

LYONSTAHLL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

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

OFFERING MEMORANDUM 2250 MAGNOLIA AVE

Long Beach, CA 90806 2 UNITS

CAMERON SAMIMI
310.259.7556
cameron@lyonstahl.com
DRE #02035763

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Samimi Investment Real Estate, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Samimi Investment Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Samimi Investment Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Samimi Investment Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
FINANCIAL ANALYSIS	13
SALE COMPARABLES	17
LOCATION OVERVIEW	24

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 \$62,040 and pro forma scheduled gross income of approximately \$63,600. 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

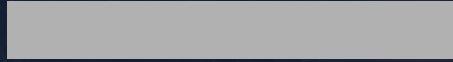
Address	2250 Magnolia Ave Long Beach, CA 90806
Total Units	2
Total Building Sqft.	2,416 SF
Total Lot Size	6,501 SF
Year Built	1934
Zoning	LBR2N
APN	4039-024-006



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

SAMIMI
INVESTMENTS

2250 Magnolia Ave - Long Beach, CA 90806



PROPERTY INFORMATION

PROPERTY PHOTOS

SAMIMI
INVESTMENTS



2250 Magnolia Ave - Long Beach, CA 90806

PROPERTY INFORMATION

PROPERTY PHOTOS

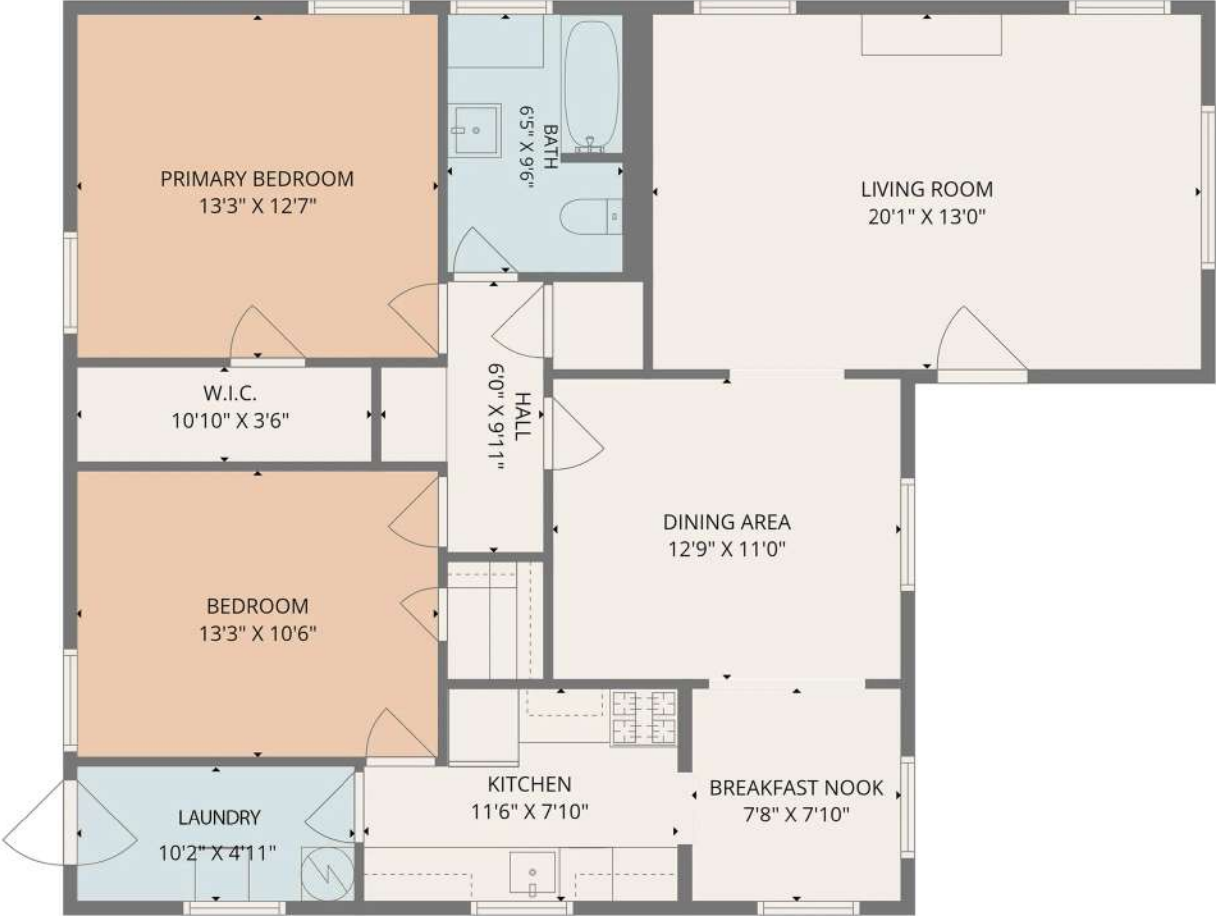
SAMIMI
INVESTMENTS



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

SAMIMI
INVESTMENTS

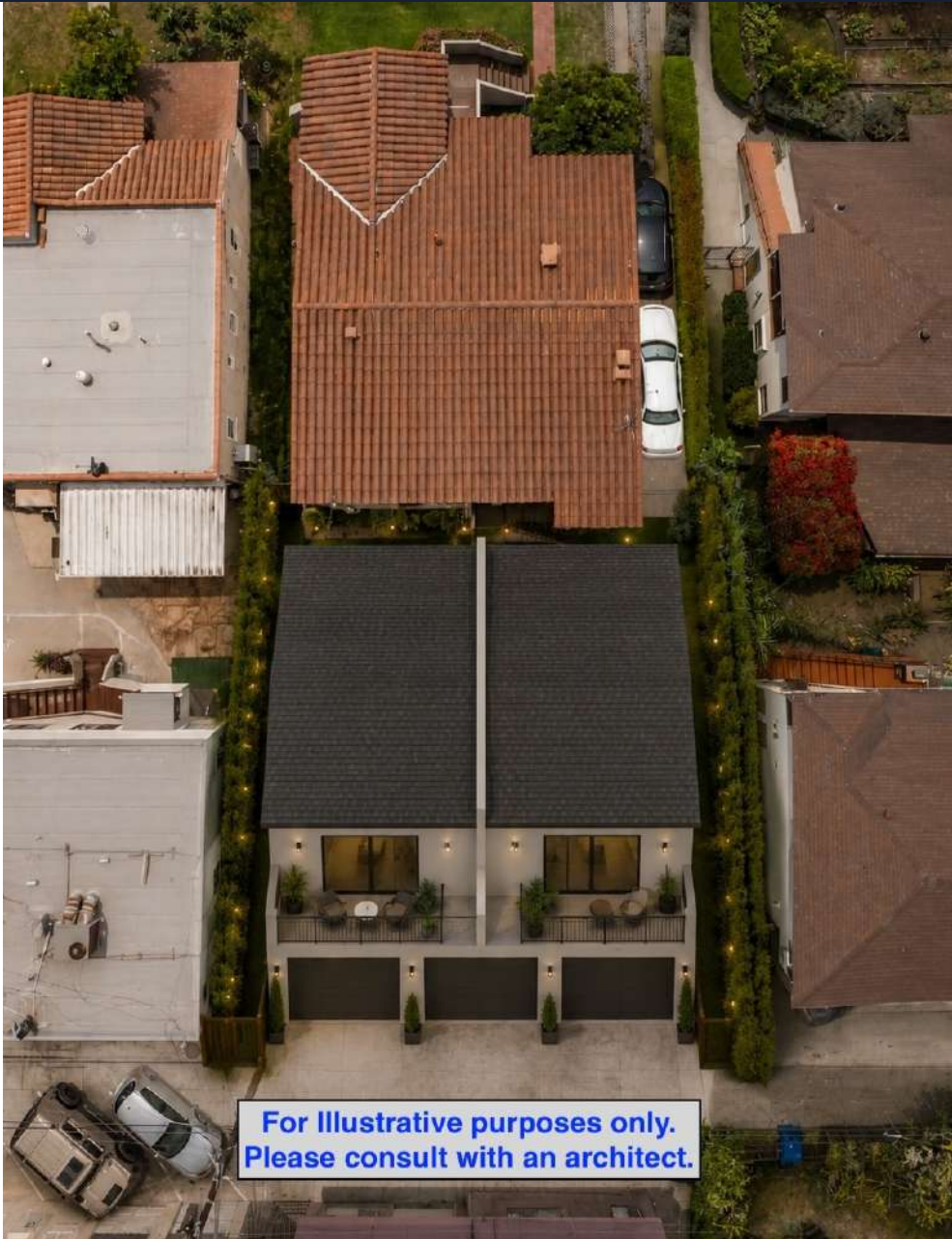
2250 Magnolia Ave - Long Beach, CA 90806



