3822 E 7th ST, LONG BEACH

5 UNITS | $1,475,000 | 3,946 SF | NO LOCAL RSO

OFFERING MEMORANDUM

Exclusively Marketed by:

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LYON STAHL INVESTMENT REAL ESTATE

3822 E 7th St | Long Beach

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LYON STAHL INVESTMENT REAL ESTATE

EXECUTIVE SUMMARY

We are pleased to present 3822 E. 7th Street, a well-maintained 5-unit multifamily investment opportunity located in the Belmont Heights submarket of Long Beach. This 5,014 SF lot benefits from extremely efficient lot coverage as it features (2) separate structures, a large central courtyard, and a communal outdoor barbeque area in the rear. The front structure consists of (4) 1 Bed/1 Bath units. These spacious, nearly identical units span approximately 750 square feet each and showcase the classic character and charm associated with vintage Belmont Heights apartments. The rear structure features (1) fully remodeled 2 Bed/1 Bath unit upstairs with approximately 950 SF of living area, which includes a master bedroom and walk in closet. Downstairs, there are (3) garages (one of which is currently being used for owner storage), and an on-site laundry room with leased units. Overall, the property has been meticulously maintained by ownership and features copper plumbing throughout with a consistently maintained main sewer line, exceptional unit interiors, and a recently inspected roof found to be in excellent condition.

Priced at a 5.43% CAP rate and 12.07 GRM on current in-place income, with upside to an achievable 8.14% Market CAP rate and 8.97 Market GRM, this offering provides investors with strong day-one cash flow with compelling value-add components on multiple fronts. First, the 33% rent upside is compounded by the building's extremely efficient expense profile as owner-paid utility expenses have historically remained very low. Further, the prudent investor can increase NOI by transitioning to owner-operated laundry equipment and monetizing the garage currently used for owner storage. In addition, the configuration of the rear structure offers significant ADU appeal (buyer to verify).

Lastly, this Belmont Heights location boasts a Walk Score of 92 ("Walker's Paradise") and is located near excellent schools, including Woodrow Wilson High School a mere half mile away. In addition, the property's proximity to the Traffic Circle provides convenient access to the major economic and employment hubs of Los Angeles and Orange counties, supporting consistent tenant demand in this strong infill location

INVESTMENT HIGHLIGHTS

- Unit Mix: (1) 2 Bed/1 Bath, (4) 1 Bed/1Bath
- Healthy Day 1 Income w/ Significant Rent Upside:
  - Current CAP Rate: 5.43%
  - Current GRM: 12.07
  - Market CAP Rate: 8.14%
  - Market GRM: 8.97
  - Rent Upside: 33%
- Well-Maintained Property: The property features copper plumbing throughout with a consistently maintained main sewer line, exceptional unit interiors, and a recently inspected roof found to be in excellent condition
- No Local Rent Control: The property falls under CA Statewide Rent Control (AB1482). Rents can be increased 5% + CPI
- Garage Parking: There are (3) garages on site, one of which is currently being utilized for owner storage
- Efficient Expense Profile: Each unit is separately metered for electricity* and gas, while owner-paid water, sewer, and trash expenses have historically remained very low
- Efficient Lot Coverage: Despite 3,946 SF of living area, the property features a large central courtyard and a communal outdoor barbeque area in the rear
- Strong Rental Demand:
  - Walk Score: 92 ("Walker's Paradise")
  - Located near excellent schools, including Woodrow Wilson High School a mere half mile away
  - The close proximity to the Traffic Circle provides convenient access to the major economic and employment hubs of Los Angeles and Orange counties

