

**LYONSTAHLL**  
INVESTMENT REAL ESTATE

**SAMIMI**  
INVESTMENTS

[CLICK HERE](#)  
for two detached  
ADU Plans

2252

2250

# OFFERING MEMORANDUM 2250 MAGNOLIA AVE

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Long Beach, CA 90806 2 UNITS

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# PROPERTY INFORMATION



2250 Magnolia Ave - Long Beach, CA 90806

# THE OFFERING



TWO-BEDROOM UNIT AVAILABLE FOR OWNER-OCCUPIED BUYER. Meticulous updates in 2018. Owner Installed ALL NEW copper plumbing throughout, fully rewired with ALL NEW electrical, breaker box and ALL NEW vinyl windows. Located in Long Beach, this well-maintained two-unit residential property totals approximately 2,416 square feet on a generous 6,501 square foot lot. Built in 1934 and zoned LBR2N, the property features two 2-bedroom/1-bath units with current scheduled gross income of approximately \$62,772 and pro forma scheduled gross income of approximately \$66,000. This asset presents an excellent opportunity for an owner-user or investor seeking stable rental income, rental upside, and long-term appreciation in a strong Long Beach rental market.

2250 Magnolia Ave - Long Beach, CA 90806

PROPERTY INFORMATION

# PROPERTY DETAILS

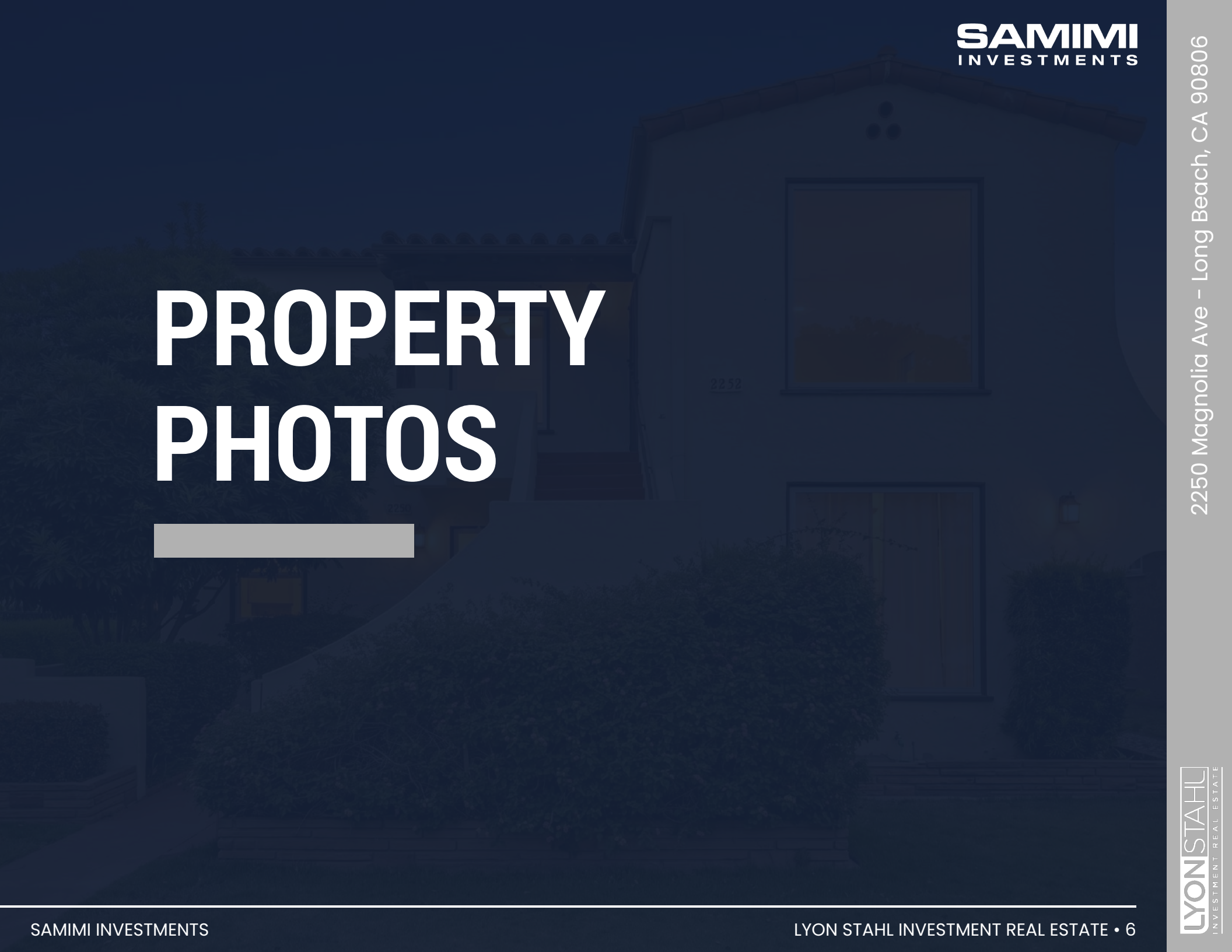
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|----------------------|-------------------------------------------|
| Address              | 2250 Magnolia Ave<br>Long Beach, CA 90806 |
| Total Units          | 2                                         |
| Total Building Sqft. | 2,416 SF                                  |
| Total Lot Size       | 6,501 SF                                  |
| Year Built           | 1934                                      |
| Zoning               | LBR2N                                     |
| APN                  | 4039-024-006                              |



INVESTMENT HIGHLIGHTS

- VACANT 2 Bedroom - Move In Ready
- ALL NEW copper plumbing, electrical rewiring, breaker box and vinyl windows in 2018
- Strong Long Beach Location — Situated in the 90806 area with convenient access to major employment centers, local amenities, and surrounding Long Beach neighborhoods
- Low-Maintenance Residential Asset — Clean, well-kept property with manageable expenses and tenant-paid gas and electric
- Generous Lot Size — Approximately 6,501 square feet of land provides flexibility and long-term value-add potential

# PROPERTY PHOTOS



2250 Magnolia Ave - Long Beach, CA 90806

PROPERTY INFORMATION

# PROPERTY PHOTOS

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2250 Magnolia Ave - Long Beach, CA 90806



