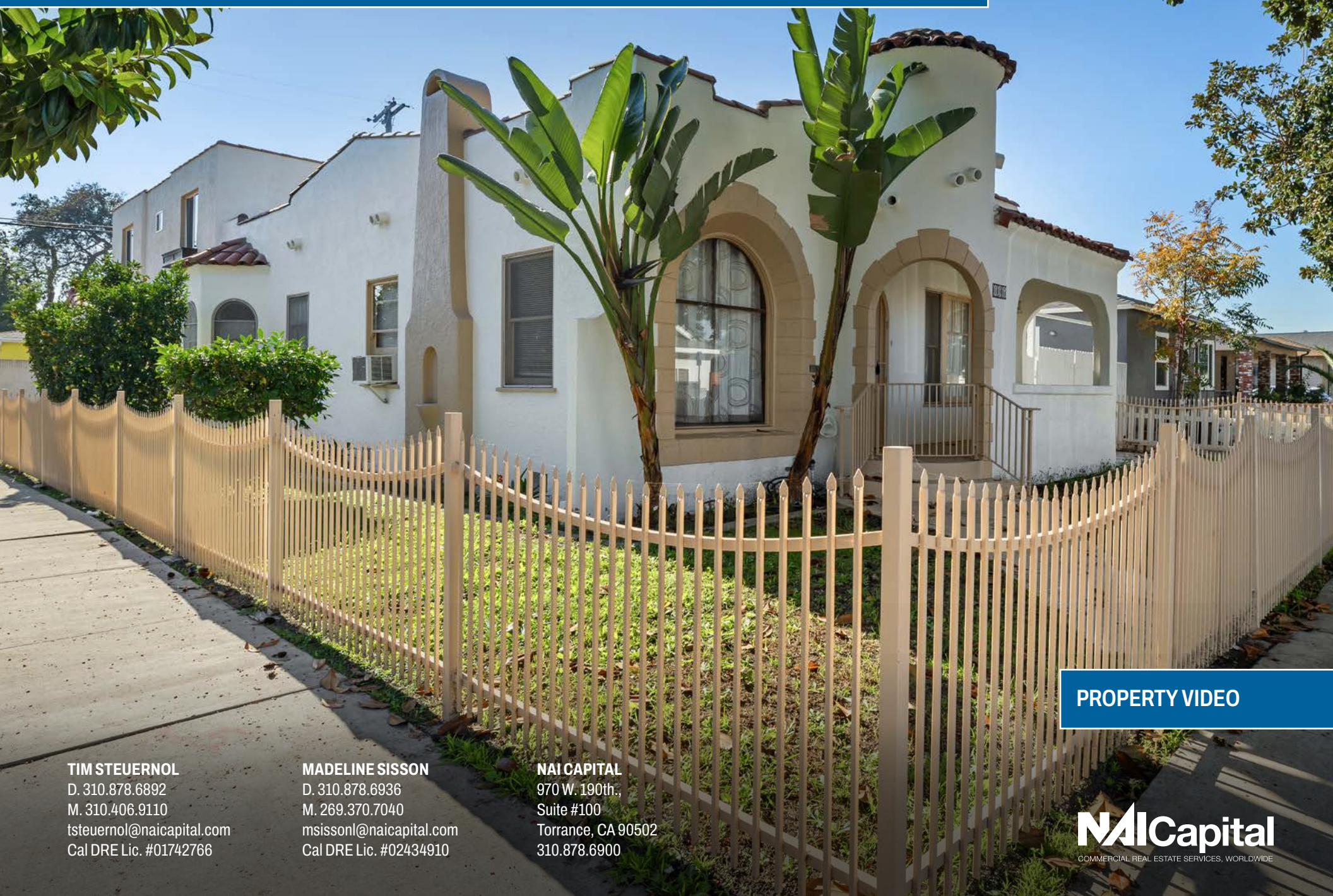


496 E 52ND ST., LONG BEACH, CA 90802
3 VACANT UNITS | SINGLE FAMILY RESIDENCE & 2 BRAND NEW ADU'S



PROPERTY VIDEO

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PROPERTY HIGHLIGHTS



Three Unit Asset with Strong Income Potential Includes a character-rich 3BD/2BA Spanish front house plus two brand new ADUs (2026 construction)—all delivered fully upgraded and highly rentable.