PROPERTY INFORMATION

PROPERTY PHOTOS

SAMIMI
INVESTMENTS



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	\$2,650	\$2,650	-	VACANT
B	2	1	\$2,520	\$2,650	-	-
TOTALS			\$5,170	\$5,300	\$0.00	

SAMIMI
INVESTMENTS

2250 Magnolia Ave - Long Beach, CA 90806

Proposed Financing				Scheduled Income						
First Loan Amount:	\$450,000	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
Terms:	3.00%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$1,897	DCR:	1.68							
Annualized Expenses				1	2+1	Vacant	\$2,650	\$2,650	\$2,650	\$2,650
				1	2+1		\$2,520	\$2,520	\$2,650	\$2,650
*Estimated										
New Taxes (New Estimated):			\$14,375							
Maintenance (\$650/unit):			\$1,300							
Insurance (\$1.25/SF):			\$3,020							
Utilities (\$1000/unit/year):			\$2,000							
Landscaping (\$100/mo):			\$1,200							

Loan Options

2250 Magnolia Ave, Long Beach, CA 90806



About The Property

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 \$62,040 and pro forma scheduled gross income of approximately \$63,600. 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.

Offered at

\$1,150,000

Seller-Paid Buydown Options

30-year fixed financing | Savings compared with the 6.875% note-rate payment



PURCHASE PRICE	DOWN PAYMENT	LOAN AMOUNT	NOTE RATE	NOTE P&I
\$1,150,000	10.00%	\$1,035,000	6.875%	\$6,799.21

3-2-1 BUYDOWN

Seller-paid temporary buydown

YEAR	RATE	P&I PAYMENT	MONTHLY SAVINGS	ANNUAL SAVINGS
YEAR 1	3.875%	\$4,866.95	\$1,932.26	\$23,187.12
YEAR 2	4.875%	\$5,477.31	\$1,321.90	\$15,862.80
YEAR 3	5.875%	\$6,122.42	\$676.79	\$8,121.48

SELLER-FUNDED COST
\$47,171.40

CONCESSION REQUIRED
4.102%

2-1 BUYDOWN

Seller-paid temporary buydown

YEAR	RATE	P&I PAYMENT	MONTHLY SAVINGS	ANNUAL SAVINGS
YEAR 1	4.875%	\$5,477.31	\$1,321.90	\$15,862.80
YEAR 2	5.875%	\$6,122.42	\$676.79	\$8,121.48

SELLER-FUNDED COST
\$23,984.28

CONCESSION REQUIRED
2.086%

HOW TO READ THE SAVINGS

Monthly and annual savings reflect principal-and-interest payment differences only.

Property taxes, homeowners insurance, mortgage insurance and other housing costs are additional.



