



1126 Raymond Avenue

8 UNITS | 80's CONSTRUCTION EASTSIDE LONG BEACH



**VAN VUUREN**  
INVESTMENT GROUP

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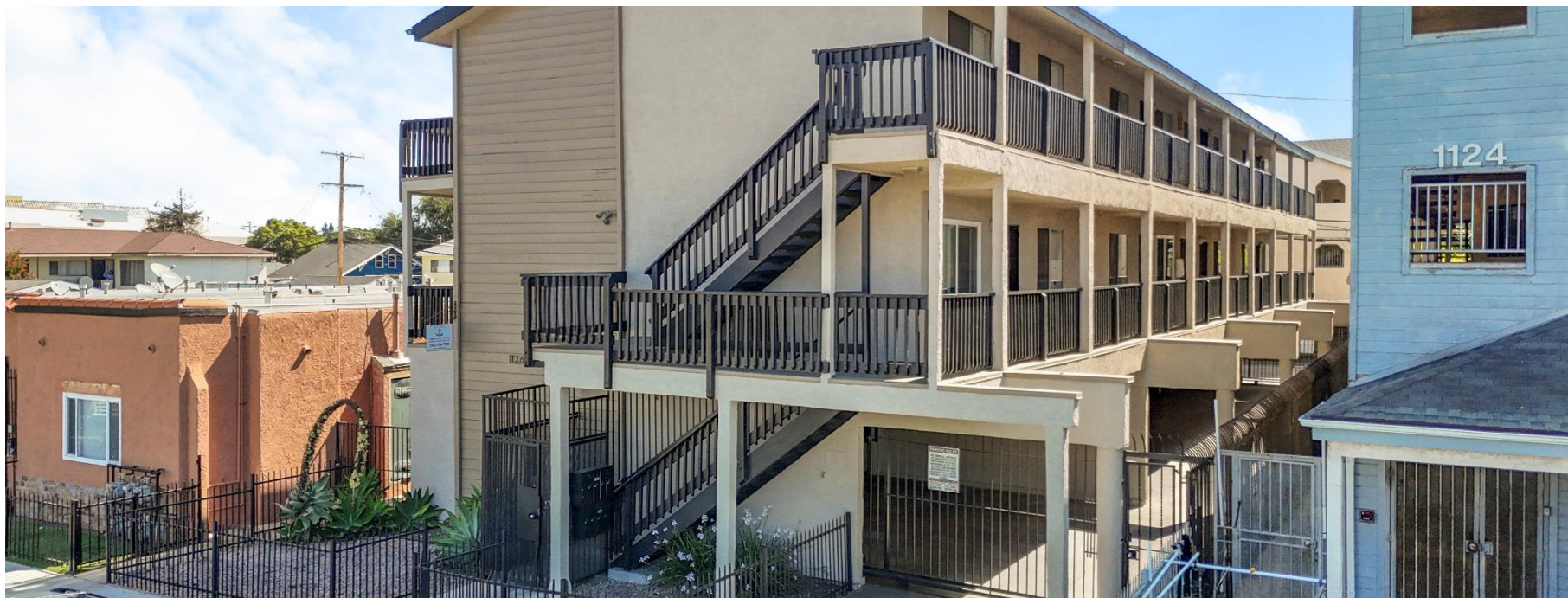
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# EXECUTIVE SUMMARY



## INVESTMENT OVERVIEW



The Van Vuuren Investment Group of Lyon Stahl and The RealEstate Group are pleased to present 1126 Raymond Avenue, an eight-unit apartment building situated in Long Beach's coveted Eastside/Rose Park submarket. Located minutes from 4th Street's Retro Row, Belmont Shore, and the beach, with quick access to the 405, 605, and 22 freeways, the property benefits from one of Long Beach's most established and supply-constrained rental corridors, where new multifamily product is virtually nonexistent.

Built in 1987, the property is composed entirely of eight (8) spacious 2-bedroom/2-bathroom units, a rare and highly desirable layout in a Long Beach rental market dominated by smaller 1+1 product. Each unit features a private balcony with views of Signal Hill, a dishwasher, and an individual water heater, while the upstairs units are further enhanced by 11+ foot vaulted ceilings that elevate the living experience. The asset is fully occupied, generating stable in-place income on 6,336 square feet of building area sitting on a 6,504 square foot lot. The current ownership has maintained the property well, completing a new roof and full exterior paint in 2025, and units are separately metered for gas and electricity, keeping operating expenses tight.

A standout feature is the twelve (12) on-site garage spaces, equating to 1.5 stalls per unit, an exceptional ratio that drives both tenant demand and ancillary income potential. The property further benefits from an on-site laundry room, providing an additional income stream. The post-1980 vintage is itself a scarcity play, as only 11.7% of Long Beach's 5- to 50-unit apartment buildings were built in 1980 or later, insulating the asset from the deferred-maintenance, costly-retrofit profile that defines the city's pre-war stock. 1126 Raymond Avenue offers investors an improved, well-maintained asset with rent upside in one of Long Beach's most resilient coastal-adjacent submarkets.



## INVESTMENT HIGHLIGHTS



EIGHT (8) LARGE  
2-Bd/2-Ba UNITS



TWELVE (12)  
GARAGE SPACES



NEW ROOF & PAINT  
(2025)

- **Rare 8-Unit, All 2+2 Layout** – 100% 2-bedroom/2-bathroom unit mix, an uncommon configuration in Long Beach’s small-multifamily stock that drives stronger tenant retention and premium rents.
- **Premium Unit Features** – Private balcony with Signal Hill views, dishwasher, and individual water heater in every unit. Upstairs units offer 11+ ft vaulted ceilings.
- **2025 Capex & Tight Operations** – New roof and full exterior paint completed in 2025, eliminating near-term capex. Units are separately metered for gas and electricity.
- **Standout Amenities & Ancillary Income** – Twelve (12) on-site garage spaces deliver 1.5 stalls per unit, a rare ratio that drives strong tenant demand and retention, complemented by a common area laundry room that generates additional income.
- **Scarce Newer Vintage** – Built in 1987, the asset sits in the top 11.7% of Long Beach 5–50 unit apartment buildings constructed in 1980 or later, insulating buyers from the deferred-maintenance profile of the city’s pre-war stock.
- **Compelling Pricing in a Coveted Submarket** – Offered at \$2,320,000 (\$290,000/unit) on a 6.00% current & 6.78% market cap, with rent upside under AB 1482. Located in Eastside / Rose Park, minutes from Retro Row, Belmont Shore, and the 405/605/22 freeways.



