



OFFERING MEMORANDUM

**1950 PACIFIC AVE**

LONG BEACH, CA 90806 11 UNITS \$2,300,000

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# PROPERTY INFORMATION



1950 Pacific Ave - Long Beach, CA 90806

# THE OFFERING



**1950 Pacific Ave presents a rare VALUE ADD Opportunity to acquire an 11-unit multifamily asset in Long Beach with strong in-place cash flow and two newly constructed ADUs already completed. The property features a desirable unit mix consisting of 1-bedroom and 2-bedroom units, including the two new ADUs, giving investors a clean combination of existing income, newer added rental units, and continued upside in rents.**

**Built in 1962, the property totals approximately 6,733 square feet of building area on an approximately 8,591 square foot lot. Current scheduled rents total approximately \$19,559 per month, or \$234,712 annually, with market rents projected at approximately \$21,940 per month before additional garage income, bringing total annualized market income to approximately \$270,480.**

**At the asking price of \$2,300,000, the property is priced at approximately \$209K per unit and \$267 per net rentable square foot. The asset currently operates at a 9.80 GRM and 7.03% cap rate, with the ability to move toward an 8.50 GRM and 8.54% cap rate at market rents.**

**The offering provides investors with strong current income, two newly built ADUs, and a clear path for additional rent growth in a central Long Beach location. With multiple units still below market and the ADU income already in place, 1950 Pacific Ave offers a compelling value-add opportunity with both immediate cash flow and long-term upside.**

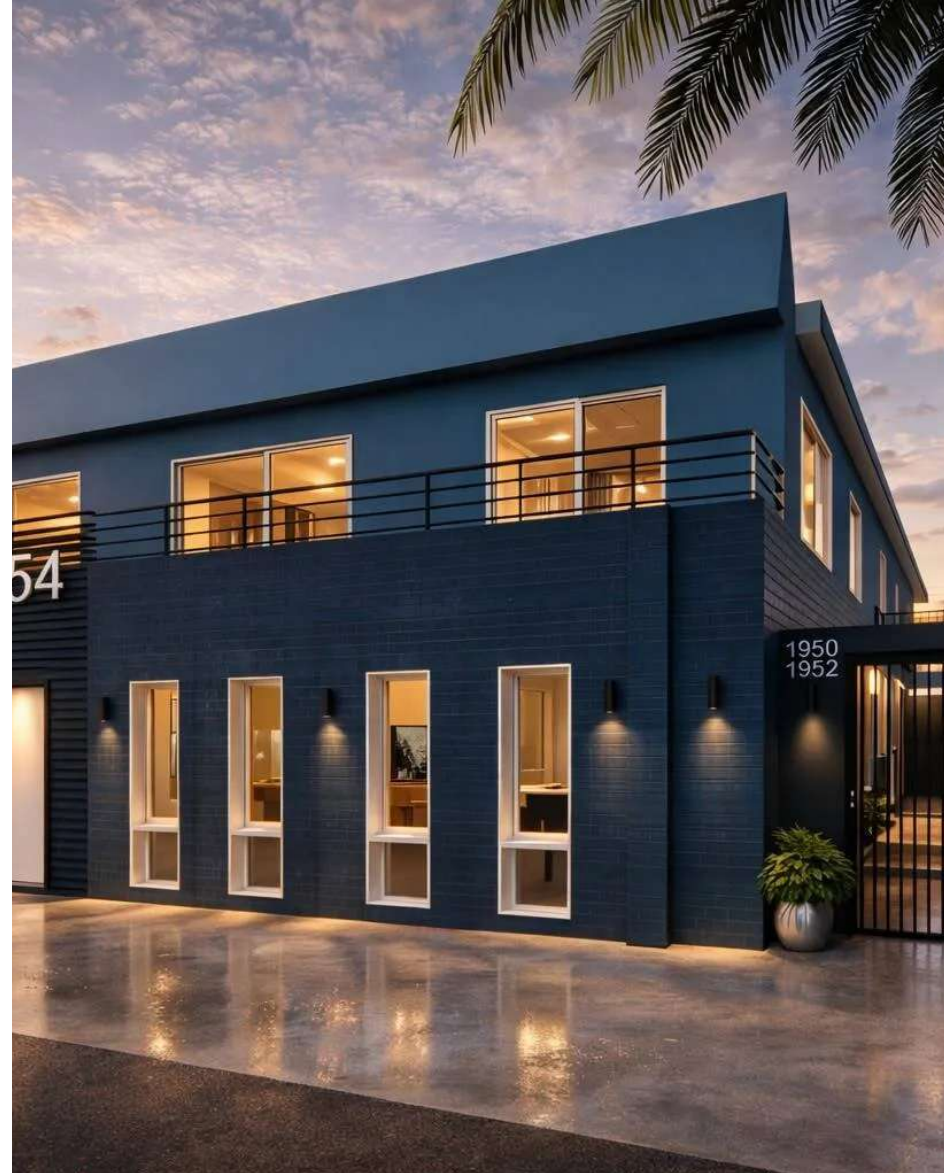
# PROPERTY INFORMATION

## PROPERTY DETAILS

<b>Address</b>	<b>1950 Pacific Ave Long Beach, CA 90806</b>
Total Units	11
Total Building Sqft.	8,591 SF
Total Lot Size	6,733 SF
Year Built	1962
Zoning	LBCNP
APN	7209-020-010