Carol Escobar
Mortgage Advisor
NMLS #251119
DRE # 01735449

310.259.0545
escobarc@arborfg.com
carolthecloser.com



Cameron Samimi
Samimi Investments Inc.
President | Lyon Stahl
Investment Real Estate |
Senior VP
DRE #02035763

310.259.7556
cameron@lyonstahl.com
www.LyonStahl.com

830 S. PCH Ste D-200
El Segundo, CA 90245



SALE COMPARABLES



2250 Magnolia Ave - Long Beach, CA 90806

SALE COMPARABLES

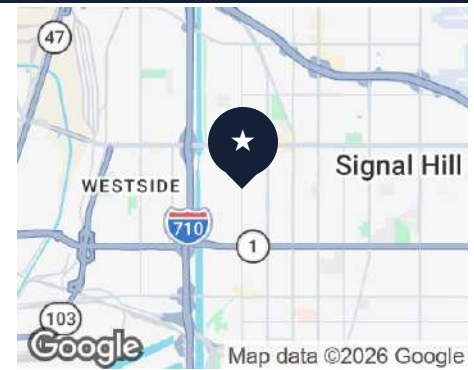
SALE COMPS



2250 MAGNOLIA AVE

2250 Magnolia Ave , Long Beach, CA 90806

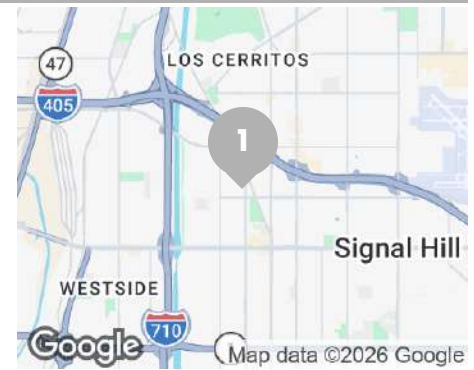
Price:	\$1,150,000	Bldg Size:	2,416 SF
Lot Size:	6,501 SF	No. Units:	2
Cap Rate:	3.33%	Year Built:	1934