# LOCATION OVERVIEW

# LOCATION OVERVIEW

## SUBMARKET SUMMARY:

The Eastside / Rose Park neighborhood is a highly desirable rental submarket in Long Beach, known for its historic charm, walkability, and strong tenant demand. Located just east of Downtown and near the coast, the area offers a compelling blend of residential character and urban convenience, anchored by the vibrant Retro Row (4th Street Long Beach) corridor featuring local dining, retail, and entertainment. The submarket consists primarily of 1920s–1940s vintage multifamily properties, many with value-add potential through interior renovations, allowing investors to capture rental upside while benefiting from consistent occupancy. With close proximity to major freeways and the Metro A Line, along with economic drivers including the Port of Long Beach, healthcare, and education sectors, Eastside / Rose Park continues to demonstrate strong fundamentals supported by limited new supply and sustained renter demand.

## MARKET AMENITIES:



### AREA SCHOOLS

- California State University, Long Beach
- DeVry University
- Long Beach City College
- American University of Health Sciences
- Wilson High School
- Long Beach Polytechnic High School
- Milikan High School
- Jordan High School



### MEDICAL FACILITIES

- Memorial Care Hospital
- Miller' Children's & Women's Hospital
- Dignity Health – St. Mary Medical Center
- Long Beach Medical Center
- Saint Mary's Memorial Hospital
- VA Long Beach Healthcare
- Molina Healthcare



### SHOPPING AREAS

- Long Beach Exchange
- The Pike Outlets
- 2<sup>nd</sup> & PCH
- Shoreline Village
- City Place Long Beach
- 4<sup>th</sup> Street Retro Row
- 2<sup>nd</sup> Street Belmont Shore



### RECREATIONAL AREAS

- Aquarium of The Pacific
- Long Beach Cruise Terminal
- The Queen Mary
- Recreation Park & Golf Course
- El Dorado Park & Golf Course
- Belmont Shore & Bayshore Beach
- Rosie's Dog Beach

# LOCATION OVERVIEW

## LOCATION

The City of Long Beach is located along the shores of the Pacific Ocean, where the Los Angeles and San Gabriel Rivers flow into San Pedro Bay. Downtown Long Beach is located approximately 24 miles south of downtown Los Angeles and approximately 25 miles north of Santa Ana, both county seats of their respective counties. This location— along the ocean and located between the central business districts of Los Angeles and Orange counties—has proven to be an economic and geographic advantage. Long Beach has a long, rich history characterized by cultural diversity, multiple industries, a vibrant downtown, appealing neighborhoods, lively business corridors and districts, a regionally significant airport, a world-class port and an assortment of colleges, including California State University at Long Beach (CSULB).

Long Beach combines big city amenities with small-town appeal. Long Beach is home to numerous small businesses and several larger corporations representing many industry sectors. Its diverse economy and workforce have supported the region. Although Long Beach’s historical strength has been in shipping and manufacturing, since the late 1990s the City’s economic position has transitioned to a knowledge-based economy. Top employment sectors include health care; manufacturing; professional, scientific and technical services; hospitality; wholesale, transportation/warehousing, utilities; food service and retail.

As of 2016, with 466,255 residents and over 163,794 households, Long Beach was the second largest city in Los Angeles County, following the City of Los Angeles.<sup>14</sup> As Long Beach moves toward 2040, the Southern California Association of Government’s (SCAG) Integrated Growth Forecast for the 2016/2040 Regional Transportation Plan indicates that Long Beach will grow nearly four percent to a population of 484,485 residents.<sup>15</sup> That is over 18,000 new persons living in Long Beach. During this same time frame, the City is projected to add 11,700 new households and 28,500 new employees. Given that 12.2% of existing households are experiencing overcrowding, combined with the need to accommodate population growth with new housing units, it is anticipated that a total of 28,524 housing units are needed by 2040.

## EMPLOYMENT BY OCCUPATIONS

RANK	OCCUPATION	EMPLOYEES
1	Sales & Office	45,326
2	Service	43,122
3	Management, Business, & Financial	35,664
4	Production, Transportation, & Material Moving	31,323
5	Education, Legal, Community Service, Arts, & Media	31,224
6	Natural Resources, Construction, & Maintenance	17,789
7	Computer, Engineering, & Science	14,291
8	Healthcare Practitioners & Technical	13,349
9	Protective Service	5,862