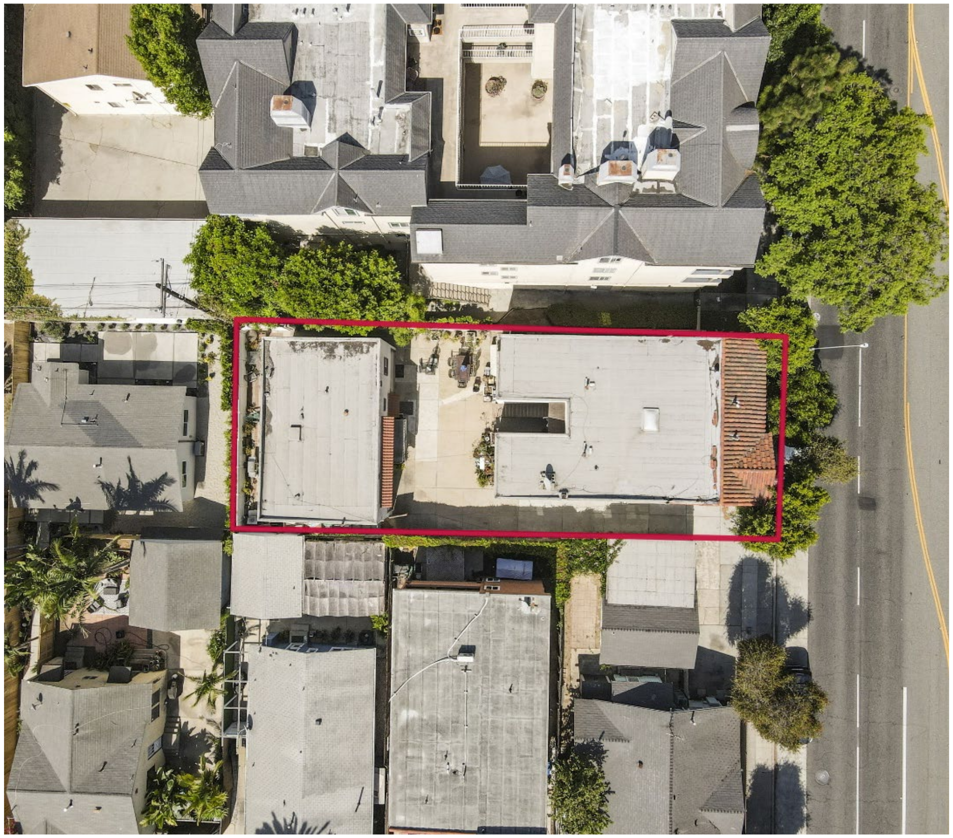
*The rear building has (1) electric meter. The owner pays this; however, the tenant reimburses the owner for any amount in excess of $40. This averages out to roughly $48/mo as a reimbursement to the owner

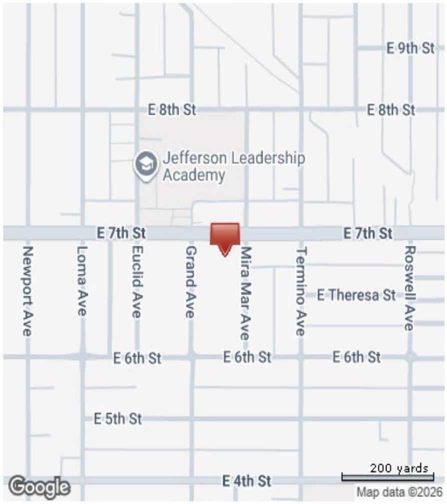
OFFERING SUMMARY

STREET ADDRESS	3822 E 7th ST LONG BEACH, CA 90804
APN	7254-026-005
PROPERTY TYPE	APARTMENT
YEAR BUILT	1924
NUMBER OF UNITS	5
BUILDING SIZE	3,946
LOT SIZE	5,014
ZONING	LBCCP

FINANCIAL SUMMARY

OFFERING PRICE	$1,475,000
PRICE/UNIT	$295,000
PRICE/SF	$373.80
PRICE/LOT SF	$294.18
NOI (CURRENT)	$80,095
NOI (PRO FORMA)	$120,109
CAP RATE (CURRENT)	5.43%
CAP RATE (PRO FORMA)	8.14%
GRM (CURRENT)	12.07
GRM (PRO FORMA)	8.97