PROPERTY INFORMATION

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PROPERTY INFORMATION

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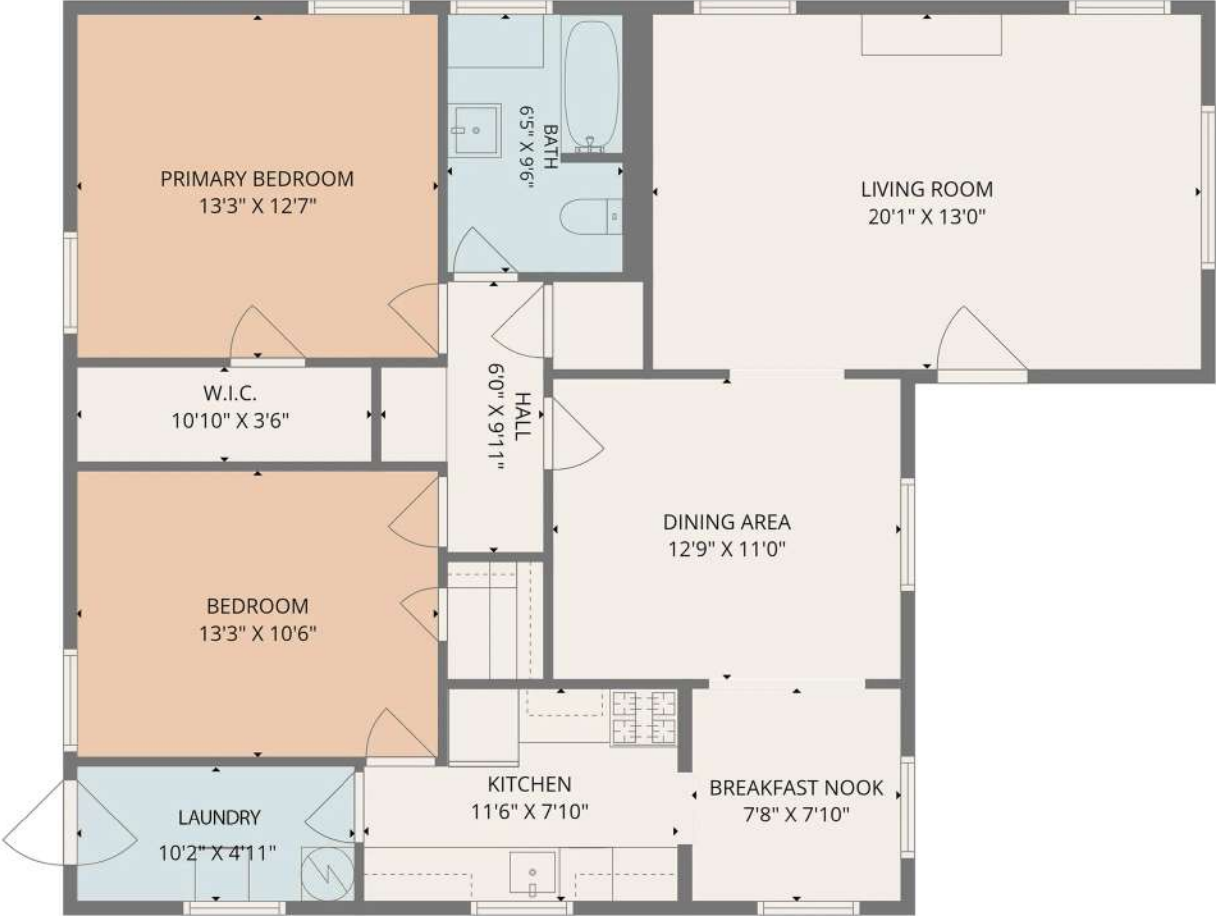
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2250 Magnolia Ave - Long Beach, CA 90806

2250 Magnolia Ave

Long Beach, CA 90806



Main Floorplan

DISCLAIMER: Floorplan rendering created by The Luxury Level. Measurements are approximate and fairly exact but not State authorized. It is the responsibility of the buyer to verify the property's measurements and square footage independently. Multiple independent floors or spaces may not be representative of actual location on property.

PROPERTY INFORMATION

# PROPERTY PHOTOS

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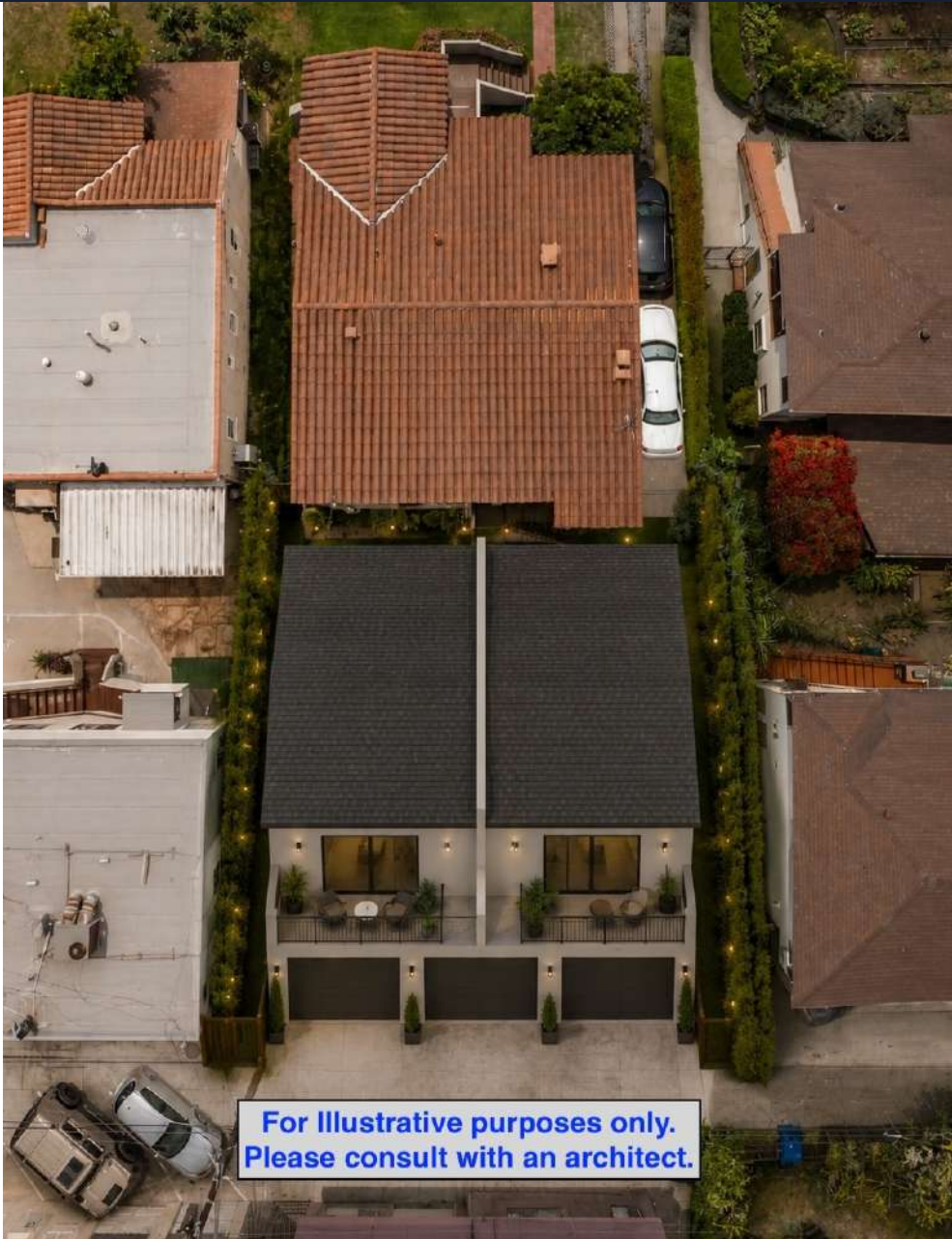