# DEMOGRAPHIC SUMMARY

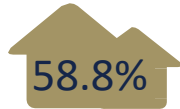
## KEY FACTS



**455,548**  
POPULATION



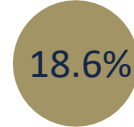
**37** MEDIAN AGE



**58.8%**  
RENTER POPULATION

**\$87,430**  
Median Household Income

## EDUCATION



**18.6%**  
No High School Diploma



**18.87%**  
High School Graduate



**29.15%**  
Some College



**35.6%**  
Bachelor's Degree or Higher

## BUSINESS



**37.1%**  
PROJECTED JOB GROWTH BY 2030

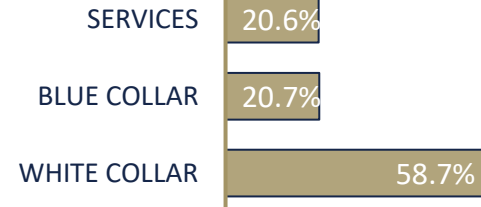


**237,950**  
TOTAL EMPLOYEES

## EMPLOYMENT

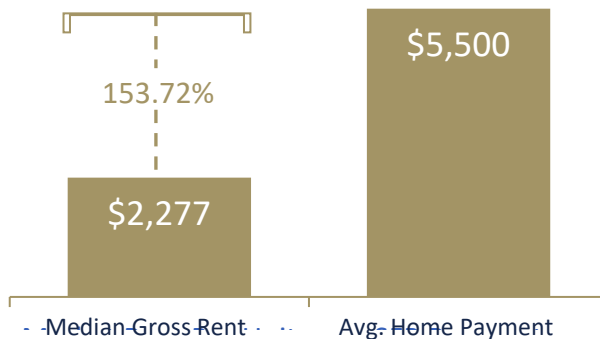


**5.6%**  
UNEMPLOYMENT RATE



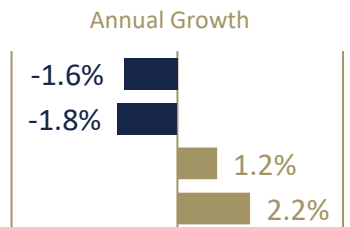
## RENT vs. OWN AFFORDABILITY GAP

**\$3,223**  
Variance Between Rent vs. Own



## HOUSEHOLDS BY INCOME

Indicator	Value	% of Total
< \$34,999	42,748	25.8%
\$35,000-\$74,999	47,056	28.4%
\$75,000-\$149,999	48,547	29.3%
\$150,000+	27,339	16.5%
Total Households	165,689	100.0%



# LOCAL DEVELOPMENTS

## ALEXAN WEST END

Trammell Crow Residential's largest residential development in Long Beach: ~600 apartments across a 5.6-acre site behind the World Trade Center, with studios, one-, two-, and three-bedroom floor plans averaging 767 sf. Initial occupancy May 2026; full completion March 2027.



## MOSAIC PROMENADE

JPI's \$150M, 272-unit mixed-use development at 450 The Promenade North. Eight-story building delivers studios through three-bedroom apartments above 18,841 sf of ground-floor retail. First phase of a 900-unit master plan replacing the former City Place mall; broke ground January 2026, opens mid-2028.



## 6700 PCH

Holland Partner Group's six-story, 303-unit apartment building replacing the Congressional Place office complex at PCH and Studebaker Road. Includes a parking podium and 5% units affordable to very-low-income residents; building permit cleared and ready to issue.



## MARINA SHORES

Onni Group's 600-unit residential project on a 6.2-acre site formerly anchored by Whole Foods. Two five-story buildings just south of the 2ND & PCH retail center; plan-check review complete with permit ready to issue. One of three major projects reshaping the PCH/2nd Street corridor.



## 615 E. OCEAN BLVD

Studio One Eleven-designed mixed-use building with 203 apartments (24 studios, 96 one-bedroom, 76 two-bedroom, 7 three-bedroom) and 261 parking spaces. Approximately one-third of units feature private balconies, with 13 affordable units restricted to lower-income households.



## BEACH PLAZA

Long-awaited redevelopment of the former Beach Plaza Hotel at 2010 E. Ocean Blvd at Cherry Avenue. The first shoreside development in decades will deliver 40 hotel rooms, 56 condominiums, 168 parking stalls, and a public stairway providing coastal access.



# LOCAL DEVELOPMENTS

## 1400 LONG BEACH BLVD

Meta Housing Corp.'s \$87.6M affordable housing development; six-story, 163-unit building on a formerly vacant lot at the namesake address. Mix of one-, two-, and three-bedroom units serving households earning 30-70% of area median income. Completion scheduled mid-2026.



## ARMORY ARTS COLLECTIVE

Adaptive reuse of the historic Armory complex at 854 E. 7th Street, converting the landmark building into 63 affordable apartments for older adults. One of five affordable projects scheduled to break ground in 2026, blending historic preservation with much-needed senior housing.



## 1401 LONG BEACH BLVD

151-unit affordable housing community for low-income families across two buildings, located directly across from the 1400 Long Beach project. Construction estimated to begin early 2026, further densifying the Midtown corridor with new family housing.



## 321 W. OCEAN BLVD.

Mill Creek Residential's 729-unit redevelopment of the former Civic Center site, comprising two eight-story buildings with 73 moderate-income units, 2,651 sf of ground-floor retail, and 817 parking stalls. Designed by TCA Architects; entered Planning Commission review March 2026.



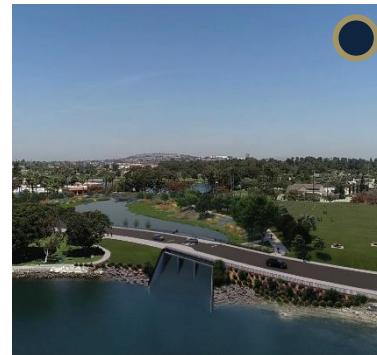
## 300 ALAMITOS

Mercy Housing California's five-story, 82-unit affordable senior community north of Alamitos Beach. Reserved for older adults with lower incomes or who have experienced homelessness. Topped out in late 2025; under construction with delivery expected in 2026.



## COLORADO LAGOON OPEN CHANNEL

One of Long Beach's largest open-space and infrastructure projects: a new tidal channel cutting through Marina Vista Park to reconnect the Colorado Lagoon with Marine Stadium and Alamitos Bay. Improves water quality and adds new walking paths and landscaping; completion in 2025.