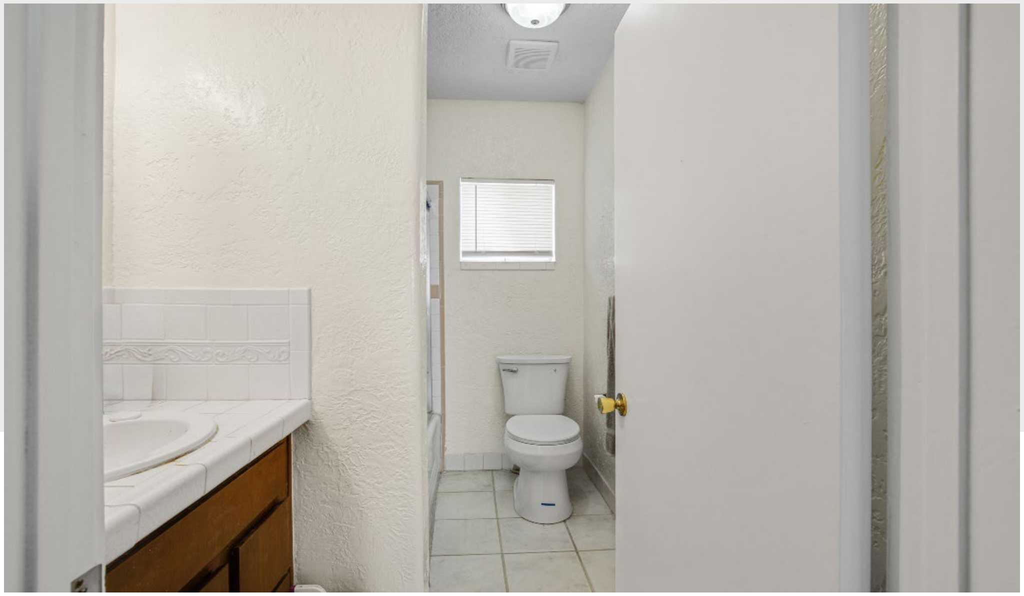


EXTERIOR PHOTOS

EXTERIOR PHOTOS

DRONE PHOTOS

RENT ROLL



UNIT #	BED/BATH	UNIT NOTES	CURRENT RENT	MARKET RENT	STATUS	PARKING	UTILTIES PAID BY TENANT
1	1 + 1	*Bottom Unit (approx. 750sf)*	$1,950	$2,400	Current		Gas & Electric
2	1 + 1	*Top Unit (approx. 750sf)*	$1,995	$2,400	Current		Gas & Electric
3	1 + 1	*Top Unit (approx. 750sf)*	$1,995	$2,400	Current		Gas & Electric
4	1 + 1	*Bottom Unit (approx. 750sf)*	$1,950	$2,400	Current		Gas & Electric
5	2 + 1	Rear Building *(Upstairs)*	$1,900 *(+$350 for 2 Garages)*	$3,450	Current	(2) Garage Parking Spaces	Gas & Electric*

**There is one electric meter for the back building. It has common area use so the owner pays up front, but the tenant reimburses the owner in the amount excess of $40/mo. On average, the owner is reimbursed $48/mo from the rear tenant*

RENT COMPARABLES

1 BEDROOM

1

685 Coronado Ave
Long Beach

RENT	$2,600
BED/BATH	1 Bed/1 Bath
DISTANCE	0.43 mi
PROPERTY	APT

2

3787 E 11th St
Long Beach

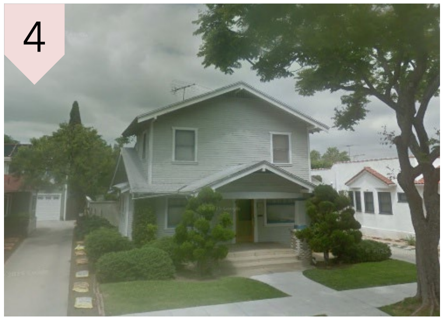
RENT	$2,120
BED/BATH	1 Bed/1 Bath
DISTANCE	0.53 mi
PROPERTY	APT

3

4116 E 5th St
Long Beach

RENT	$2,500
BED/BATH	1 Bed/1 Bath
DISTANCE	0.32 mi
PROPERTY	APT

4



3703 E 5th St
Long Beach

RENT	$2,400
BED/BATH	1 Bed/1 Bath
DISTANCE	0.22 mi
PROPERTY	APT

RENT COMPARABLES SUMMARY

	PROPERTY	DISTANCE	RENT	SIZE	BED/BATH	BUILDING TYPE
1	685 Coronado Ave, Long Beach	0.43 mi	$2,600	600	1 Bed/1 Bath	APT
2	3787 E 11th St, Long Beach	0.53 mi	$2,120	660	1 Bed/1 Bath	APT
3	4116 E 5th St, Long Beach	0.32 mi	$2,500	650	1 Bed/1 Bath	APT
4	3703 E 5th St, Long Beach	0.22 mi	$2,400	725	1 Bed/1 Bath	APT
	AVERAGES:		$2,405			

1

653 Grand Ave
Long Beach

RENT	$3,200
BED/BATH	2 Bed/1 Bath
DISTANCE	0.08 mi
PROPERTY	APT

2

628 Mira Mar Ave
Long Beach

RENT	$3,900
BED/BATH	2 Bed/1 Bath
DISTANCE	0.1 mi
PROPERTY	APT

3

3620 E 6th St
Long Beach

RENT	$3,500
BED/BATH	2 Bed/1 Bath
DISTANCE	0.22 mi
PROPERTY	APT

4

3787 E 11th St
Long Beach

RENT	$3,099
BED/BATH	2 Bed/1 Bath
DISTANCE	0.53 mi
PROPERTY	APT

RENT COMPARABLES SUMMARY

	PROPERTY	DISTANCE	RENT	SIZE	BED/BATH	BUILDING TYPE
1	653 Grand Ave, Long Beach	0.08 mi	$3,200	1000	2 Bed/1 Bath	APT
2	628 Mira Mar Ave, Long Beach	0.1 mi	$3,900	900	2 Bed/1 Bath	APT
3	3620 E 6th St, Long Beach	0.22 mi	$3,500	1050	2 Bed/1 Bath	APT
4	3787 E 11th St, Long Beach	0.53 mi	$3,099	810	2 Bed/1 Bath	APT
	AVERAGES:		$3,425			