### INVESTMENT HIGHLIGHTS

- **Current 7.03% Cap Rate and 9.80 GRM**
- **Priced at only \$209K** and approximately **\$267 per net rentable square foot**
- **Comprised of (1) 2Bed+2Bath unit, (5) 2Bed+1Bath units, and (5) 1Bed+1Bath units**
- **Includes 2 newly constructed ADUs**, adding newer rental income and long-term value to the property



# FINANCIAL ANALYSIS



1950 Pacific Ave - Long Beach, CA 90806

FINANCIAL ANALYSIS  
**RENT ROLL**

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	1	1	\$1,625	\$1,750	Renovated
2	1	1	\$1,750	\$1,750	Vacant
3	1	1	\$1,750	\$1,750	Vacant
4	2	2	\$2,600	\$2,600	Notice
5	2	1	\$1,408	\$2,100	-
6	2	1	\$1,228	\$2,100	-
7	2	1	\$1,988	\$2,100	*Oct Rent incr
8	2	1	\$2,149	\$2,100	*Oct Rent incr
9	2	1	\$1,472	\$2,100	-
10	1	1	\$1,795	\$1,795	New Construction
11	1	1	\$1,795	\$1,795	New Construction
<b>TOTALS</b>			<b>\$19,560</b>	<b>\$21,940</b>	

# FINANCIAL ANALYSIS SET UP SHEET

Property Address 1950 Pacific Ave			Annualized Operating Data		Current Rents		Market Rents	
<b>List Price:</b>		<b>\$2,300,000</b>	<b>Scheduled Gross Income:</b>		\$234,726		\$270,480	
<b>Down Payment:</b>	30.0%	\$690,000	<b>Vacancy Rate Reserve:</b>		\$7,042	3% *1	\$8,114	3% *1
<b>Number of units:</b>		11	<b>Gross Operating Income:</b>		\$227,684		\$262,366	
<b>Cost per Unit:</b>		\$209,091	<b>Expenses:</b>		\$65,886	28% *1	\$65,886	24% *1
<b>Current GRM:</b>		9.80	<b>Net Operating Income:</b>		\$161,798		\$196,479	
<b>Market GRM:</b>		8.50	<b>Loan Payments:</b>		\$115,833		\$115,833	
<b>Current CAP:</b>		7.03%	<b>Pre Tax Cash Flows:</b>		\$45,965	6.66% *2	\$80,646	11.69% *2
<b>Market CAP:</b>		8.54%	<b>Principal Reduction:</b>		\$19,771		\$19,771	
<b>Year Built / Age:</b>		1962	<b>Total Return Before Taxes:</b>		\$65,736	9.53% *2	\$100,417	14.55% *2
<b>Approx. Lot Size:</b>		6,733						
<b>Approx. Gross RSF:</b>		8,591						
<b>Cost per Net RSF:</b>		\$267.72						