# PROPERTY OVERVIEW



## PROPERTY DETAILS



Address	1126 Raymond Ave
City, State Zip	Long Beach CA 90804
APN	7260-031-004
Number of Units	8
Number of Buildings	1
Year Built	1987
Unit Mix	Eight (8) 2+2
Gas & Electric	Separately Metered
Parking	Twelve (12) Garage Spaces
Building Size (sf)	6,336
Lot Size (sf)	6,504
Zoning	Lbr2n
Rent Control	AB 1482

# PROPERTY PHOTOS



# PROPERTY PHOTOS



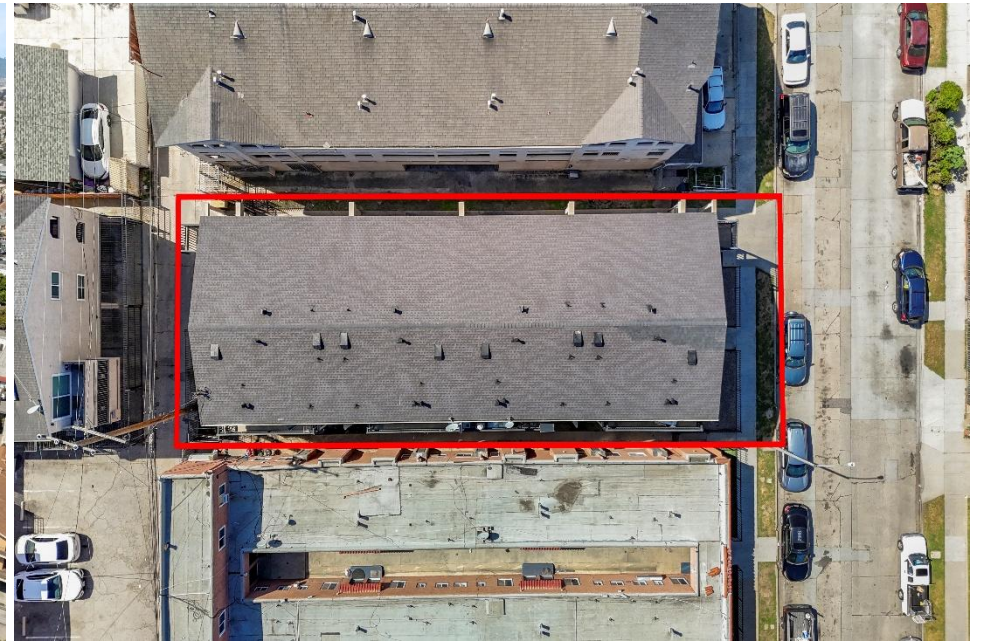
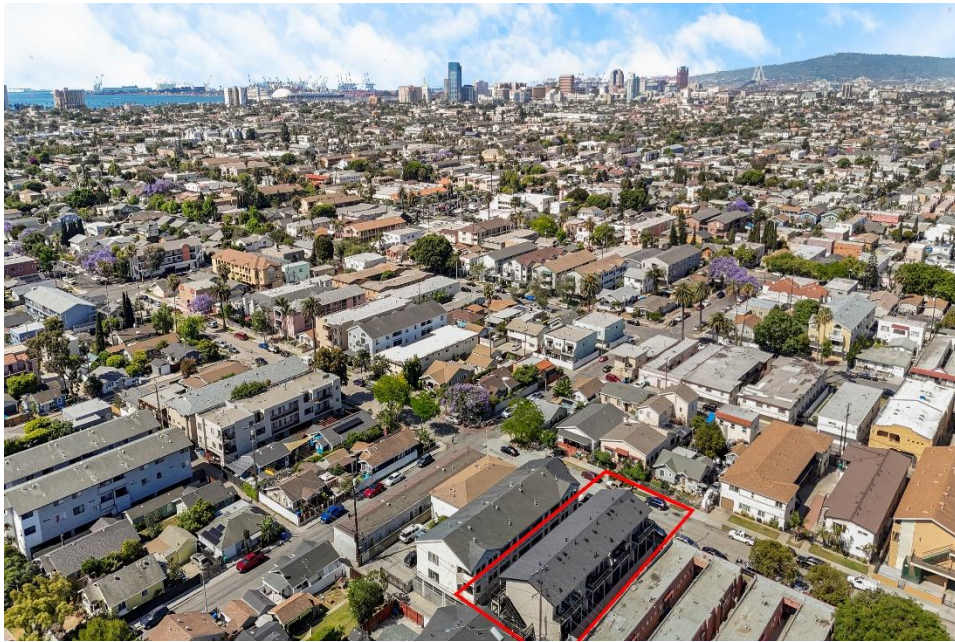
# PROPERTY PHOTOS