INTERIOR PHOTOS (FRONT BUILDING)


UNIT 1


UNIT 1


UNIT 2


UNIT 2


UNIT 2

INTERIOR PHOTOS (FRONT BUILDING)


UNIT 3


UNIT 3


UNIT 3


UNIT 3

INTERIOR PHOTOS (FRONT BUILDING)

REAR BUILDING - UNIT #5

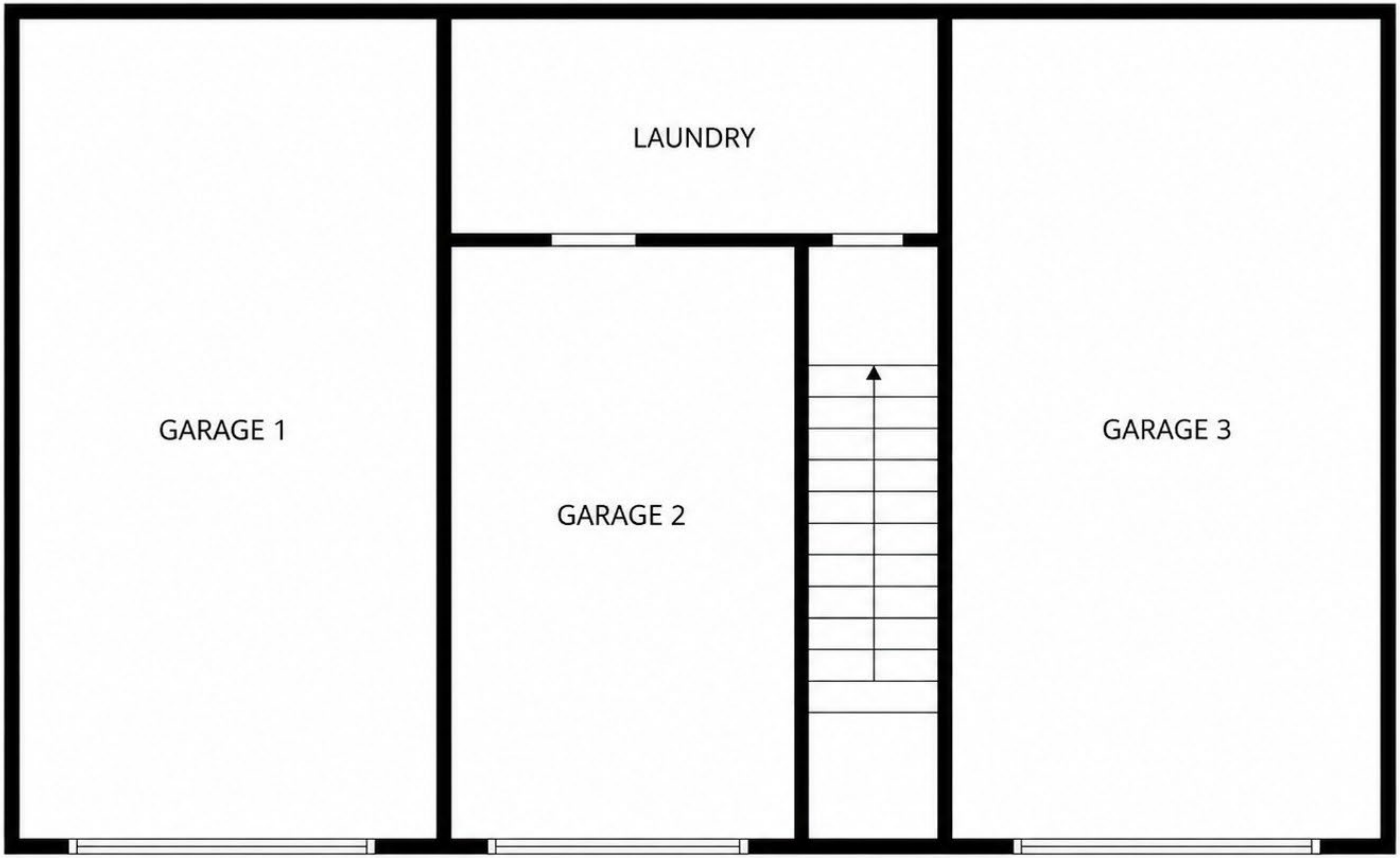
REAR BUILDING – GROUND FLOOR

LAUNDRY ROOM – LEASED UNITS

GARAGE #1 – LEASED TO UNIT #5

GARAGE #2 – CURRENT OWNER STORAGE

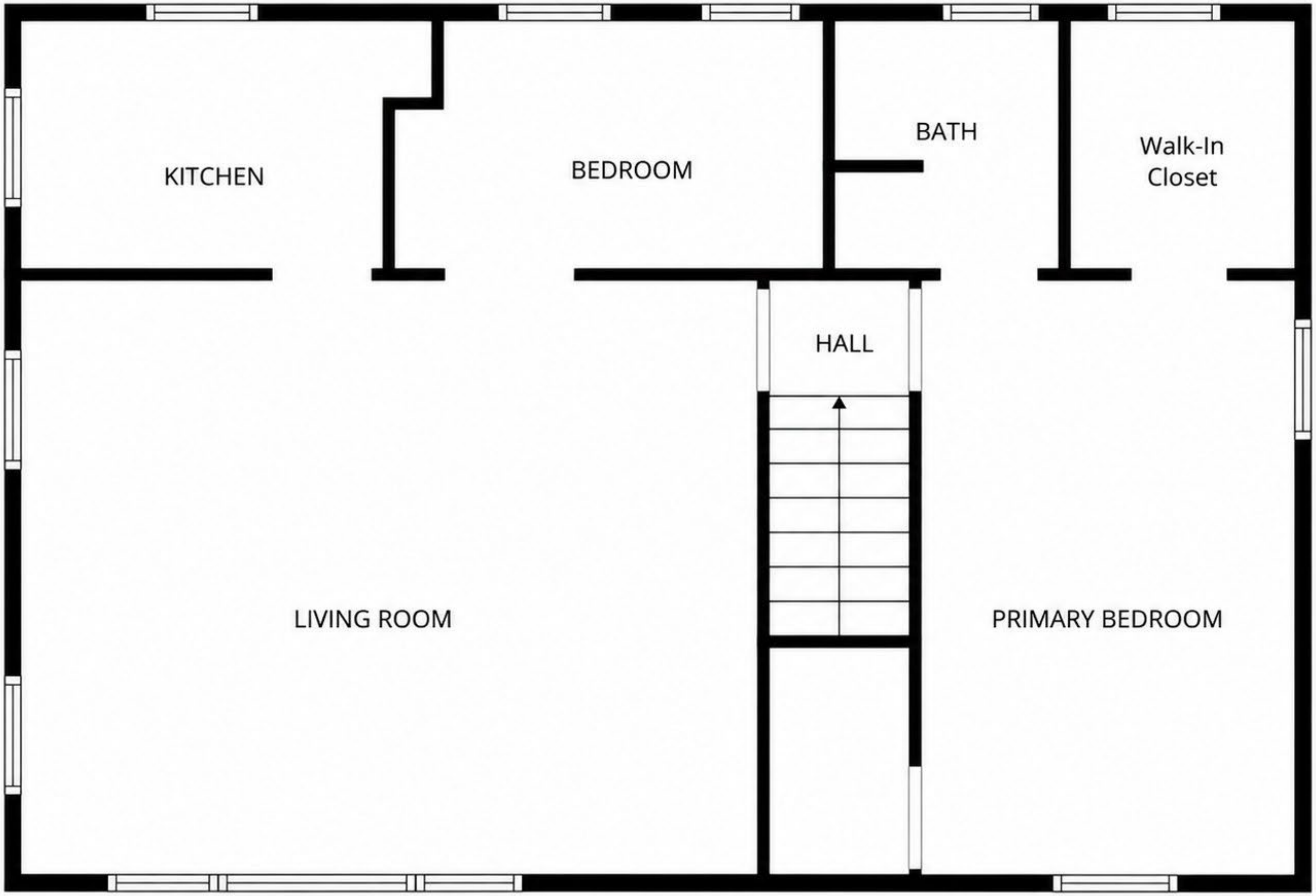

GARAGE #3 – UNIT 5 via 2ND AGREEMENT



Rear Building - Ground Level Floorplan

Floor plan is for illustrative purposes only. Layout, dimensions, and features are approximate and not guaranteed.

REAR BUILDING – UNIT #5 (2nd LEVEL) FLOOR PLAN



Rear Building - Upstairs Unit Floor Plan (Unit #5)

Floor plan is for illustrative purposes only. Layout, dimensions, and features are approximate and not guaranteed.