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

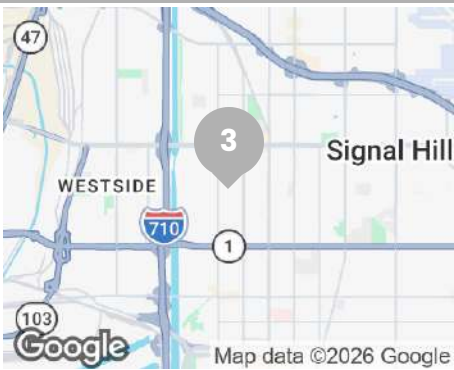
SALE COMPS

3



2243 CHESTNUT AVE
Long Beach, CA 90806

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

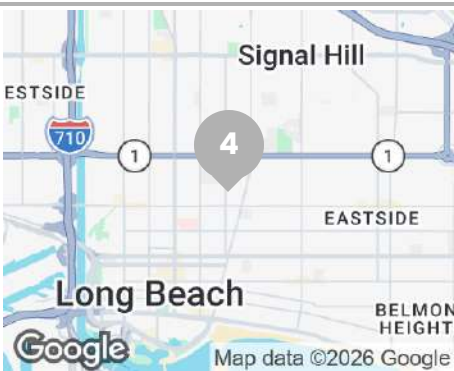


4



1404 LEWIS AVE
Long Beach, CA 90813

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

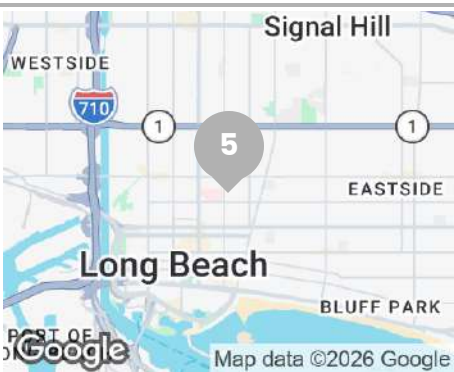


5



1069 LIME AVENUE
Long Beach, CA 90813

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



SALE COMPARABLES

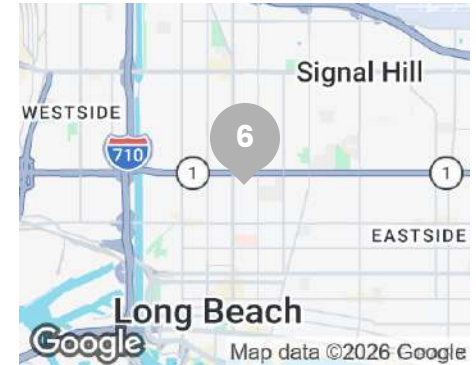
SALE COMPS



6

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



7

1039 E 10TH ST
Long Beach, CA 90813

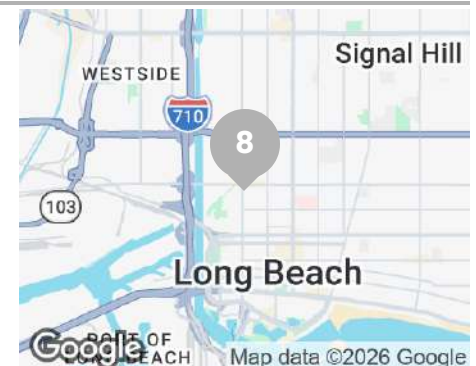
Price: \$875,000 Bldg Size: 2,036 SF
No. Units: 2 Year Built: 1920