2250 Magnolia Ave - Long Beach, CA 90806

PROPERTY INFORMATION

# PROPERTY PHOTOS

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# FINANCIAL ANALYSIS



2250 Magnolia Ave - Long Beach, CA 90806

FINANCIAL ANALYSIS

# RENT ROLL

| UNIT   | BEDROOMS | BATHROOMS | RENT    | MARKET RENT | MARKET RENT / SF | LEASE END |
|--------|----------|-----------|---------|-------------|------------------|-----------|
| A      | 2        | 1         | \$2,750 | \$2,750     | -                | VACANT    |
| B      | 2        | 1         | \$2,520 | \$2,750     | -                | -         |
| TOTALS |          |           | \$5,270 | \$5,500     | \$0.00           |           |

FINANCIAL ANALYSIS

ANALYSIS

| Property Address: 2250 Magnolia |       |             |  | Annualized Operating Data                 |  | Current Rents |  | Market Rents |             |
|---------------------------------|-------|-------------|--|-------------------------------------------|--|---------------|--|--------------|-------------|
| List Price:                     |       | \$1,200,000 |  | Scheduled Gross Income:                   |  | \$63,240      |  | \$66,000     |             |
| Down Payment:                   | 10.0% | \$120,000   |  | Gross Operating Income:                   |  | \$63,240      |  | \$66,000     |             |
| Number of units:                |       | 2           |  | Expenses:                                 |  | \$19,616      |  | 31%          | *1 \$19,616 |
| Cost per Unit:                  |       | \$600,000   |  | Net Operating Income:                     |  | \$43,624      |  | \$46,384     |             |
| Current GRM:                    |       | 18.98       |  | Loan Payments:                            |  | \$76,456      |  | \$76,456     |             |
| Market GRM:                     |       | 18.18       |  |                                           |  |               |  |              |             |
| Current CAP:                    |       | 3.64%       |  |                                           |  |               |  |              |             |
| Market CAP:                     |       | 3.87%       |  |                                           |  |               |  |              |             |
| Year Built / Age:               |       | 1934        |  |                                           |  |               |  |              |             |
| Approx. Lot Size:               |       | 6,501       |  |                                           |  |               |  |              |             |
| Approx. Gross RSF:              |       | 2,416       |  | *1 As a percent of Scheduled Gross Income |  |               |  |              |             |
| Cost per Net RSF:               |       | \$496.69    |  | *2 As a percent of Down Payment           |  |               |  |              |             |

| Proposed Financing           |             |          |      | Scheduled Income |        |                |              |               |           |         |
|------------------------------|-------------|----------|------|------------------|--------|----------------|--------------|---------------|-----------|---------|
| First Loan Amount:           | \$1,080,000 | Amort:   | 30   |                  |        | Current Income |              | Market Income |           |         |
| Terms:                       | 5.85%       | Fixed:   | 5    | # of             | Bdrms/ | Notes          | Monthly      | Total Monthly | Monthly   | Total   |
| Payment:                     | \$6,371     | DCR:     | 0.57 | Units            | Baths  |                | Rent/Average | Income        | Rent/Unit | Income  |
|                              |             |          |      | 1                | 2+1    | VACANT         | \$2,750      | \$2,750       | \$2,750   | \$2,750 |
|                              |             |          |      | 1                | 2+1    |                | \$2,520      | \$2,520       | \$2,750   | \$2,750 |
| Annualized Expenses          |             |          |      |                  |        |                |              |               |           |         |
| *Estimated                   |             |          |      |                  |        |                |              |               |           |         |
| New Taxes (New Estimated):   |             | \$15,000 |      |                  |        |                |              |               |           |         |
| Maintenance (\$500/unit):    |             | \$1,000  |      |                  |        |                |              |               |           |         |
| Insurance (\$1.00/SF):       |             | \$2,416  |      |                  |        |                |              |               |           |         |
| Utilities (\$600/unit/year): |             | \$1,200  |      |                  |        |                |              |               |           |         |
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# SALE COMPARABLES

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2250 Magnolia Ave - Long Beach, CA 90806