FINANCIAL SUMMARY

INCOME	CURRENT	PRO FORMA
Potential Base Rent	$117,480	$156,600
(+) Other Income Subject to Occupancy	$4,776	$7,776
(=) Potential Income Subject to Occupancy	$122,256	$164,376
(-) Vacancy/Credit Loss (5%)	$6,113	$8,219
(=) Gross Operating Income	$116,143	$156,157

EXPENSES	CURRENT	PRO FORMA
Property Taxes (1.2004%)	$17,706	$17,706
Insurance ($1.50/SF/YR)	$5,919	$5,919
Maintenance (3%)	$3,524	$3,524
Utility Expenses (Actuals):	$3,024	$3,024
Property Management (5%):	$5,874	$5,874
(-) Total Expenses	$36,048	$36,048
(=) NET OPERATING INCOME (NOI)	$80,095	$120,109

PROPOSED FINANCING	
LOAN TYPE	Amortized
DOWN PAYMENT	$590,000
LOAN AMOUNT	$885,000
INTEREST RATE	6.00%
ANNUAL DEBT SERVICE	$63,672
LOAN TO VALUE	60%
AMORTIZATION PERIOD	30 Years
DEBT COVERAGE RATIO	1.26

CASH FLOW STATEMENT	CURRENT	PRO FORMA
Net Operating Income/ Unlevered Cash Flow Before Taxes	$80,095	$120,109
(-) Annual Debt Service	$63,672	$63,672
(=) Levered Cash Flow Before Taxes	$16,423	$56,437
(+) Principle Reduction	$10,868	$10,868
(=) Total Return Before Taxes	$27,291	$67,305
Tangible ROI (Cash on Cash) (Levered):	2.78%	9.57%
Non Tangible ROI (Total Return/Down Payment) (Levered):	4.63%	11.41%

SOLD COMPARABLES

1

3121 E 5th St
Long Beach

Sale Price	$1,500,000
COE	7/16/2026
Year Built	1930
Units	5
Price/Unit	$300,000
Building SF	5,822
Price/SF	$257.64
Lot SF	6,753
CAP Rate	5.19%
GRM	13.50
Zoning	LBR2

2

1102 Termino Ave
Long Beach

Sale Price	$1,850,000
COE	4/7/2025
Year Built	1923
Units	7
Price/Unit	$254,286
Building SF	5,597
Price/SF	$374.72
Lot SF	6,751
CAP Rate	5.22%
GRM	12.45
Zoning	LBR2

3

4308 E 4th St
Long Beach

Sale Price	$2,400,000
COE	5/9/2025
Year Built	1953
Units	8
Price/Unit	$300,000
Building SF	6,751
Price/SF	$468.84
Lot SF	6,751
CAP Rate	5.80%
GRM	11.40
Zoning	LBR3

4

3915 E 11th St
Long Beach

Sale Price	$1,235,000
COE	10/10/2025
Year Built	1949
Units	4
Price/Unit	$308,750
Building SF	4,796
Price/SF	$399.55
Lot SF	4,796
CAP Rate	4.24%
GRM	13.60
Zoning	LBR3

SOLD COMPARABLES

5

1057 Euclid Ave
Long Beach

Sale Price	$1,789,000
COE	5/29/2026
Year Built	1959
Units	6
Price/Unit	$298,167
Building SF	4,192
Price/SF	$426.77
Lot SF	6,345
CAP Rate	5.40%
GRM	11.90
Zoning	LBR4

6

767 Freeman Ave
Long Beach

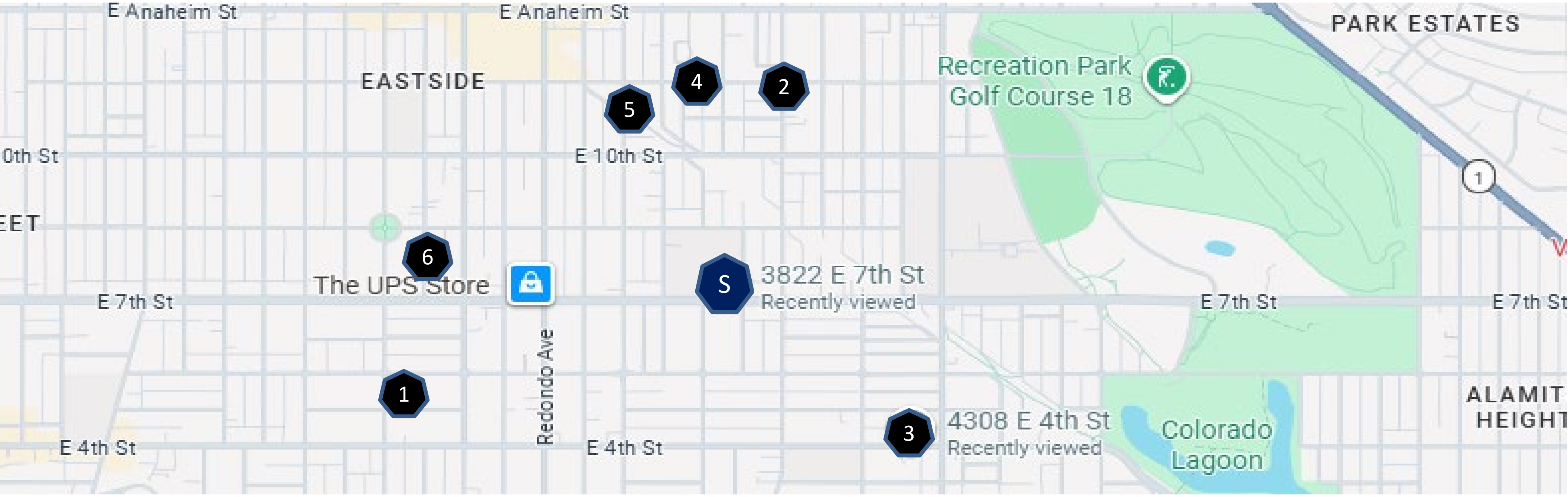
Sale Price	$1,800,000
COE	11/17/2025
Year Built	1961
Units	7
Price/Unit	$257,143
Building SF	5,332
Price/SF	$337.58
Lot SF	6,751
CAP Rate	5.90%
GRM	11.02
Zoning	LBR2