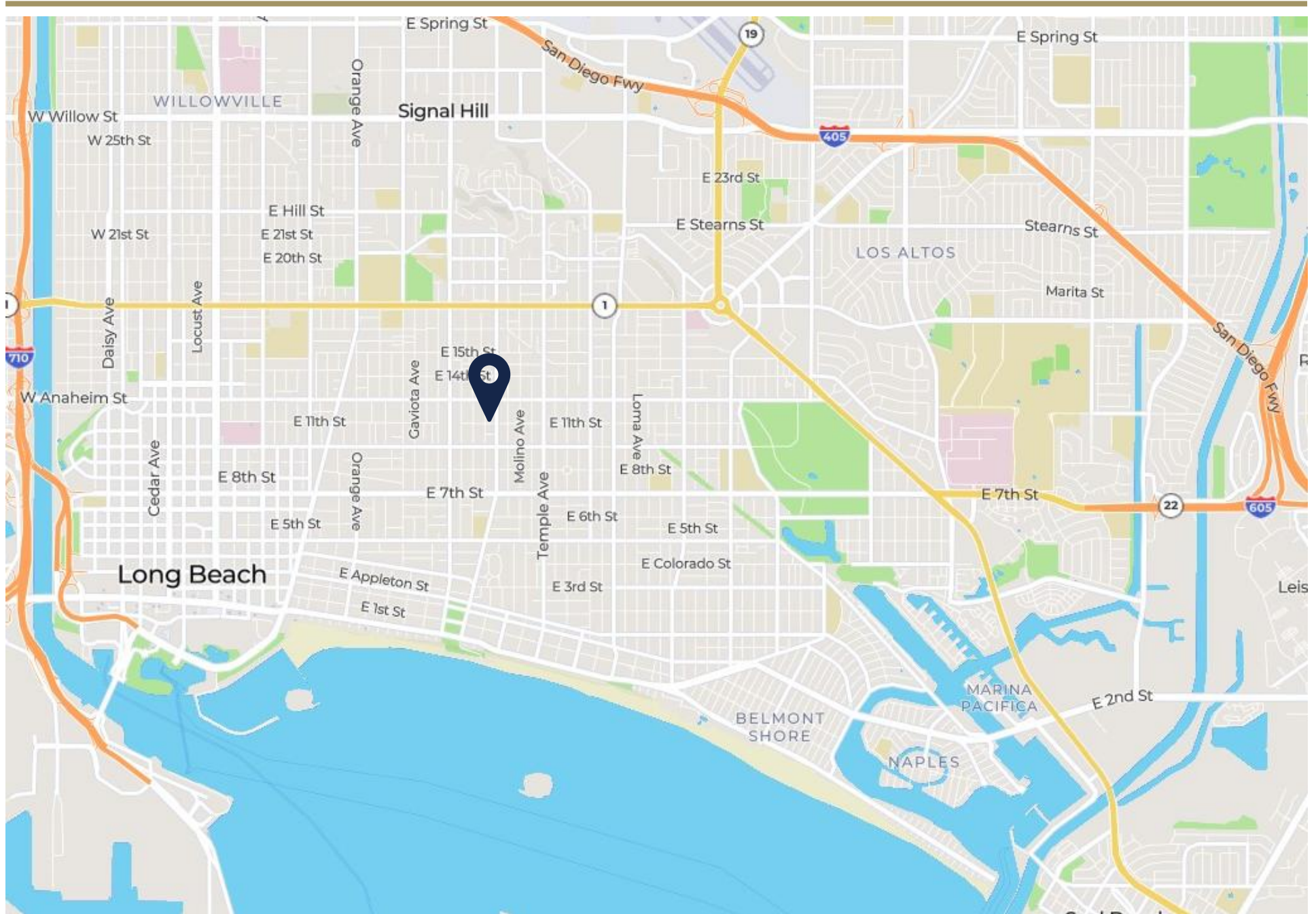
# PROPERTY PHOTOS



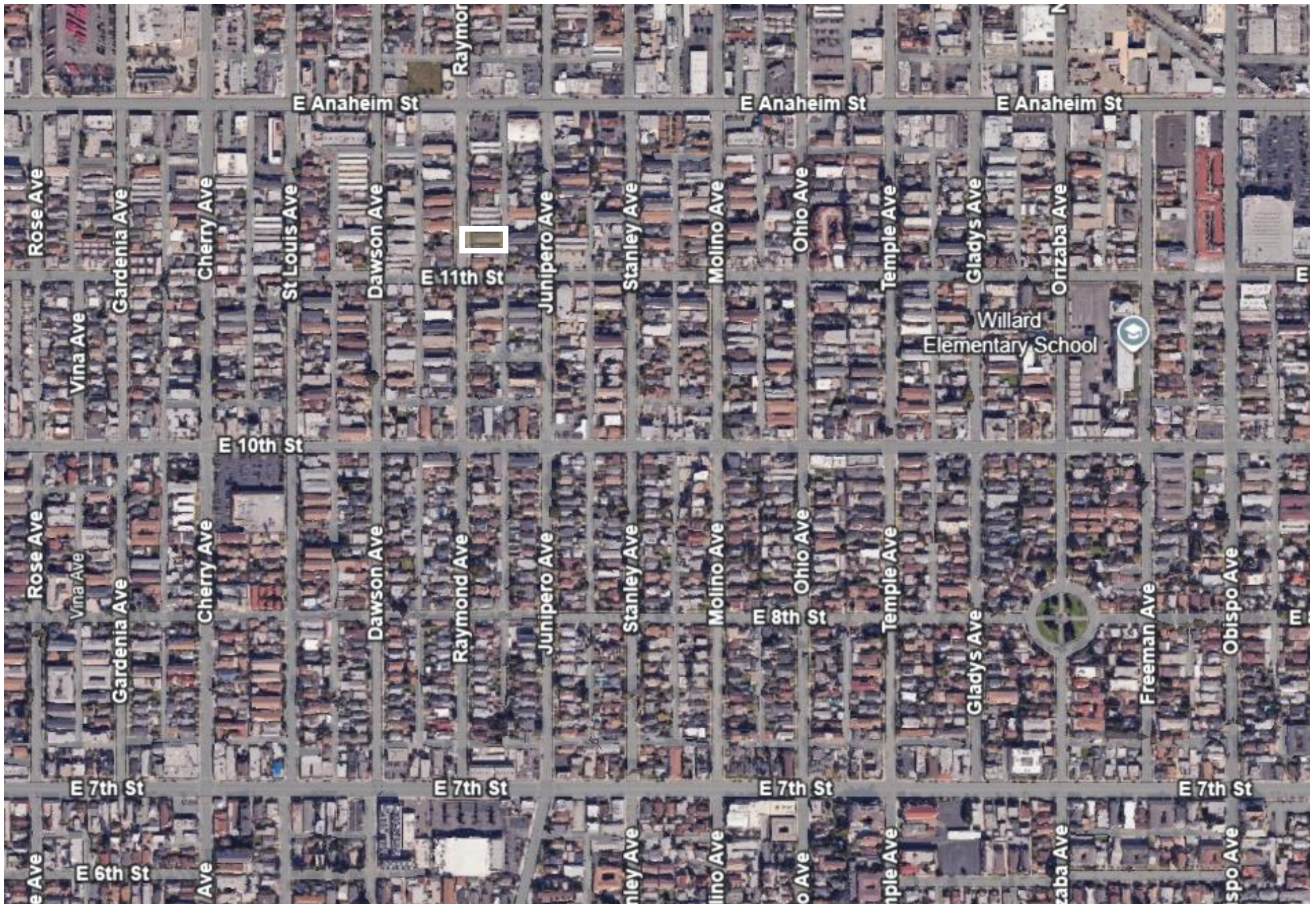
# PROPERTY PHOTOS



# LOCATION MAP



# AERIAL MAP





# FINANCIAL ANALYSIS

## PRICING & FINANCIALS

### Building Data/Financial Indicators

Price:	\$2,320,000
Address:	1126 Raymond Ave Long Beach CA 90804
No. of Units:	8
Year Built:	1987
Building Size SF:	6,336
Lot Size SF:	6,504
Price/Unit:	\$290,000
Price/SF:	\$366.16
Current CAP Rate:	6.00%
Market CAP Rate:	6.78%
Current GIM:	10.96
Market GIM:	10.03

### Financing Summary (Proposed)

Down Payment:	\$765,600
Loan Amount:	\$1,554,400
Loan-to-Value:	67%
Interest Rate:	5.900%
Loan Type:	3-Year Fixed
Amortization:	30-Year
Loan Term in Months:	360
Monthly Payment:	\$9,220

No. Of Units	Unit Type	Current Avg Rent	Current Income	Market Rent	Market Income
8	2 Bed 2 Bath	\$2,190	\$17,520	\$2,395	\$19,160
<b>TOTALS</b>			<b>\$17,520</b>		<b>\$19,160</b>

## FINANCIAL ANALYSIS

Income		Current		Proforma	
<b>Gross Rental Income</b>		<b>\$210,240</b>		<b>\$229,920</b>	
Other Income ( <i>Laundry</i> )		\$1,500		\$1,500	