# SALE COMPARABLES

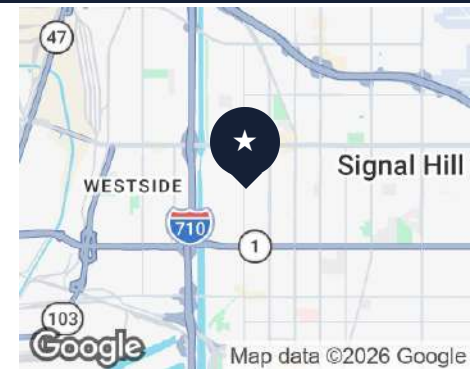
## SALE COMPS



### 2250 MAGNOLIA AVE

2250 Magnolia Ave , Long Beach, CA 90806

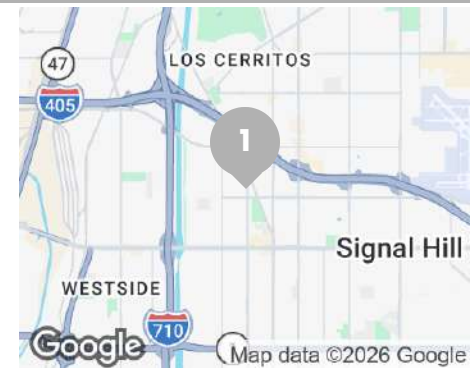
|           |             |             |          |
|-----------|-------------|-------------|----------|
| Price:    | \$1,200,000 | Bldg Size:  | 2,416 SF |
| Lot Size: | 6,501 SF    | No. Units:  | 2        |
| Cap Rate: | 3.64%       | Year Built: | 1934     |



### 3069 PACIFIC AVE

Long Beach, CA 90806

|            |           |             |          |
|------------|-----------|-------------|----------|
| Price:     | \$850,000 | Bldg Size:  | 1,711 SF |
| No. Units: | 2         | Year Built: | 1960     |



### 1876 OREGON AVENUE

Long Beach, CA 90806

|            |           |             |          |
|------------|-----------|-------------|----------|
| Price:     | \$965,000 | Bldg Size:  | 1,607 SF |
| No. Units: | 2         | Year Built: | 1939     |



SALE COMPARABLES

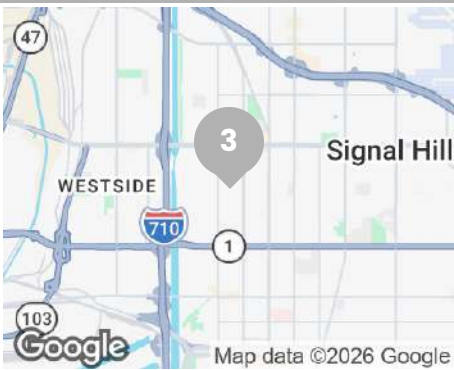
# SALE COMPS

3



**2243 CHESTNUT AVE**  
Long Beach, CA 90806

|            |           |             |          |
|------------|-----------|-------------|----------|
| Price:     | \$850,000 | Bldg Size:  | 2,983 SF |
| No. Units: | 2         | Year Built: | 1931     |

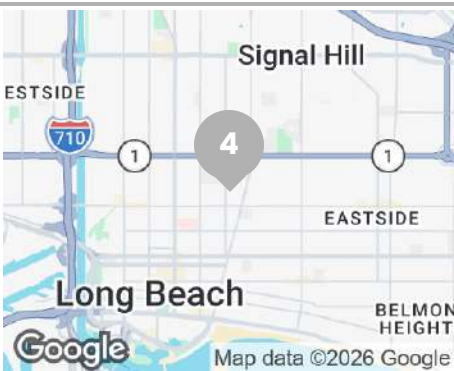


4



**1404 LEWIS AVE**  
Long Beach, CA 90813

|            |           |             |          |
|------------|-----------|-------------|----------|
| Price:     | \$850,000 | Bldg Size:  | 2,004 SF |
| No. Units: | 2         | Year Built: | 1911     |

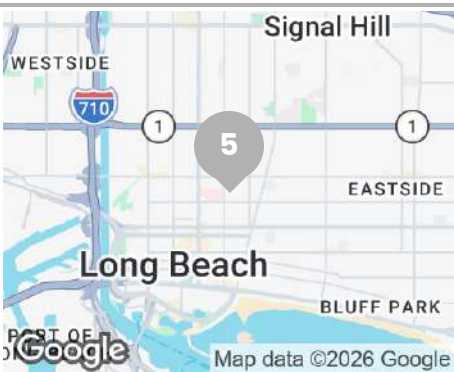


5



**1069 LIME AVENUE**  
Long Beach, CA 90813

|            |           |             |          |
|------------|-----------|-------------|----------|
| Price:     | \$825,000 | Bldg Size:  | 2,366 SF |
| No. Units: | 2         | Year Built: | 1921     |



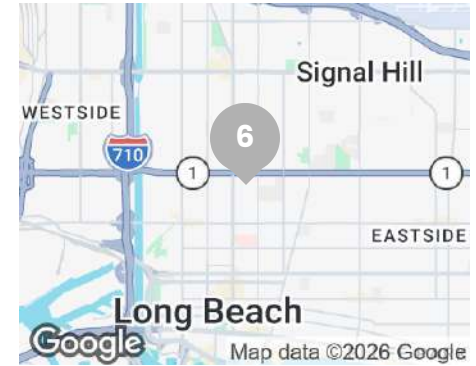
# SALE COMPARABLES

## SALE COMPS



**441 E 17TH ST, LONG BEACH**  
Long Beach, CA 90813

Price: \$1,045,000 Bldg Size: 1,943 SF  
No. Units: 2 Year Built: 1930



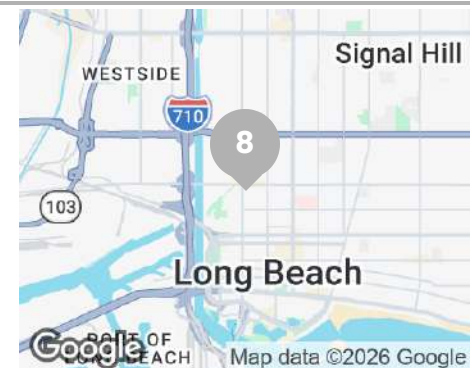
**1039 E 10TH ST**  
Long Beach, CA 90813

Price: \$875,000 Bldg Size: 2,036 SF  
No. Units: 2 Year Built: 1920



**1239 N LOMA VISTA DR**  
Long Beach, CA 90813

Price: \$1,089,890 Bldg Size: 2,186 SF  
No. Units: 2 Year Built: 1926



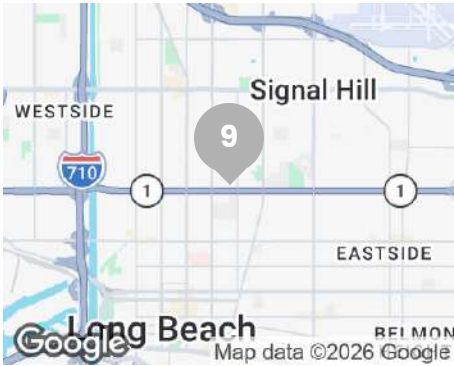
SALE COMPARABLES

# SALE COMPS



**1847 MYRTLE AVENUE**  
Long Beach, CA 90806

|            |           |             |          |
|------------|-----------|-------------|----------|
| Price:     | \$940,000 | Bldg Size:  | 2,050 SF |
| No. Units: | 2         | Year Built: | 1913     |