Turnkey ADUs with Modern Finishes Newly built 1BD/1BA and 2BD/1BA units featuring **private entrances, A/C, tankless water heaters, in unit laundry, quartz countertops, and double pane windows.**



Updated, Well Maintained Front House Classic Spanish architecture with **arched window, barrel ceiling, hardwood floors, updated kitchen, in unit laundry, and fenced outdoor spaces.**



Attractive Owner User Opportunity Live in the spacious front home while generating strong supplemental income from two never occupied ADUs.



Located in a Growing North Long Beach Submarket Benefiting from ongoing public and private reinvestment, proximity to parks, schools, and major freeways, and consistent rental demand.

PROPERTY DESCRIPTION

This offering consists of three units, including a classic Spanish front house rich with authentic old-world character and two newly constructed ADUs completed in 2026.

The front residence is a ±1,178 SF, 3-bedroom, 2-bath Spanish home featuring hallmark architectural details such as an arched picture window, barrel ceiling, mock fireplace, and hardwood floors throughout. The kitchen has been updated with white cabinetry, dishwasher, stackable washer/dryer, newer free-standing stove, refrigerator, and garbage disposal, complemented by an inviting breakfast nook. Additional features include ceiling fans, window A/C units, a fenced front yard with automatic sprinklers, a shared private side patio, and a covered front porch. The property is one block from the Long Beach City bicycle rental station and offers convenient access to the Atlantic Blvd bus line. Located at the rear of the property are two brand-new ADUs—498A and 498 E 52nd Street—both never occupied and designed with modern finishes and efficient layouts.

- The lower ADU is a ±532 SF, 1-bedroom, 1-bath unit.
- The upper ADU offers 2 bedrooms, 1 bath, and approximately ±784 SF.

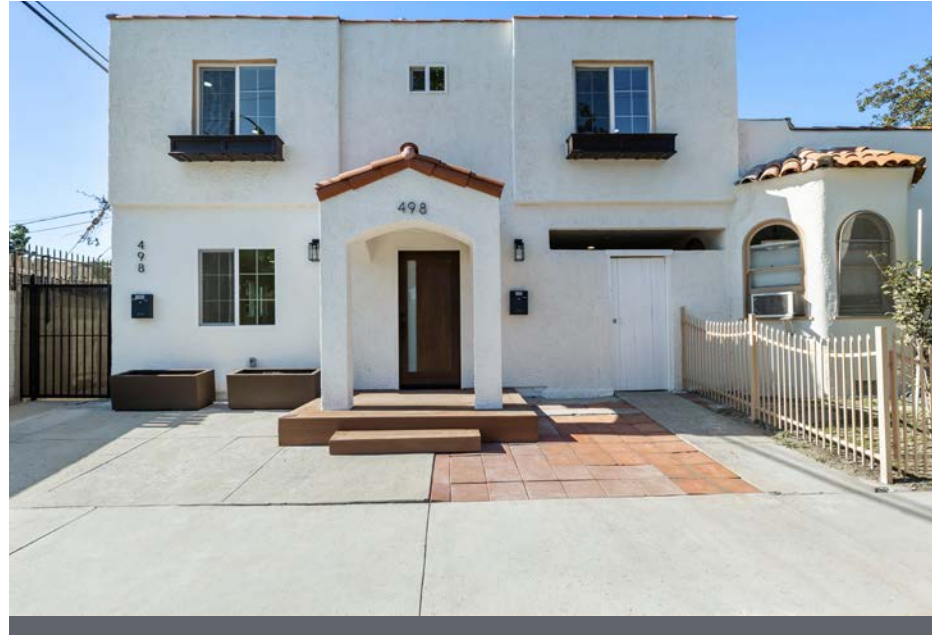
Each ADU features private entrances, wood floors, A/C, tankless water heaters, in-unit washer/dryers, double-pane windows, quartz countertops, dishwashers, and recessed lighting, delivering a turnkey living experience for future tenants. This property presents an exceptional opportunity for an owner-user or investor seeking strong rental income, modern construction, and a character-rich primary residence—all on one site.