S

3822 E 7th St
Long Beach

Asking Price	$1,475,000
Status	Active
Year Built	1924
Units	5
Price/Unit	$295,000
Building SF	5,014
Price/SF	$373.80
Lot SF	5,014
CAP Rate	5.43%
GRM	12.07
Zoning	LBCCP

SOLD COMPARABLES SUMMARY



	PROPERTY	COE	SALE PRICE	YEAR BUILT	UNITS	$/UNIT	SF	$/SF	LOT SF	CAP RATE	GRM
1	3121 E 5th , Long Beach	7/16/2026	$1,500,000	1930	5	$300,000	5,822	$257.64	6,753	5.19%	13.50
2	1102 Termino Av, Long Beach	4/7/2025	$1,850,000	1923	7	$264,286	4,937	$374.72	5,597	5.22%	12.45
3	4308 E 4th St, Long Beach	5/9/2025	$2,400,000	1953	8	$300,000	5,119	$468.84	6,751	5.80%	11.40
4	3915 E 11th St, Long Beach	10/10/2025	$1,235,000	1949	4	$308,750	3,091	$399.55	4,796	4.24%	13.60
5	1057 Euclid Av, Long Beach	5/29/2026	$1,789,000	1959	6	$298,167	4,192	$426.77	6,345	5.40%	11.90
6	767 Freeman Av, Long Beach	11/17/2025	$1,800,000	1961	7	$257,143	5,332	$337.58	6,751	5.90%	11.02
	AVERAGES					$288,058		$377.52		5.29%	12.31
S	3822 E 7th St, Long Beach		$1,475,000	1924	5	$295,000	3,946	$373.80	5,014	5.43%	12.07