<b>Gross Scheduled Income</b>		<b>\$211,740</b>		<b>\$231,420</b>	
Vacancy Reserve		(\$6,307)		(\$6,898)	
<b>Gross Operating Income</b>		<b>\$205,433</b>		<b>\$224,522</b>	
<b>Expenses</b> ( <i>estimated</i> )					
Property Taxes + Direct Assessments	1.26910% + \$1,764	\$31,207		\$31,207	
Insurance	<i>Actual</i>	\$6,348		\$6,348	
Utilities	<i>2026 Annualized</i>	\$8,330		\$8,330	
Repairs and Maintenance	<i>\$700/unit</i>	\$5,600		\$5,600	
General & Admin	<i>1% of Gross</i>	\$2,299		\$2,299	
Off-Site Management	<i>5% of GOI</i>	\$10,272		\$11,226	
Landscaping	<i>\$45/month</i>	\$540		\$540	
Miscellaneous/Reserves	<i>\$200/unit</i>	\$1,600		\$1,600	
<b>Total Expenses</b>		<b>\$66,196</b>		<b>\$67,150</b>	
	% of GOI	32.22%		29.91%	
	Per Net Sq Ft	\$10.45		\$10.60	
	Per Unit	\$8,274		\$8,394	
<b>Net Operating Income</b>		<b>\$139,237</b>		<b>\$157,372</b>	
Loan Payments		(\$110,637)		(\$110,637)	
Pre-Tax Cash Flow		\$28,600	3.74%	\$46,735	6.10%
Plus: Principal Reduction		\$19,447		\$19,447	
<b>Total Return Before Taxes</b>		<b>\$48,048</b>	<b>6.28%</b>	<b>\$66,183</b>	<b>8.64%</b>