\*1 As a percent of Scheduled Gross Income  
\*2 As a percent of Down Payment

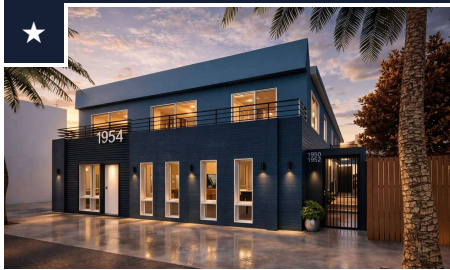
Proposed Financing				Scheduled Income						
<b>First Loan Amount:</b>	\$1,610,000	<b>Amort:</b>	30	<b># of Units</b>	<b>Bdrms/ Baths</b>	<b>Notes</b>	<b>Current Income</b>		<b>Market Income</b>	
<b>Terms:</b>	6.00%	<b>Fixed:</b>	5				<b>Monthly Rent/Average</b>	<b>Total Monthly Income</b>	<b>Monthly Rent/Unit</b>	<b>Total Income</b>
<b>Payment:</b>	\$9,653	<b>DCR:</b>	1.40	1	1+1	Renovated	\$1,625	\$1,625	\$1,750	\$1,750
<b>Annualized Expenses</b>				1	1+1	Vacant	\$1,750	\$1,750	\$1,750	\$1,750
*Estimated				1	1+1	Vacant	\$1,750	\$1,750	\$1,750	\$1,750
<b>New Taxes (New Estimated):</b>	\$28,750			1	2+2	Notice	\$2,600	\$2,600	\$2,600	\$2,600
<b>Maintenance (\$600/unit):</b>	\$6,600			1	2+1		\$1,408	\$1,408	\$2,100	\$2,100
<b>Insurance:</b>	\$10,000			1	2+1		\$1,228	\$1,228	\$2,100	\$2,100
<b>Utilities (\$800/unit/year):</b>	\$8,800			1	2+1	Oct rent incr	\$1,841	\$1,988	\$2,100	\$2,100
<b>Property Management (5%):</b>	\$11,736			1	2+1	Oct rent incr	\$1,990	\$2,149	\$2,100	\$2,100
				1	2+1		\$1,472	\$1,472	\$2,100	\$2,100
				1	1+1	New Construction	\$1,795	\$1,795	\$1,795	\$1,795
				1	1+1	New Construction	\$1,795	\$1,795	\$1,795	\$1,795
<b>Total Expenses:</b>				<b>Total Scheduled Rent:</b>			\$19,560		\$21,940	
				Laundry			\$0		\$0	
<b>Expenses as %/SGI</b>				3 Garages			\$0		\$600	
				<b>Monthly Scheduled Gross Income:</b>			\$19,560		\$22,540	
<b>Per Net Sq. Ft:</b>				<b>Annualized Scheduled Gross Income:</b>			\$234,726		\$270,480	
				Utilities Paid by Tenant:			Gas & Electric			
<b>Per Unit</b>										

# SALE COMPARABLES



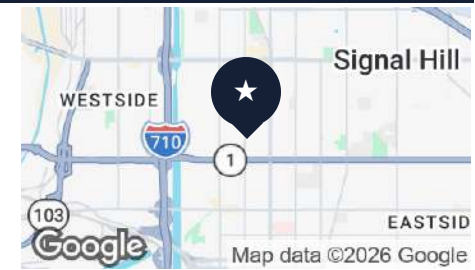
# SALE COMPARABLES

# SALE COMPS



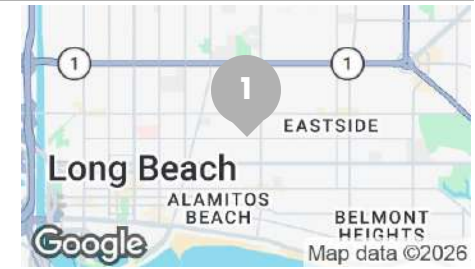
**1950 PACIFIC AVE**  
Long Beach, CA 90806

Price:	\$2,300,000	Bldg Size:	8,591 SF
No. Units:	11	Cap Rate:	7.03%
Year Built:	1962	Price/Unit:	\$209,091



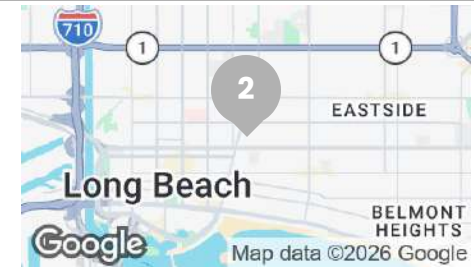
**1735 E 10TH ST**  
Long Beach, CA 90813

Price:	\$3,049,000	Bldg Size:	10,253 SF
No. Units:	14	Year Built:	1928
Price/Unit:	\$217,786		



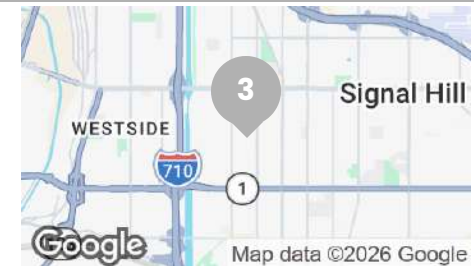
**1050 E HELLMAN ST**  
Long Beach, CA 90813

Price:	\$1,425,000	Bldg Size:	3,542 SF
No. Units:	6	Year Built:	1924
Price/Unit:	\$237,500		



**321 W HILL ST**  
Long Beach, CA 90806

Price:	\$1,700,000	Bldg Size:	6,747 SF
No. Units:	6	Year Built:	1932
Price/Unit:	\$283,333		