KEY METRICS

Address:	496 E 52nd St, Long Beach, CA 90805
APN:	7130-008-016
Land Area:	7,374 SF
Building Area:	2,420 SF
Years Built:	1929, 2026
# of Units:	3
Zoning:	LBR1
Utilities:	Individually metered for gas, electric & master metered for water/sewer



PROPERTY PHOTOS 1+1 - ADU



PROPERTY PHOTOS 2+1 - ADU



PROPERTY PHOTOS 3+2 - HOUSE



LOCATION DESCRIPTION

496 E 52nd Street is located in North Long Beach, a steadily improving residential neighborhood known for its strong community fabric, central connectivity, and ongoing public and private sector reinvestment. The property sits on a quiet residential street just east of Atlantic Avenue, offering convenient access to daily amenities, schools, parks, and major transportation corridors. The property is one block from the Long Beach City bicycle rental stand and is well connected to the bus line on Atlantic Blvd. Residents benefit from proximity

to Houghton Park, the Michelle Obama Neighborhood Library, and a growing mix of local restaurants, neighborhood retail, and service-oriented businesses along Atlantic Ave and Long Beach Blvd. The area continues to see meaningful investment through the City of Long Beach's Uptown Planning Initiative, which is driving corridor upgrades, pedestrian improvements, and new housing development.

The location provides excellent regional access, positioned

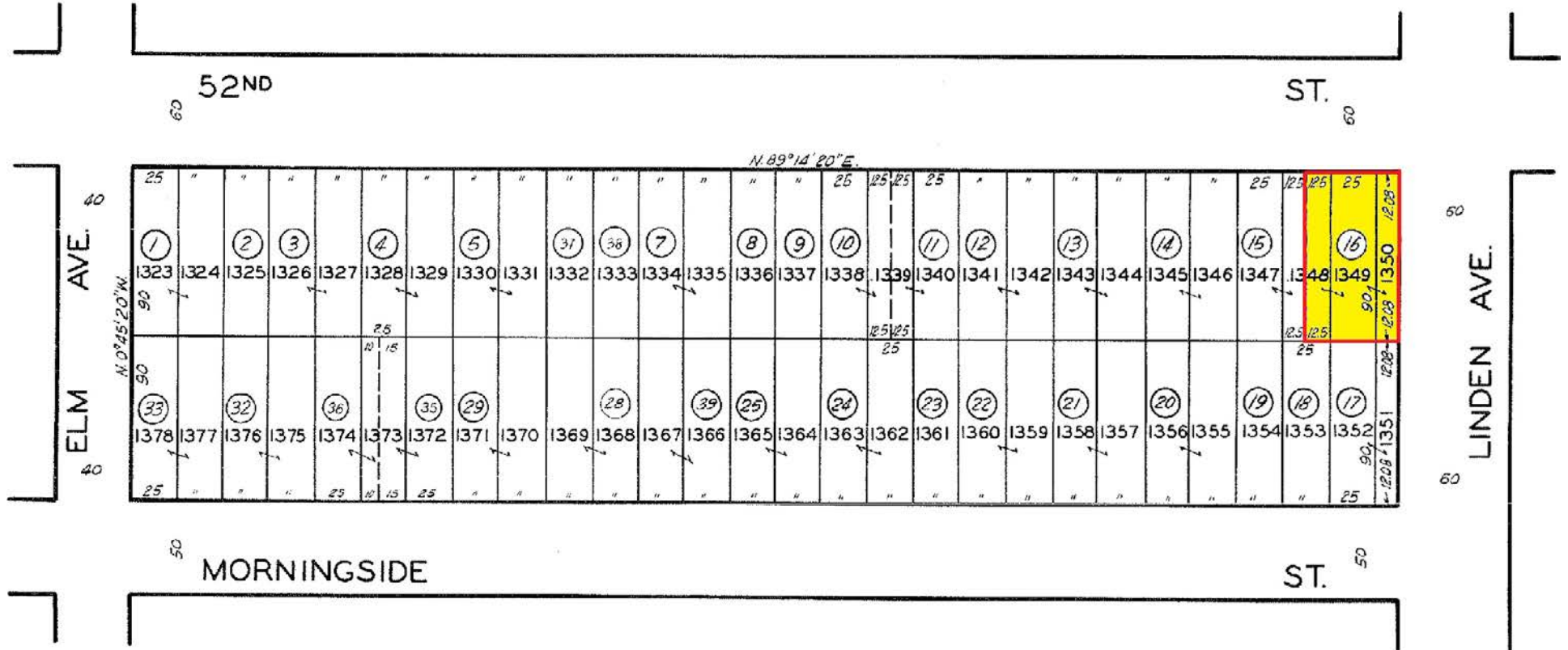
minutes from the 710 and 91 Freeways, enabling efficient commutes to Downtown Long Beach, the South Bay, and employment centers throughout Los Angeles and Orange County. Public transit options, including multiple Long Beach Transit bus lines, further enhance mobility for residents. With its combination of neighborhood stability, improving infrastructure, and strong rental demand, North Long Beach offers a compelling environment for long term multifamily investment.