8

1239 N LOMA VISTA DR
Long Beach, CA 90813

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



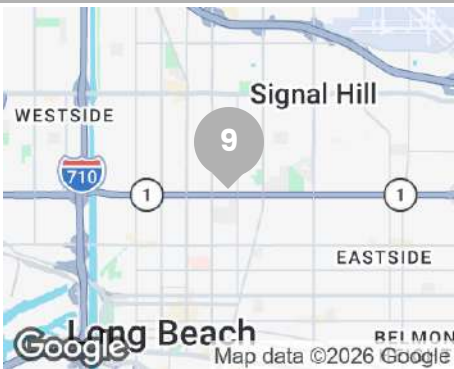
SALE COMPARABLES

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

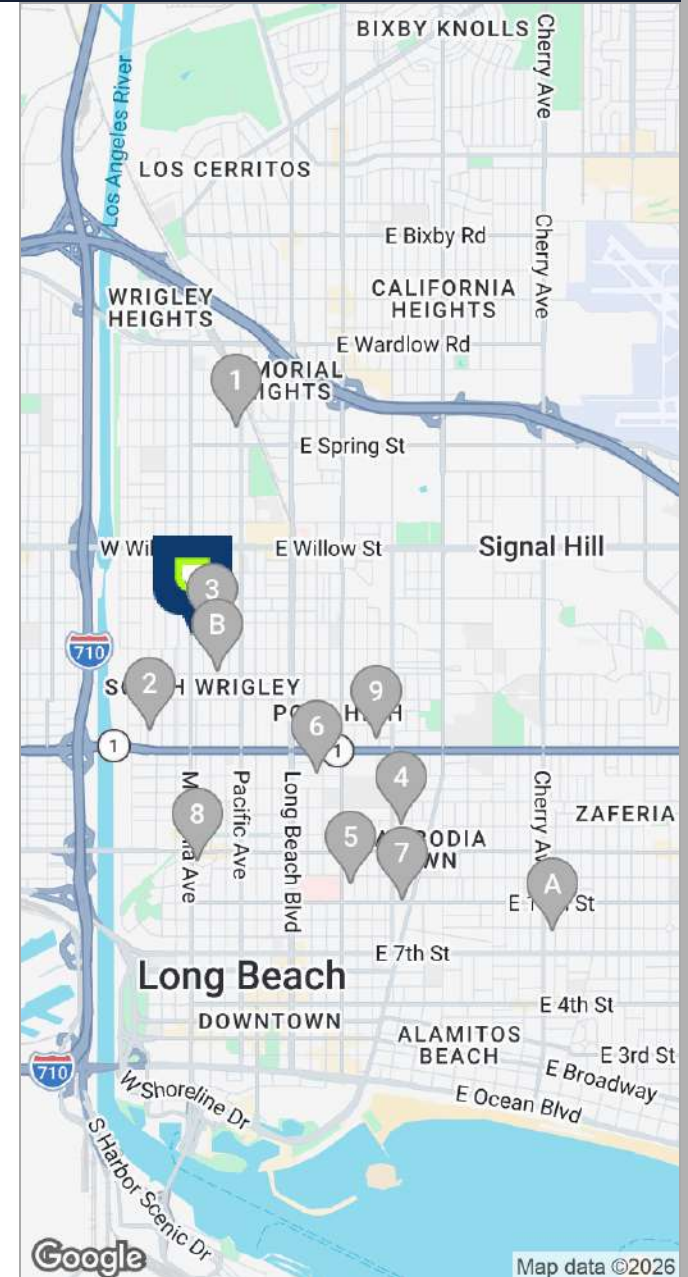
Price: \$1,355,000 Bldg Size: 2,674 SF
No. Units: 2 Year Built: 1931



SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS
★	2250 Magnolia Ave 2250 Magnolia Ave Long Beach, CA 90806	\$1,150,000	2,416 SF	2
1	3069 Pacific Ave Long Beach, CA 90806	\$850,000	1,711 SF	2
2	1876 Oregon Avenue Long Beach, CA 90806	\$965,000	1,607 SF	2
3	2243 Chestnut Ave Long Beach, CA 90806	\$850,000	2,983 SF	2
4	1404 Lewis Ave Long Beach, CA 90813	\$850,000	2,004 SF	2
5	1069 Lime Avenue Long Beach, CA 90813	\$825,000	2,366 SF	2
6	441 E 17th St, Long Beach Long Beach, CA 90813	\$1,045,000	1,943 SF	2
7	1039 E 10th St Long Beach, CA 90813	\$875,000	2,036 SF	2
8	1239 N Loma Vista Dr Long Beach, CA 90813	\$1,089,890	2,186 SF	2
9	1847 Myrtle Avenue Long Beach, CA 90806	\$940,000	2,050 SF	2
A	787 Saint Louis Avenue Long Beach, CA 90804	\$1,087,000	2,187 SF	2
B	341 W 21st street Long Beach, CA 90806	\$1,355,000	2,674 SF	2
	AVERAGES	\$975,626	2,159 SF	2



SALE COMPARABLES ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
3069 Pacific Ave,	\$850,000	2	1960	1,711	4,560	21.69	3.00%	\$496.79	\$425,000	10/30/2025	(2)2+1
1876 Oregon Ave	\$965,000	2	1939	1,607	6,647	13.52	4.81%	\$600.50	\$482,500	10/23/2025	(2)2+1
2243 Chestnut Ave	\$850,000	2	1931	2,983	6,503	15.07	4.31%	\$284.95	\$425,000	10/1/2025	(2)2+2
1404 Lewis Ave	\$850,000	2	1911	2,004	5,804	11.81	5.51%	\$424.15	\$425,000	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	\$412,500	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	\$522,500	5/28/2025	(2)2+2
1039 E 10th St	\$875,000	2	1920	2,036	1,950	12.15	5.35%	\$429.76	\$437,500	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	\$544,945	2/13/2025	(2)3+3
1847 Myrtle Avenue	\$940,000	2	1913	2,050	6,519	13.99	4.65%	\$458.54	\$470,000	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	\$543,500	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	\$677,500	7/22/2024	(1)3+2, (1)2+2
Averages						16.09	4.27%	\$446.10	\$447,143		
2250 Magnolia Ave	\$1,150,000	2	1934	2,416	6,501	18.54	3.33%	\$475.99	\$575,000	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