**787 SAINT LOUIS AVENUE**  
Long Beach, CA 90804

|            |             |             |          |
|------------|-------------|-------------|----------|
| Price:     | \$1,087,000 | Bldg Size:  | 2,187 SF |
| No. Units: | 2           | Year Built: | 1962     |



**341 W 21ST STREET**  
Long Beach, CA 90806

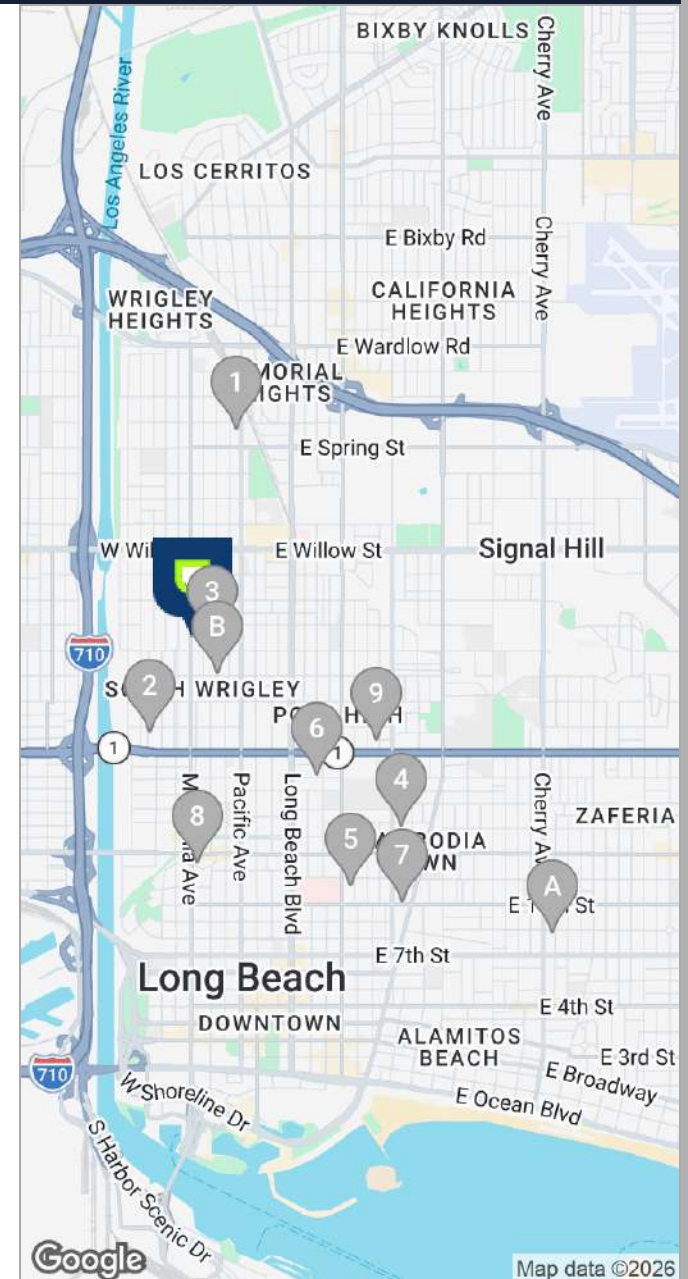
|            |             |             |          |
|------------|-------------|-------------|----------|
| Price:     | \$1,355,000 | Bldg Size:  | 2,674 SF |
| No. Units: | 2           | Year Built: | 1931     |