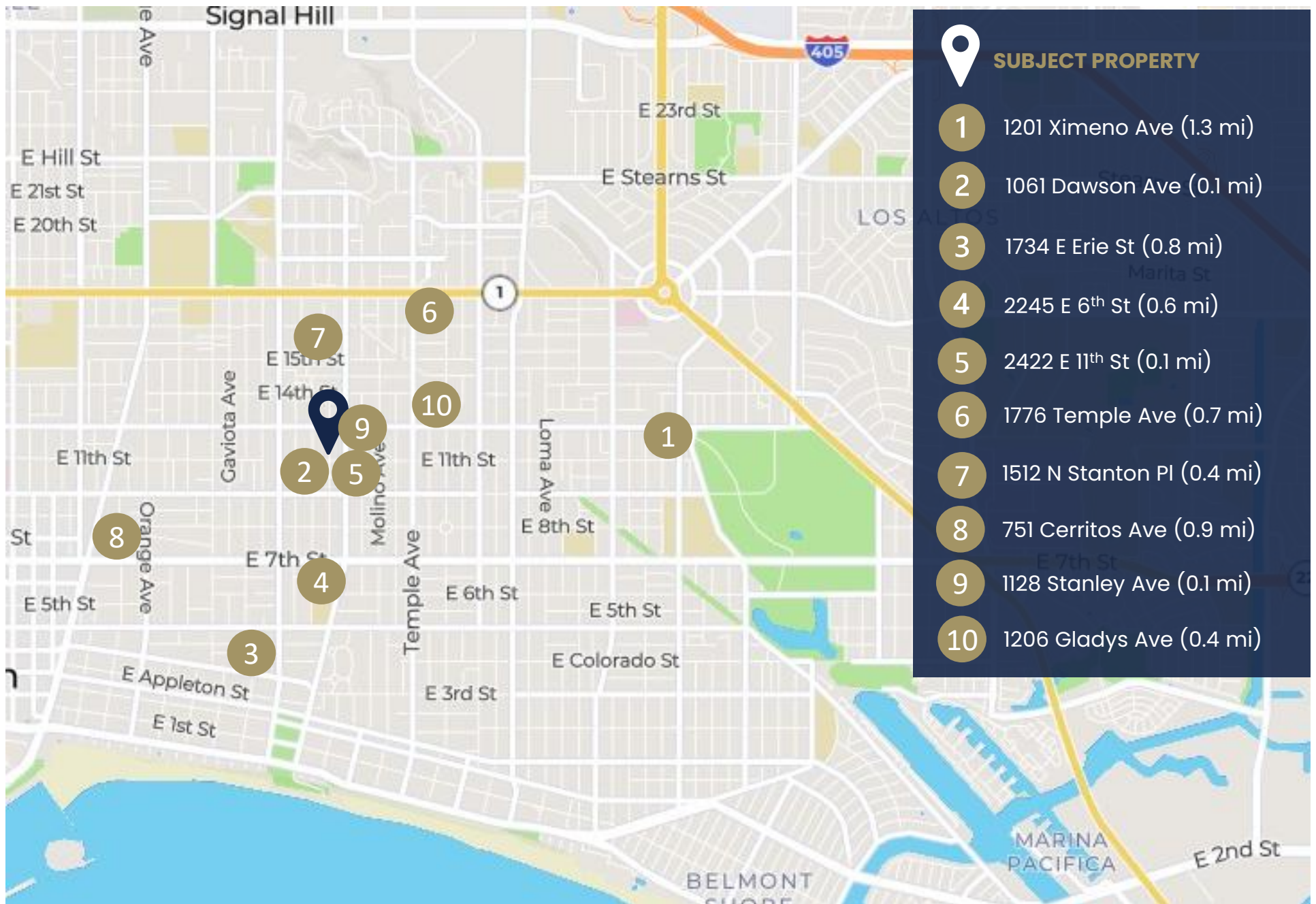
## RENT ROLL

Unit #	Unit Type	Est. Size (Sf)	Current Rent	Market Rent	Notes
1	2 Bed 2 Bath		\$2,150	\$2,395	
2	2 Bed 2 Bath		\$2,095	\$2,395	
3	2 Bed 2 Bath		\$2,150	\$2,395	
4	2 Bed 2 Bath		\$2,175	\$2,395	*Rent subsidy
5	2 Bed 2 Bath		\$2,150	\$2,395	
6	2 Bed 2 Bath		\$2,225	\$2,395	
7	2 Bed 2 Bath		\$2,175	\$2,395	
8	2 Bed 2 Bath		\$2,400	\$2,395	
<b>TOTALS</b>		<b>6,336</b>	<b>\$17,520</b>	<b>\$19,160</b>	

# MARKET COMPARABLES



# SALES COMPARABLES MAP



## SUBJECT PROPERTY

- 1 1201 Ximeno Ave (1.3 mi)
- 2 1061 Dawson Ave (0.1 mi)
- 3 1734 E Erie St (0.8 mi)
- 4 2245 E 6<sup>th</sup> St (0.6 mi)
- 5 2422 E 11<sup>th</sup> St (0.1 mi)
- 6 1776 Temple Ave (0.7 mi)
- 7 1512 N Stanton Pl (0.4 mi)
- 8 751 Cerritos Ave (0.9 mi)
- 9 1128 Stanley Ave (0.1 mi)
- 10 1206 Gladys Ave (0.4 mi)

## SALES COMPARABLES



1 1061 Dawson Ave

SOLD

City/State/Zip:	Long Beach, CA 90804
Sale Date:	04/10/26
Sale Price:	\$2,325,000
Number of Units:	8
Price/Unit:	\$290,625
Price/SF:	\$407.61
CAP Rate:	3.58%
GRM:	13.54
Year Built	1988
Unit Mix:	(8) 2+2



2 1201 Ximeno Ave

SOLD

City/State/Zip:	Long Beach, CA 90804
Sale Date:	04/02/26
Sale Price:	\$2,900,000
Number of Units:	9
Price/Unit:	\$322,222
Price/SF:	\$426.16
CAP Rate:	5.41%
GRM:	12.02
Year Built	1986
Unit Mix:	(8) 2+2 (1) 1+2



3 1734 E Erie St

SOLD

City/State/Zip:	Long Beach, CA 90802
Sale Date:	03/05/26
Sale Price:	\$2,135,000
Number of Units:	7
Price/Unit:	\$305,000
Price/SF:	\$365.58
CAP Rate:	
GRM:	
Year Built	1987
Unit Mix:	(5) 2+2.5 (2) 1+1

# SALES COMPARABLES



**4** 2245 E 6<sup>th</sup> St

**SOLD**

City/State/Zip:	Long Beach, CA 90814
Sale Date:	08/12/25
Sale Price:	\$2,530,000
Number of Units:	8
Price/Unit:	\$316,250
Price/SF:	\$313.82
CAP Rate:	
GRM:	
Year Built	1988
Unit Mix:	(8) 2+2



**5** 2422 E 11<sup>th</sup> St

**SOLD**

City/State/Zip:	Long Beach, CA 90804
Sale Date:	06/16/25
Sale Price:	\$2,240,000
Number of Units:	8
Price/Unit:	\$280,000
Price/SF:	\$383.04
CAP Rate:	5.66%
GRM:	12.01
Year Built	1987
Unit Mix:	(8) 2+1



**6** 1776 Temple Ave

**ACTIVE**

City/State/Zip:	Long Beach, CA 90804
Sale Date:	Active
Sale Price:	\$2,485,000
Number of Units:	8
Price/Unit:	\$310,625
Price/SF:	\$395.20
CAP Rate:	5.29%
GRM:	11.84
Year Built	1987
Unit Mix:	(8) 2+2