AERIAL MAP



PARCEL MAP



INCOME & EXPENSES

		Pro-Forma
Units		3
List Price		\$1,265,000
Down Payment	26%	\$328,900
Year Built		1929/2025
Building SF		2,494
Lot SF		7,374
Price/Unit		\$421,667
Price/SF		\$507
Cap Rate		5.57%
GRM		12.88
Land Cost/SF:		\$172

Estimated Annualized Operating Data

Pricing	Actual	Pro-Forma
Scheduled Gross Income		\$98,220
Additional Income		\$0
Less Vacancy	3.0%	\$2,947
Gross Operating Income		\$95,273
Less Expenses	25%	\$24,862
Net Operating Income		\$70,412
Less Loan Payments		\$69,897
Pre-Tax Cash Flow		\$515
Cash on Cash		0.16%
Debt Coverage Ratio		1.01

Proposed Financing

Loan Amount:		\$936,100
Terms:	30-Year Fixed / 30 Year Amm	6.35%

Rent Roll Summary

# of Units	Unit Type	SF	Rent/SF	Market Rent
1	3+2	1,178	\$3.05	\$3,595
1	2+1	784	\$3.31	\$2,595
1	1+1	532	\$3.75	\$1,995
Monthly Scheduled Gross Income				\$8,185
Total Yearly Scheduled Income				\$98,220





Estimated Annualized Expenses

Taxes:	1.27%	\$16,139
Insurance:		\$4,103
Utilities: Water/sewer		\$750
Landscape:		\$1,200
Maintenance & Repairs:		\$1,950
Pest Control:		\$120
Miscellaneous & Reserves:		\$600
Total Expenses:	25%	\$24,862
Per SF		\$9.97
Per Unit		\$8,287