# SALE COMPARABLES

## SALE COMPS MAP & SUMMARY

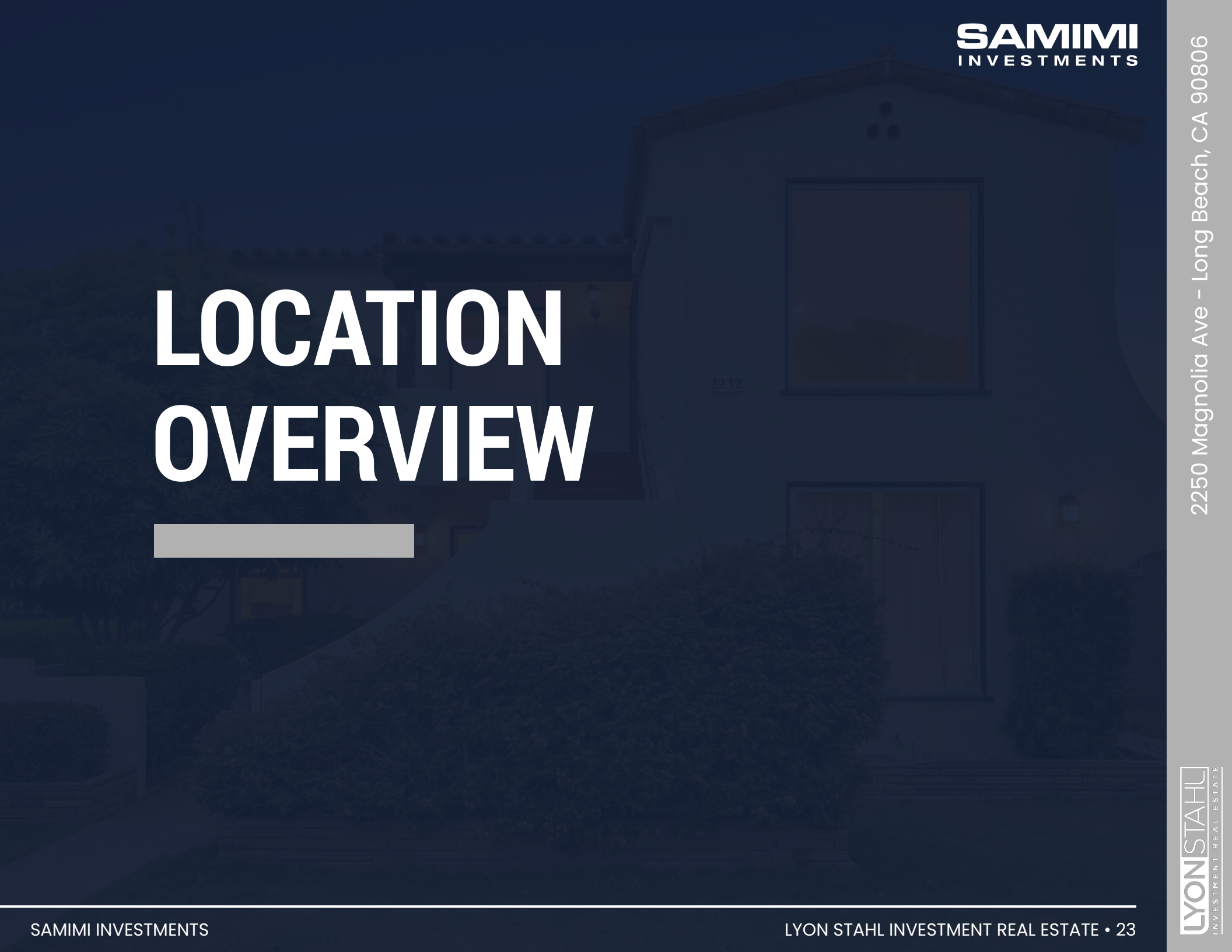
|   | NAME/ADDRESS                                                          | PRICE            | BLDG SIZE       | NO. UNITS |
|---|-----------------------------------------------------------------------|------------------|-----------------|-----------|
| ★ | <b>2250 Magnolia Ave</b><br>2250 Magnolia Ave<br>Long Beach, CA 90806 | \$1,200,000      | 2,416 SF        | 2         |
| 1 | <b>3069 Pacific Ave</b><br>Long Beach, CA 90806                       | \$850,000        | 1,711 SF        | 2         |
| 2 | <b>1876 Oregon Avenue</b><br>Long Beach, CA 90806                     | \$965,000        | 1,607 SF        | 2         |
| 3 | <b>2243 Chestnut Ave</b><br>Long Beach, CA 90806                      | \$850,000        | 2,983 SF        | 2         |
| 4 | <b>1404 Lewis Ave</b><br>Long Beach, CA 90813                         | \$850,000        | 2,004 SF        | 2         |
| 5 | <b>1069 Lime Avenue</b><br>Long Beach, CA 90813                       | \$825,000        | 2,366 SF        | 2         |
| 6 | <b>441 E 17th St, Long Beach</b><br>Long Beach, CA 90813              | \$1,045,000      | 1,943 SF        | 2         |
| 7 | <b>1039 E 10th St</b><br>Long Beach, CA 90813                         | \$875,000        | 2,036 SF        | 2         |
| 8 | <b>1239 N Loma Vista Dr</b><br>Long Beach, CA 90813                   | \$1,089,890      | 2,186 SF        | 2         |
| 9 | <b>1847 Myrtle Avenue</b><br>Long Beach, CA 90806                     | \$940,000        | 2,050 SF        | 2         |
| A | <b>787 Saint Louis Avenue</b><br>Long Beach, CA 90804                 | \$1,087,000      | 2,187 SF        | 2         |
| B | <b>341 W 21st street</b><br>Long Beach, CA 90806                      | \$1,355,000      | 2,674 SF        | 2         |
|   | <b>AVERAGES</b>                                                       | <b>\$975,626</b> | <b>2,159 SF</b> | <b>2</b>  |



# SALE COMPARABLES ANALYSIS

| Address                       | Price       | Units | Yr. Built | RSF   | Lot SF | GRM   | CAP   | Price/SF | COE        | Unit Mix       |
|-------------------------------|-------------|-------|-----------|-------|--------|-------|-------|----------|------------|----------------|
| 3069 Pacific Ave,             | \$850,000   | 2     | 1960      | 1,711 | 4,560  | 21.69 | 3.00% | \$496.79 | 10/30/2025 | (2)2+1         |
| 1876 Oregon Ave               | \$965,000   | 2     | 1939      | 1,607 | 6,647  | 13.52 | 4.81% | \$600.50 | 10/23/2025 | (2)2+1         |
| 2243 Chestnut Ave             | \$850,000   | 2     | 1931      | 2,983 | 6,503  | 15.07 | 4.31% | \$284.95 | 10/1/2025  | (2)2+2         |
| 1404 Lewis Ave                | \$850,000   | 2     | 1911      | 2,004 | 5,804  | 11.81 | 5.51% | \$424.15 | 6/27/2025  | (1)4+2, (1)3+2 |
| 1069 Lime Ave                 | \$825,000   | 2     | 1921      | 2,366 | 6,517  | 22.30 | 2.92% | \$348.69 | 6/24/2025  | (1)3+1, (1)1+1 |
| 441 E 17th St                 | \$1,045,000 | 2     | 1930      | 1,943 | 2,248  | 16.13 | 4.03% | \$537.83 | 5/28/2025  | (2)2+2         |
| 1039 E 10th St                | \$875,000   | 2     | 1920      | 2,036 | 1,950  | 12.15 | 5.35% | \$429.76 | 4/7/2025   | (2)2+1         |
| 1239 N Loma Vista Dr          | \$1,089,890 | 2     | 1926      | 2,186 | 4,359  | 13.36 | 4.87% | \$498.58 | 2/13/2025  | (2)3+3         |
| 1847 Myrtle Avenue            | \$940,000   | 2     | 1913      | 2,050 | 6,519  | 13.99 | 4.65% | \$458.54 | 8/22/2024  | (1)2+2, (1)2+1 |
| 787 Saint Louis Avenue        | \$1,087,000 | 2     | 1962      | 2,187 | 6,734  | 15.89 | 4.09% | \$497.03 | 8/20/2024  | (2)2+1         |
| 341 W 21st Street             | \$1,355,000 | 2     | 1931      | 2,674 | 4,118  | 20.16 | 3.22% | \$506.73 | 7/22/2024  | (1)3+2, (1)2+2 |
| Averages                      |             |       |           |       |        | 16.01 | 4.25% | \$462.14 |            |                |
| 2250 Magnolia Ave, Long Beach | \$1,200,000 | 2     | 1934      | 2,416 | 6,501  | 18.98 | 3.64% | \$496.69 | N/A        | (2)2+1         |

# LOCATION OVERVIEW



2250 Magnolia Ave - Long Beach, CA 90806

LOCATION OVERVIEW

# LOS ANGELES OVERVIEW

## LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



**10M**

Residents

TOTAL AREA



**4,084**

Square Miles

CITIES



**88**

Incorporated Cities

Economy



**950B**

Gross Domestic Product



# LOCATION OVERVIEW

## NEW:LOS ANGELES

**SAMIMI**  
INVESTMENTS



# 100

Over 100 colleges and universities,  
including UCLA, USC, and Caltech

# 5M

Highly educated and diverse workers

# 950B

GDP. One of the largest county  
economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.