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”



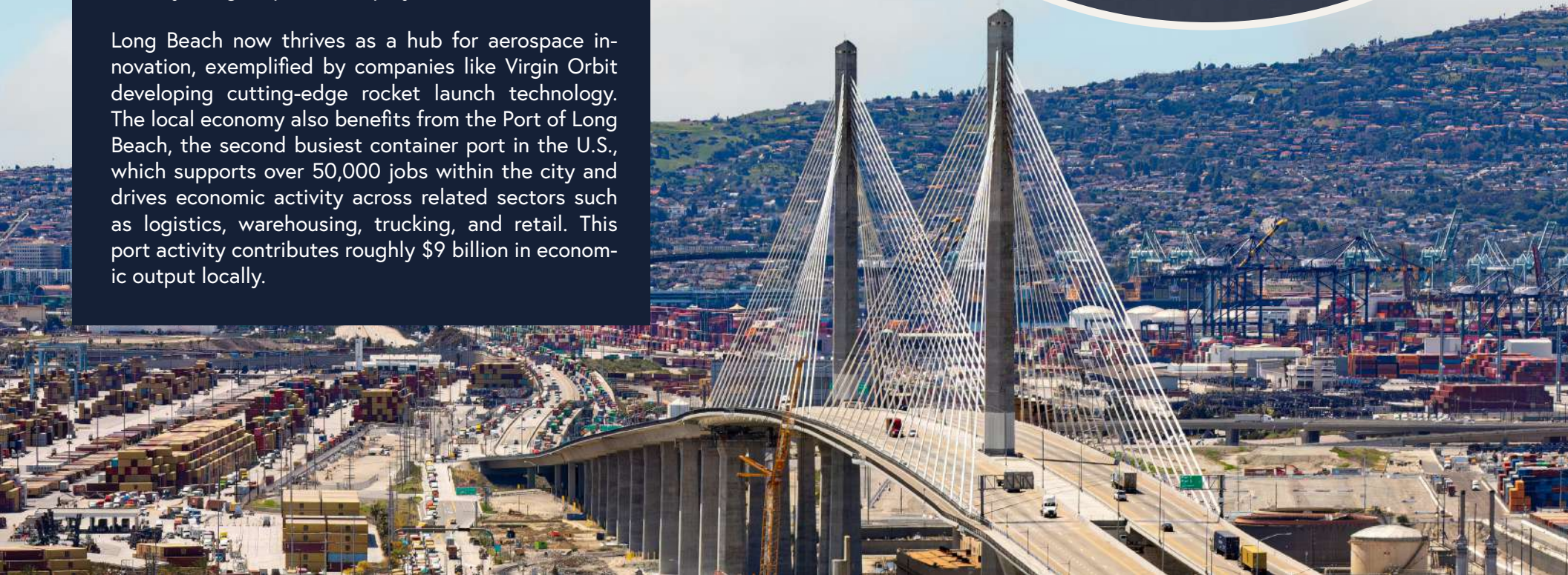
Long Beach is renowned for its extensive waterfront featuring an 8.5-mile beach, the Port of Long Beach—one of the world's busiest container ports—and major attractions like the historic RMS Queen Mary and the Aquarium of the Pacific. The city blends an urban environment with the laid-back lifestyle 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.