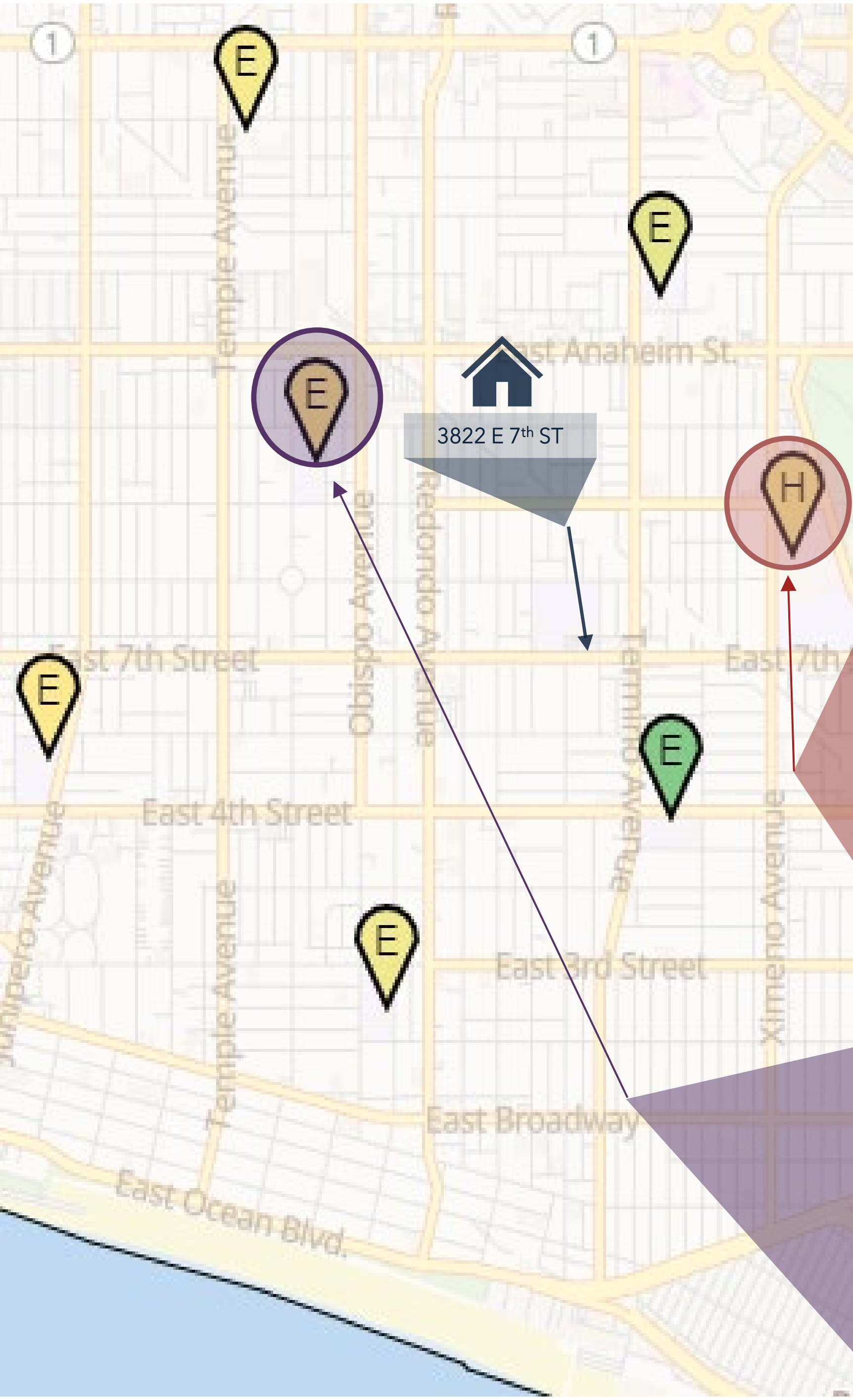
AREA OVERVIEW

LOS ANGELES COUNTY

Los Angeles County is the most populous county in the United States, with approximately 9.9 million residents and a metropolitan population exceeding 19 million across the greater Southern California region. Comprised of 88 diverse cities and more than 244,000 businesses, the county serves as one of the nation's premier economic, cultural, and employment centers, with a GDP ranking among the largest economies in the world.

The region benefits from a highly diversified economy anchored by entertainment, aerospace, healthcare, technology, manufacturing, professional services, and international trade. Los Angeles County is home to a labor force exceeding 4.7 million people, including one of the nation's largest concentrations of college-educated workers, supporting long-term economic stability and housing demand. The area is also home to numerous Fortune 500 companies and is globally recognized for its beaches, tourism, hospitality, and entertainment industries, all of which continue to support the county's strong economic fundamentals and long-term growth outlook.

Further, Los Angeles County benefits from its position as one of the country's premier infill markets, characterized by dense population centers, limited developable land, and significant barriers to new construction. As one of the most supply-constrained regions in the nation, well-located multifamily assets within established neighborhoods continue to benefit from durable tenant demand, strong occupancy fundamentals, and long-term appreciation potential. The county's irreplaceable coastal location, mature infrastructure, and diverse employment base further reinforce its position as a highly desirable long-term investment market.



LONG BEACH UNIFIED SCHOOL DISTRICT

long beach unified school district

A-	Overall Grade
B	Academics
A-	Teachers
A+	Diversity
A	College Prep

Long Beach Unified School District is a highly rated, public school district located in Long Beach, CA. It has 72,935 students in grades K-12 with a student-teacher ratio of 26 to 1. According to state test scores, 42% of students are at least proficient in math and 51% in reading.

WOODROW WILSON HIGH SCHOOL

WOODROW WILSON CLASSICAL HIGH SCHOOL · BRUINS · LONG BEACH, CALIFORNIA

A-	Overall Grade
B+	Academics
B+	Teachers
A	Diversity
A-	College Prep

Wilson High School is a highly rated, public school located in Long Beach, CA. It has 3,679 students in grades 9-12 with a student-teacher ratio of 25 to 1. According to state test scores, 26% of students are at least proficient in math and 58% in reading.

WILL ROGERS MIDDLE SCHOOL

WILLARD Elementary School

B	Overall Grade
B-	Academics
B+	Teachers
A-	Diversity

Willard Elementary School is an above average, public school located in Long Beach, CA. It has 665 students in grades K-5 with a student-teacher ratio of 28 to 1. According to state test scores, 42% of students are at least proficient in math and 37% in reading.

CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/ or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

PROPERTY TOURS ARE BY APPOINTMENT ONLY

THERE IS NO AUTHORIZED ACCESS TO THE PROPERTY WITHOUT THE PHYSICAL PRESENCE OR WRITTEN CONSENT OF LISTING BROKER

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