current Income | | Market Income | |
|---|---|---|---|---|---|
| **# of Units** | **Bdrms/ Baths** | **Monthly Rent/Average** | **Total Monthly Income** | **Monthly Rent/Unit** | **Total Income** |
| 4 | 1+1 | $ 975 | $ 3,900 | $ 1,695 | $ 6,780 |
| **Total Scheduled Rent:** | | | **$3,900** | | $6,780 |
| Laundry | | | **$0** | | **$0** |
| Garages | | | **$0** | | **$0** |
| **Monthly Scheduled Gross Income:** | | | $3,900 | | $6,780 |
| **Annualized Scheduled Gross Income:** | | | $46,800 | | $81,360 |
| Utilities Paid by Tenant: | Gas & Electric | | | | |

| ***Actual** | | |
|---|---|---|
| New Taxes (New Estimated): | $ | 11,162 |
| Maintenance (5%): | $ | 3,000 |
| Insurance ($1.20/SF): | $ | 4,505 |
| Utilities ($900/Unit/Year): | $ | 3,600 |
| Landscaping ($100/mo): | $ | 1,200 |
| **Total Expenses:** | | $23,467 |
| Expenses as %/SGI | | 50.14% |
| Per Net Sq. Ft: | | $3.89 |
| Per Unit: | | $5,867 |

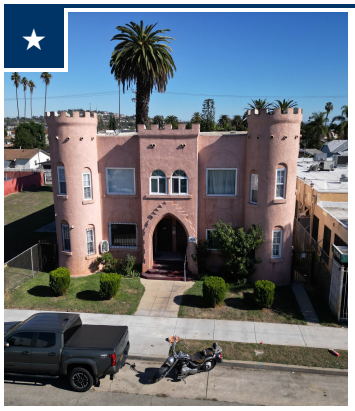
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This information has been secured from sources we believe to be reliable but representations, or warranties, expressed or implied, as to the accuracy of the references to square footage, land lines/boundaries and age are approximate. Buyer takes responsibility for all information and bears all risk for any inaccuracies.

SECTION 4

# Sale Comparables

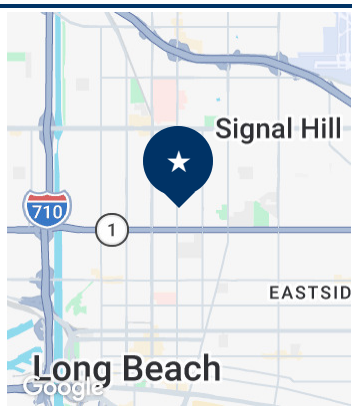
# Sale Comps



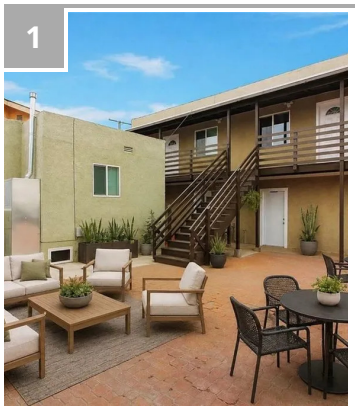
**1956 ATLANTIC AVENUE**
Long Beach, CA 90806

Subject Property

| | | | |
|---|---|---|---|
| Price: | $900,000 | Bldg Size: | 3,754 SF |
| Lot Size: | 6,027 SF | No. Units: | 4 |
| Cap Rate: | 3.64% | Year Built: | 1925 |



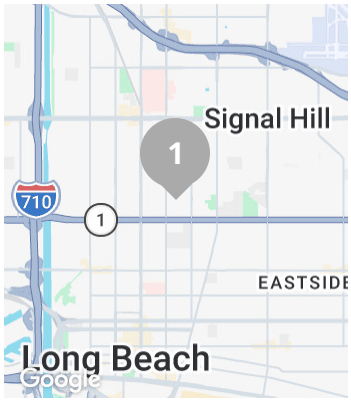

1



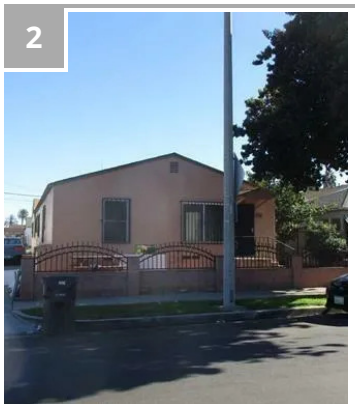
**1941 OLIVE AVE**
Long Beach, CA 90806

Sold 6/1/2026

| | | | |
|---|---|---|---|
| Price: | $1,157,000 | Bldg Size: | 2,554 SF |
| Lot Size: | 6,550 SF | No. Units: | 4 |
| Cap Rate: | N/A | Year Built: | 1920 |