# SALES COMPARABLES



**7 1512 N Stanton PL** **ACTIVE**

City/State/Zip:	Long Beach, CA 90804
Sale Date:	Active
Sale Price:	\$2,190,000
Number of Units:	8
Price/Unit:	\$273,750
Price/SF:	\$314.66
CAP Rate:	5.06%
GRM:	12.85
Year Built	1987
Unit Mix:	(6) 2+1 (1) 3+1 (1) 1+1



**8 751 Cerritos Ave** **ACTIVE**

City/State/Zip:	Long Beach, CA 90813
Sale Date:	Active
Sale Price:	\$2,850,000
Number of Units:	10
Price/Unit:	\$285,000
Price/SF:	\$410.78
CAP Rate:	6.56%
GRM:	10.60
Year Built	1987
Unit Mix:	(8) 2+2 (2) 1+1



**9 1128 Stanley Ave** **ACTIVE**

City/State/Zip:	Long Beach, CA 90804
Sale Date:	Active
Sale Price:	\$3,000,000
Number of Units:	9
Price/Unit:	\$333,333
Price/SF:	\$363.86
CAP Rate:	5.22%
GRM:	12.71
Year Built	1987
Unit Mix:	(8) 2+2 (1) 1+1

## SALES COMPARABLES

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10 1206 Gladys Ave

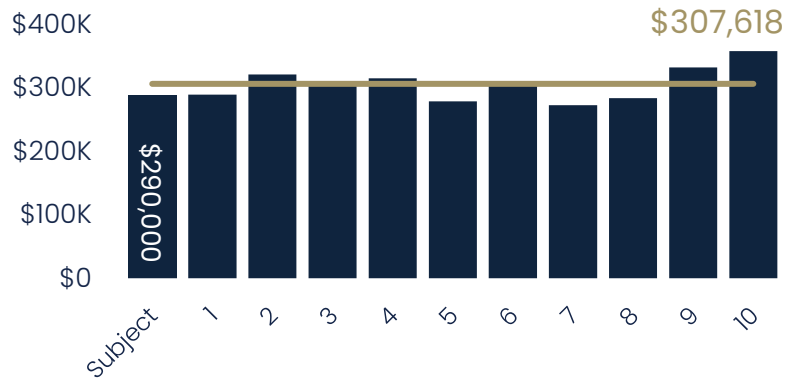
ACTIVE

City/State/Zip:	Long Beach, CA 90804
Sale Date:	Active
Sale Price:	\$2,875,000
Number of Units:	8
Price/Unit:	\$359,375
Price/SF:	\$374.35
CAP Rate:	5.28%
GRM:	12.32
Year Built	1986
Unit Mix:	(8) 2+2

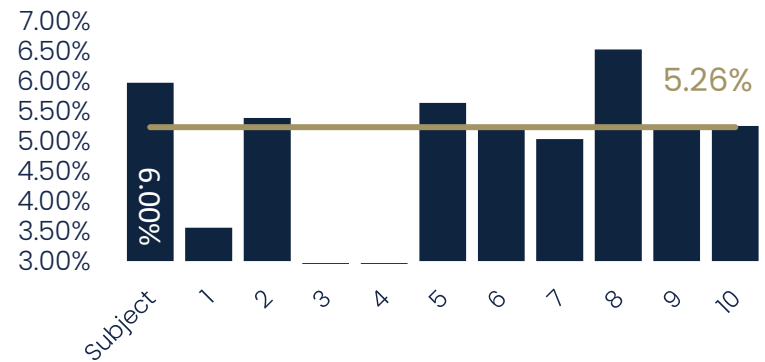
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# SALES COMPARABLES > AVERAGES

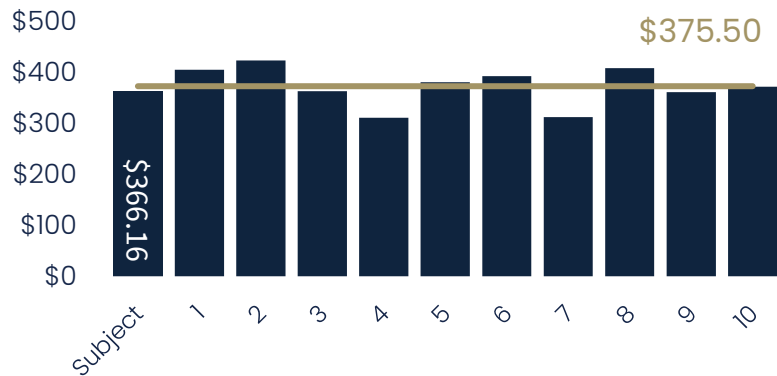
## PRICE PER UNIT



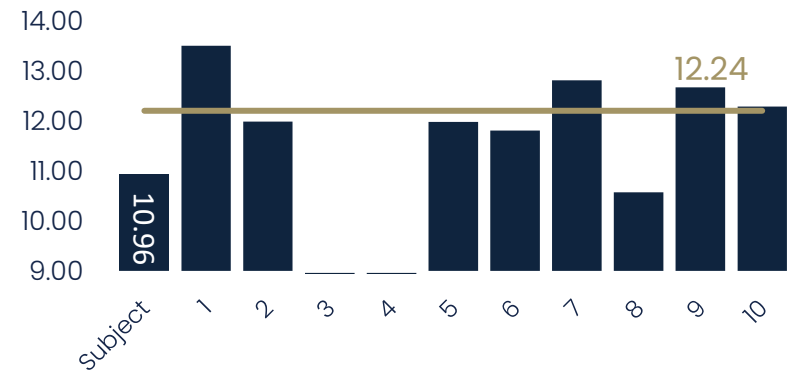
## CAP RATE



## PRICE PER SF



## GRM



— Comp Avg.

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