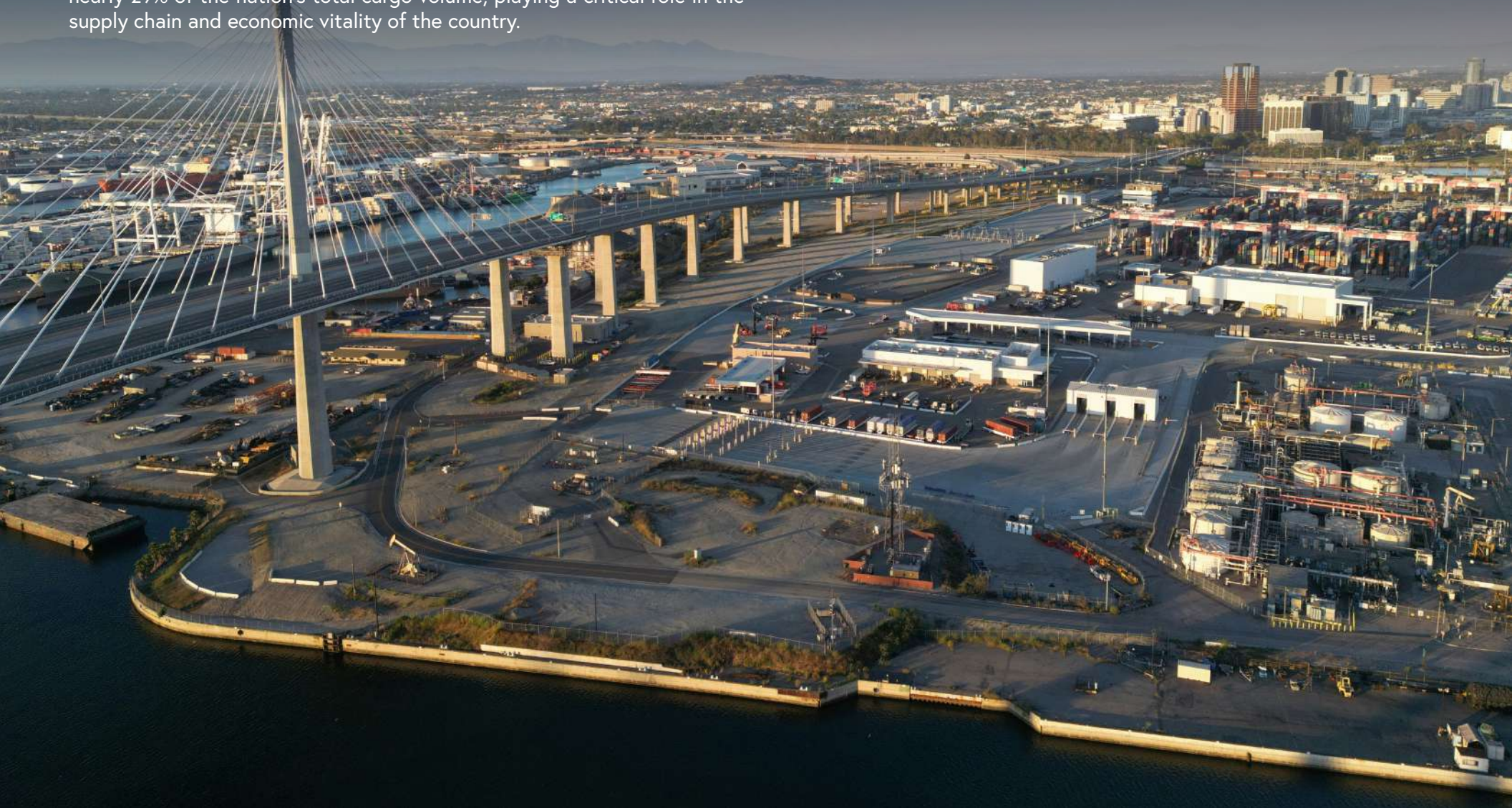


METRO A LINE

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.



EXCLUSIVELY MARKETING BY

SAMIMI
INVESTMENTS

LYONSTAHN
INVESTMENT REAL ESTATE

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

BRE. 02035763