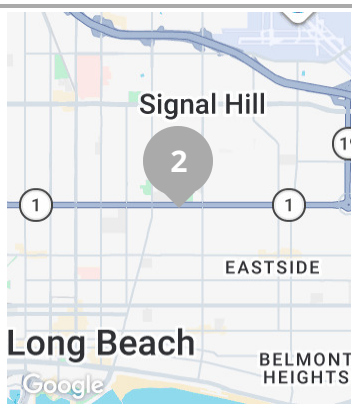

2



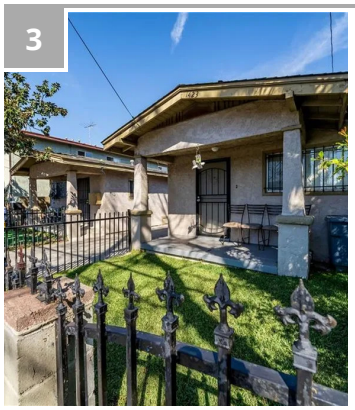
**1770 WALNUT AVE**
Long Beach, CA 90813

Sold 5/20/2026

| | | | |
|---|---|---|---|
| Price: | $950,000 | Bldg Size: | 2,600 SF |
| Lot Size: | 5,812 SF | No. Units: | 4 |
| Cap Rate: | N/A | Year Built: | 1954 |