Long Beach, California, is a vibrant coastal city situated in southeastern Los Angeles County, approximately 22 miles south of downtown Los Angeles. It spans about 50 square miles and serves as an important hub in the Gateway Cities region. The city is home to around 439,000 residents as of 2025, with a diverse population comprising White (41.6%), other races (18.1%), Asian (12.8%), African American (11.9%), and multiracial communities. The median household income is approximately \$84,000, with an average per capita income of about \$50,500.

With eight distinct neighborhoods, Long Beach boasts a balanced mix of residential, commercial, and recreational spaces. It hosts prominent events such as the Long Beach Grand Prix and Pride Festival. The city's diverse economy includes port operations, manufacturing, and a growing service sector. Overall, Long Beach presents a unique coastal living experience with both small-town charm and big-city conveniences.

# Long Beach, CA

“Aquatics  
Capital  
of America”



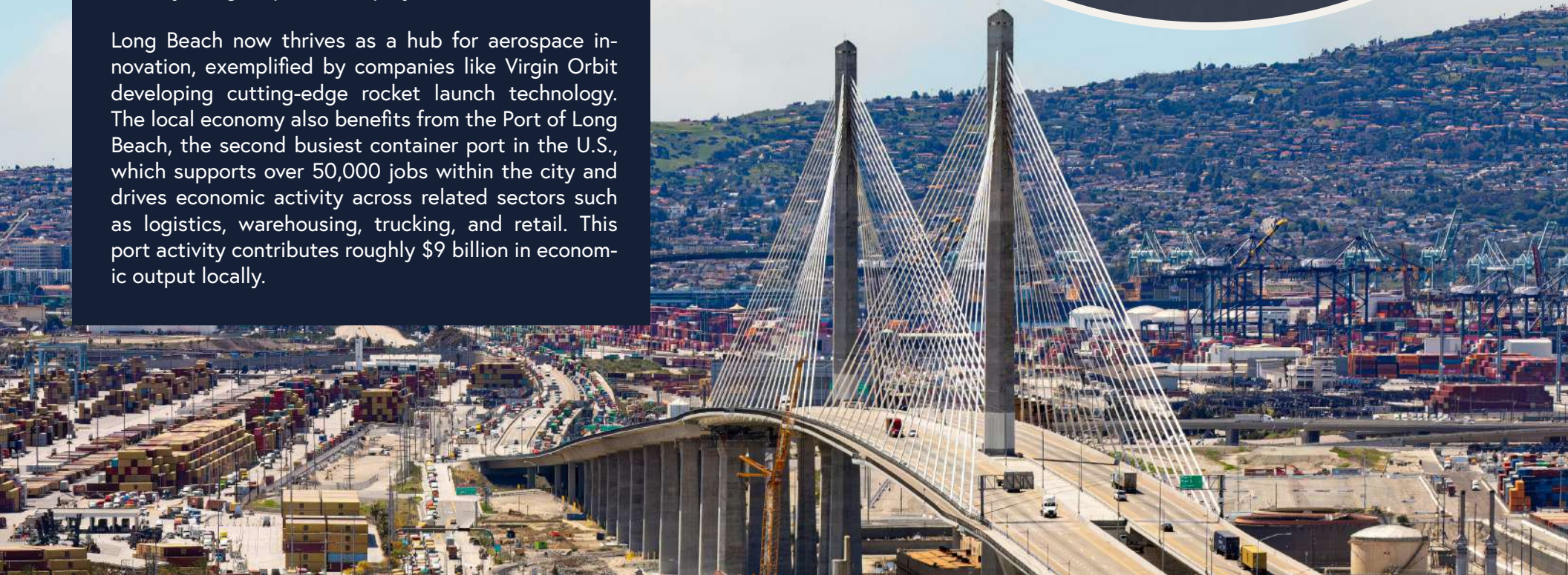
Long Beach is renowned for its extensive waterfront featuring an 8.5-mile beach, the Port of Long Beach—one of the world's busiest container ports—and major attractions like the historic RMS Queen Mary and the Aquarium of the Pacific. The city blends an urban environment with the laid-back lifestyle of a beach town, offering residents and visitors walkable neighborhoods, cultural amenities, scenic outdoor activities, and a range of shopping and dining experiences.



## Local Economy

Long Beach's economic base has evolved significantly over the years, shaped by its strategic coastal location and diversified industrial landscape. Historically, the city experienced booms from oil extraction and sustained its identity as a Navy town until the base closure. The aerospace industry played a pivotal role in Long Beach's economy, anchored by Douglas Aircraft Company, later McDonnell Douglas and now part of Boeing. The company operated plants at the Long Beach Airport, producing iconic aircraft such as the DC-8, DC-9, DC-10, and MD-11. Boeing continued production locally with the Boeing 717 until 2006 and the C-17 Globemaster III airlifter plant, which is slated for closure. Despite workforce reductions, Boeing remains the city's largest private employer.

Long Beach now thrives as a hub for aerospace innovation, exemplified by companies like Virgin Orbit developing cutting-edge rocket launch technology. The local economy also benefits from the Port of Long Beach, the second busiest container port in the U.S., which supports over 50,000 jobs within the city and drives economic activity across related sectors such as logistics, warehousing, trucking, and retail. This port activity contributes roughly \$9 billion in economic output locally.