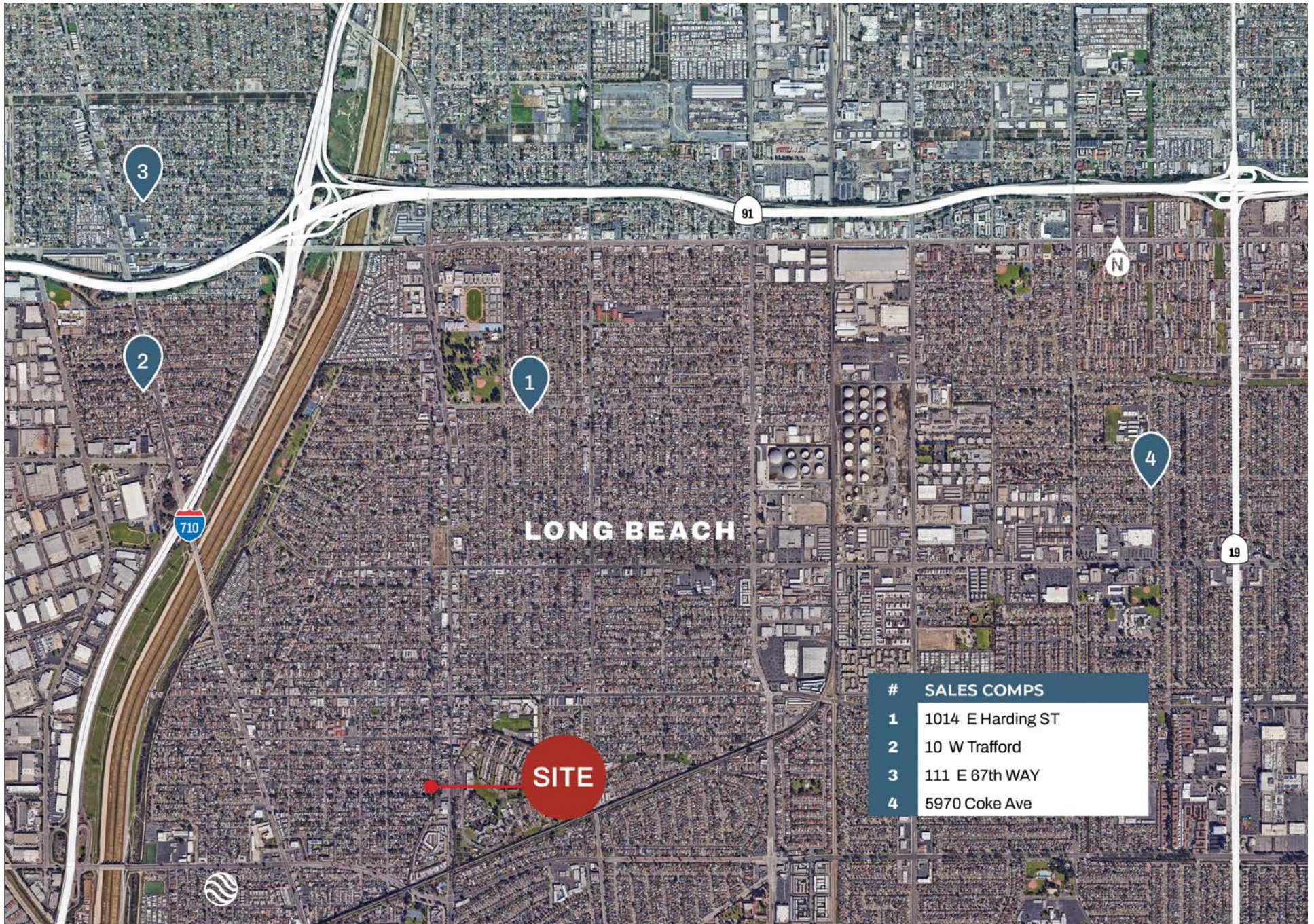
LOCATION MAP



SALES COMPARABLES

	Property Address	# of Units	SqFt	Unit Mix	\$/SF	Lot Size	Sale Price	Sale Date
	1014 E Harding St Long Beach	3	2,677	(1) 3+1, (1) 2+1, (1) 1+1	\$430	5,103	\$1,150,000	5/9/25
	10 W Trafford Long Beach	3	2,720	(2) 3+2, (1) 1+1	\$478	6,136	\$1,300,000	9/26/25
	111 E 67th Way Long Beach	3	2,268	(1) 3+2, (1) 2+2, (1) 1+1	\$573	6,473	\$1,299,000	2/24/25
	5970 Coke Ave Long Beach	3	2,400	(1) 3+2, (1) 1+1	\$563	6,261	\$1,350,000	11/21/25
Average:		3	2,516		\$511	5,993	\$1,274,750	

SALES COMPARABLES MAP



RENT COMPARABLES

3-Bedroom s	City	Bed	Bath	SqFt	Lot Size	Year Built	Rent	Lease Date
1616 E Harding	Long Beach	3	2	1,156	5,098	1943	\$3,650	4/11/26
162 E Adair	Long Beach	3	2	763	7,102	1947	\$3,715	3/10/26
431 E Janice St	Long Beach	3	3	1,403	6,043	1946	\$3,900	10/20/25
1615 E Harding	Long Beach	3	2	1,225	4,729	2014	\$3,950	11/21/25
5611 Lemon	Long Beach	3	2	1,386	4,685	2016	\$3,950	4/10/26

2-Bedroom	City	Bed	Bath	SqFt	Lot Size	Year Built	Rent	Lease Date
6165 Lewis Ave	Long Beach	2	1	750	4,676	1936	\$2,500	1/22/26
136 W 53rd St, #B	Long Beach	2	2	928	5,225	1977	\$2,700	11/16/25
6054 Jaymills Ave, #A	Long Beach	2	1	628	7,093	2023	\$2,700	11/17/25
6132 Myrtle Ave	Long Beach	2	1	891	5,117	2025	\$2,750	12/7/25
162 E Adair St, #A	Long Beach	2	2	749	749	2026	\$2,815	3/10/26

2-Bedroom	City	Bed	Bath	SqFt	Lot Size	Year Built	Rent	Lease Date
1054 E Artesia Blvd, #4	Long Beach	1	1	570	7,891	1953	\$1,800	1/1/26
5557 Lemon	Long Beach	1	1	500	4,417	1938	\$1,950	2/20/26
5496 Lime	Long Beach	1	1	612	5,676	1927	\$1,950	12/13/25
357 E Plenty St	Long Beach	1	1	550	2,218	1939	\$1,995	1/28/26
2907 E Sawyer St	Long Beach	1	1	675	4,810	1937	\$2,190	12/19/25



AERIAL MAP



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