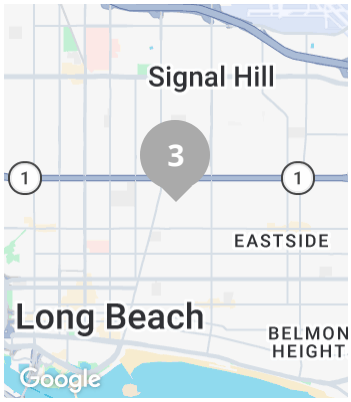

3



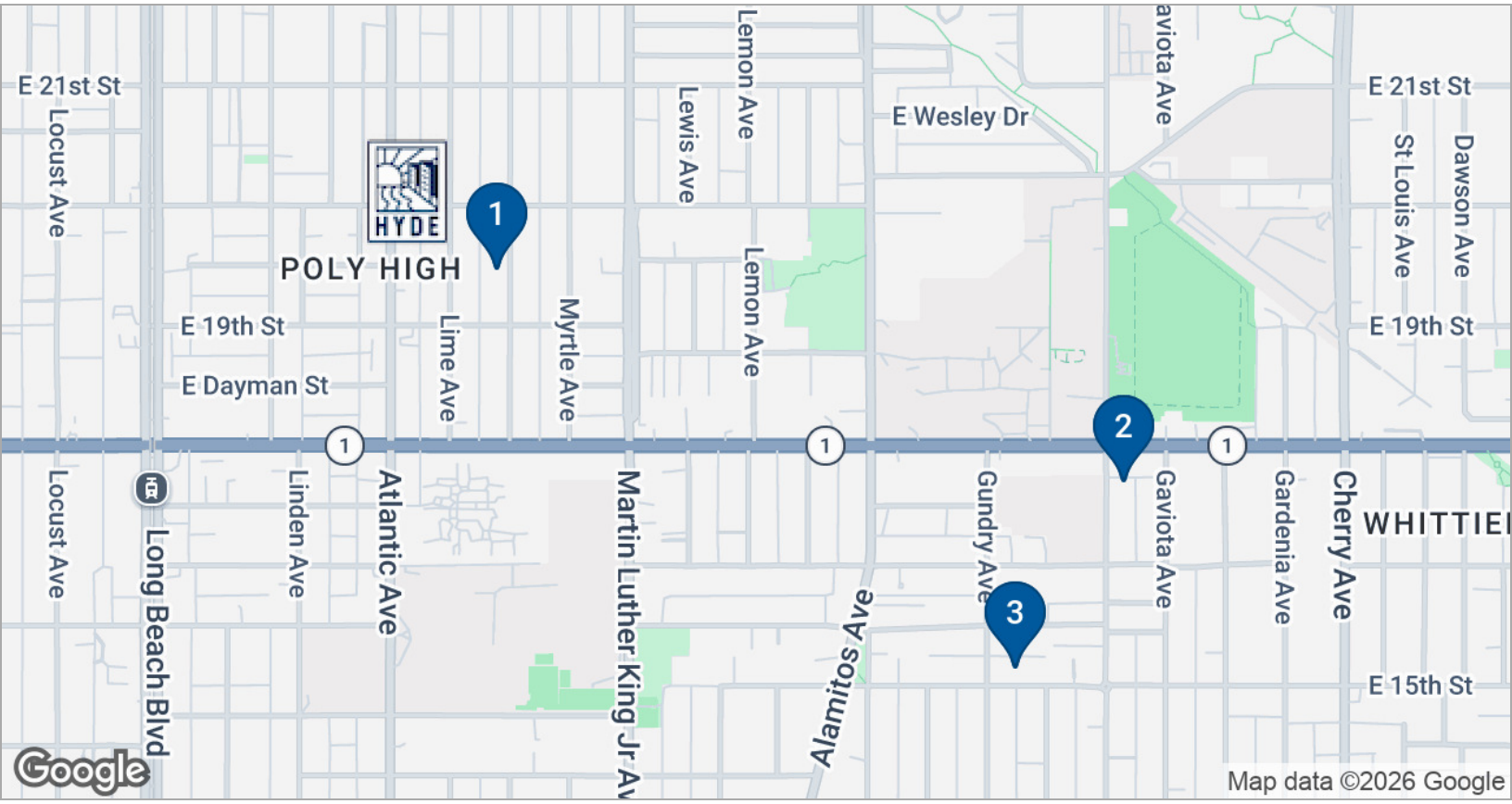
**1419 E 15TH ST**
Long Beach, CA 90813

Sold 7/10/2026

| | | | |
|---|---|---|---|
| Price: | $945,000 | Bldg Size: | 2,292 SF |
| Lot Size: | 6,503 SF | No. Units: | 4 |
| Cap Rate: | N/A | Year Built: | 1923 |