## Long Beach Transport Network

Long Beach benefits from a well-developed transportation network including Long Beach International Airport, the Metro A Line light rail, and an extensive bus system operated by Long Beach Transit. This robust infrastructure enhances connectivity and accessibility, making Long Beach an attractive location for commercial real estate investment by facilitating employee commutes, customer access, and efficient goods movement.



### LONG BEACH TRANSIT

Long Beach Transit operates 37 bus routes and two water taxi lines, carrying around 19.1 million riders through its system in 2024, with approximately 60,400 weekday riders in 2025. Its network directly links Long Beach neighborhoods, CSULB, shopping destinations, and waterfront attractions.



### LONG BEACH INTERNATIONAL AIRPORT

Long Beach Airport handled over 4.1 million passengers in 2024, ranking as California's 10th busiest airport.

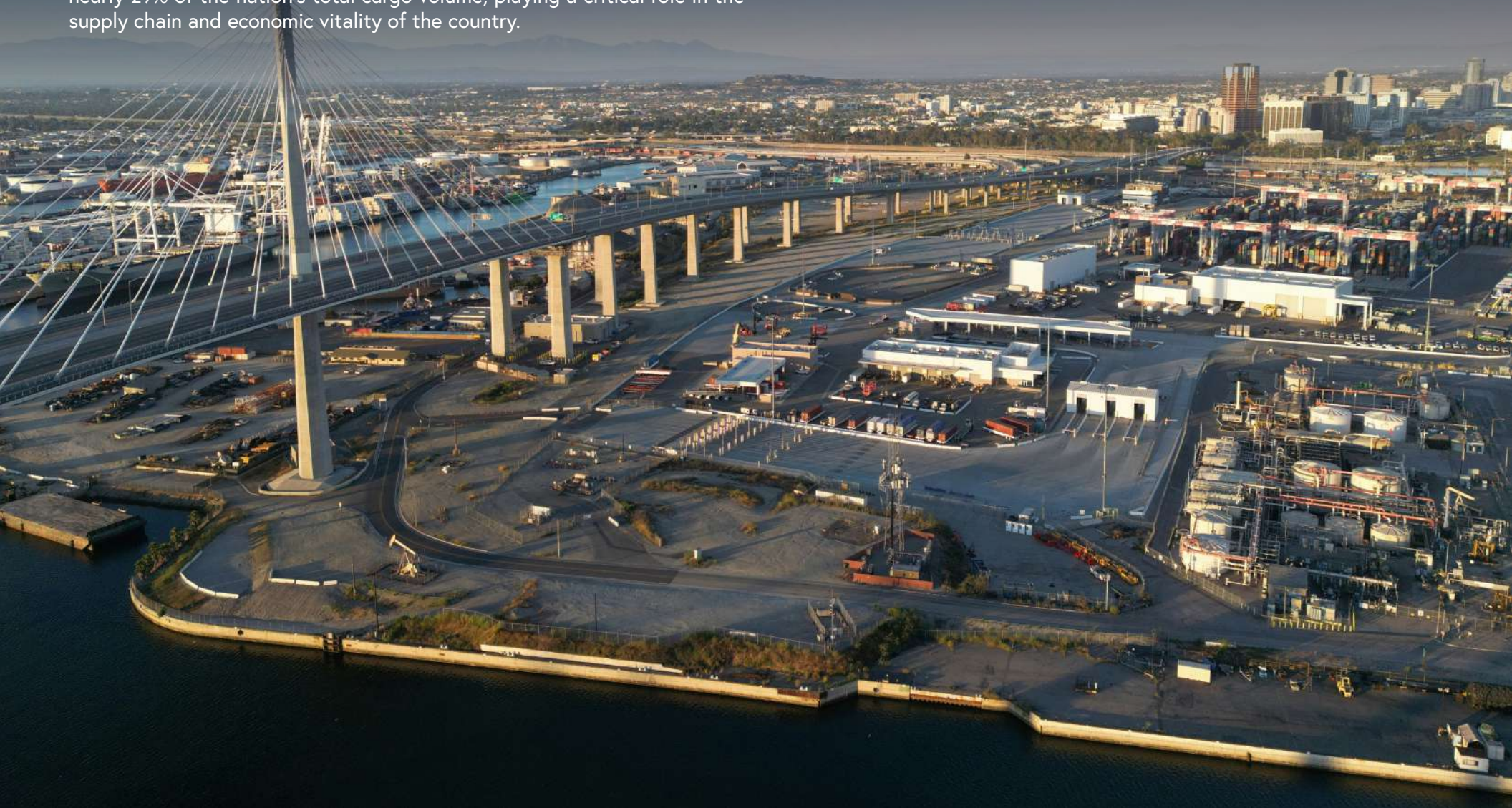


### METRO A LINE

The Metro A Line is the busiest light rail route in Los Angeles Metro's system, carrying over 22 million riders in 2024 and averaging nearly 69,200 weekday boardings.

# Port of Los Angeles

The Port of Los Angeles, known as America's Port, is a vast seaport managed by the Los Angeles Harbor Department that spans 7,500 acres (3,000 hectares) of land and water with 43 miles (69 km) of waterfront, adjoining the neighboring Port of Long Beach. In 2025, the port handled over 10.5 million twenty-foot equivalent units (TEUs), making it one of the busiest ports in the Western Hemisphere and supporting employment for approximately 2.7 million people across the United States. It accounts for nearly 29% of the nation's total cargo volume, playing a critical role in the supply chain and economic vitality of the country.



# ANDURIL CAMPUS LONG BEACH



Anduril Industries is establishing its second major Southern California campus in Long Beach, signaling a renaissance in advanced manufacturing and defense innovation. Costa Mesa-based Anduril announced late January 2026 plans for a 1.185 million sq ft facility—750,000 sq ft office and 435,000 sq ft industrial—slated to open in 2027 amid surging demand for autonomous military tech.

This joins Anduril's national network of manufacturing sites, following its \$1B Arsenal-1 facility in Ohio.

The campus will generate 5,500 direct jobs plus construction and support roles, revitalizing Long Beach's legacy as a naval and complex aircraft hub.

Nestled in "Space Beach," Anduril neighbors Vast Space, Coronal, Rebel Space Technologies, Orbital Operations, and Boeing, leveraging port proximity, industrial capacity, and deep aerospace talent.

Southern California's \$4.7B in 2025 aerospace/defense funding underscores the ecosystem's dominance in software-driven defense over traditional hardware.



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