# Sale Comps Map & Summary

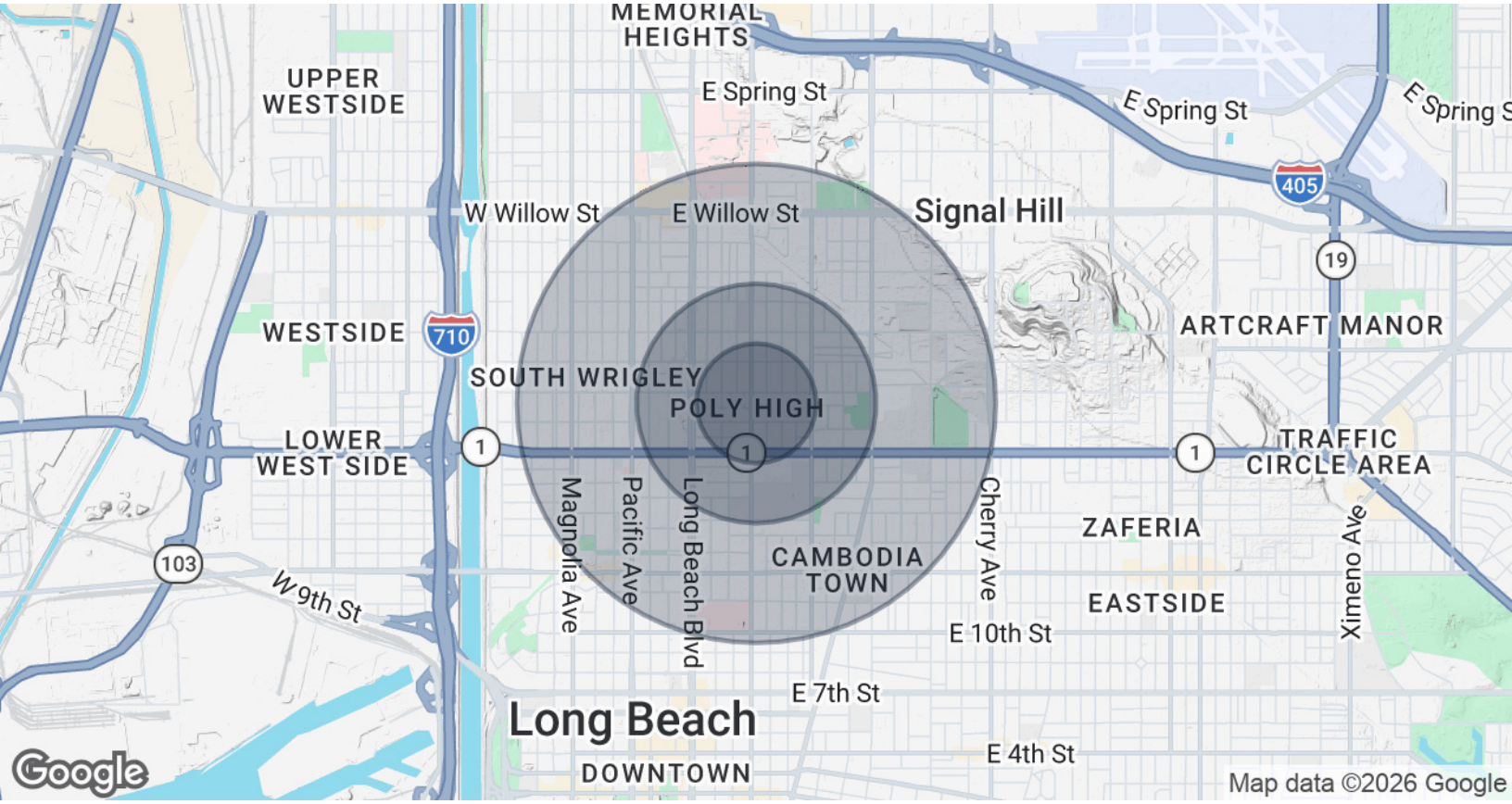



| | NAME/ADDRESS | PRICE | BLDG SIZE | LOT SIZE | NO. UNITS | YEAR BUILT | PRICE/SF | PRICE/UNIT |
|---|---|---|---|---|---|---|---|---|
| ★ | **1956 Atlantic Avenue**<br>Long Beach, CA 90806 | $900,000 | 3,754 SF | 6,027 SF | 4 | 1925 | $239.74 | $225,000 |
| 1 | **1941 Olive Ave**<br>Long Beach, CA 90806 | $1,157,000 | 2,554 SF | 6,550 SF | 4 | 1920 | $453.01 | $289,250 |
| 2 | **1770 Walnut Ave**<br>Long Beach, CA 90813 | $950,000 | 2,600 SF | 5,812 SF | 4 | 1954 | $365.38 | $237,500 |
| 3 | **1419 E 15th St**<br>Long Beach, CA 90813 | $945,000 | 2,292 SF | 6,503 SF | 4 | 1923 | $412.30 | $236,250 |
| | **AVERAGES** | **$1,017,333** | **2,482 SF** | **6,288 SF** | **4** | **1932** | **$410.23** | **$254,333** |

SECTION 5

# Demographics

# Demographics Map & Report




| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 5,060 | 17,403 | 56,591 |
| Average Age | 36.0 | 33.1 | 33.3 |
| Average Age (Male) | 33.8 | 32.4 | 31.8 |
| Average Age (Female) | 43.4 | 37.0 | 35.9 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 1,326 | 4,851 | 17,677 |
| # of Persons per HH | 3.8 | 3.6 | 3.2 |
| Average HH Income | $127,958 | $89,262 | $78,970 |
| Average House Value | $576,084 | $586,806 | $594,907 |

*2023 American Community Survey (ACS)*