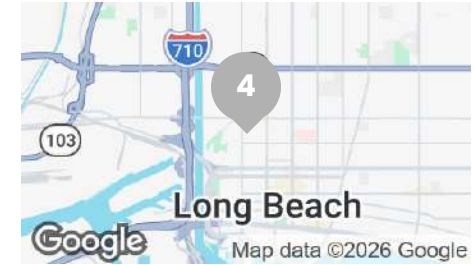
# SALE COMPARABLES

## SALE COMPS



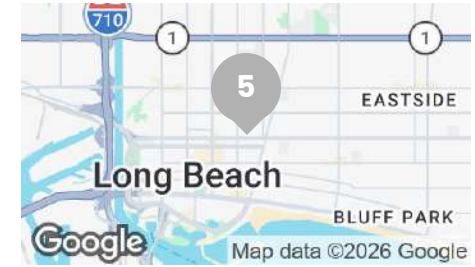
**4**  
435 W. 11TH ST.  
Long Beach , CA 90813

Price:	\$1,850,000	Bldg Size:	6,395 SF
No. Units:	9	Year Built:	1936
Price/Unit:	\$205,556		



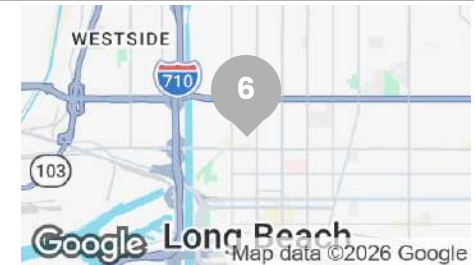
**5**  
728-730 LIME AVE  
Long Beach, CA 90813

Price:	\$1,605,000	Bldg Size:	4,601 SF
No. Units:	6	Year Built:	1922
Price/Unit:	\$267,500		



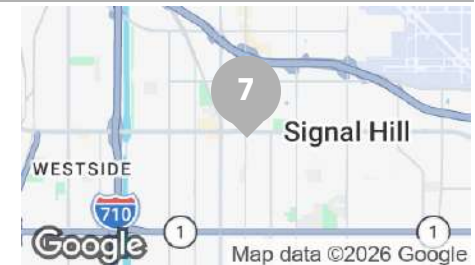
**6**  
1415 CEDAR AVE  
Long Beach, CA 90813

Price:	\$2,020,000	Bldg Size:	6,922 SF
No. Units:	10	Year Built:	1949
Price/Unit:	\$202,000		



**7**  
2536 ATLANTIC AVE  
Long Beach, CA 90806

Price:	\$1,250,000	Bldg Size:	3,672 SF
No. Units:	5	Price/Unit:	\$250,000



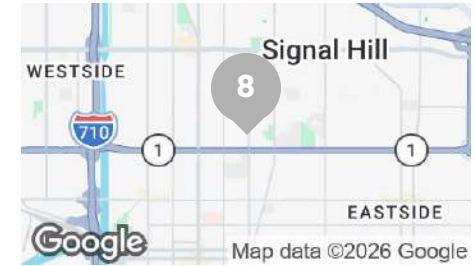
# SALE COMPARABLES

## SALE COMPS



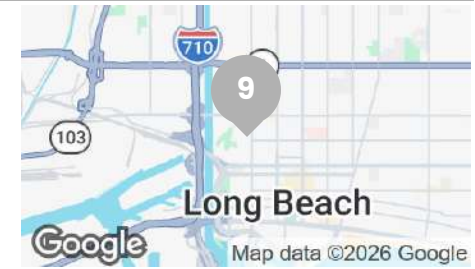
**8**  
925 E 19TH ST  
Long Beach, CA 90808

Price: \$1,359,000 Bldg Size: 4,008 SF



**9**  
529 W 10TH ST  
Long Beach, CA 90813

Price: \$1,450,000 Bldg Size: 3,616 SF  
No. Units: 5 Year Built: 1928  
Price/Unit: \$290,000



# SALE COMPARABLES ANALYSIS

Address	Price	Units	Yr. Built	RSF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
1735 E 10th St	\$3,049,000	14	1928	10,253	10.33	6.30%	\$297.38	\$217,786	6/10/2026	(8) 2+1, (6) 1+1
1050 E Hellman St	\$1,425,000	6	1924	3,542	12.78	5.09%	\$402.32	\$237,500	6/10/2026	(6) 1+1
435-437 W 11th St	\$1,850,000	9	1936	6,383	9.48	6.85%	\$289.83	\$205,556	5/13/2026	(5) 2+1, (4) 1+1
728-730 Lime Ave	\$1,605,000	6	1922	4,601	10.56	6.16%	\$348.84	\$267,500	5/4/2026	(1) 5+2, (4) 2+1, (1) 1+1
1415 Cedar Ave	\$2,020,000	10	1949	6,922	9.30	6.99%	\$291.82	\$202,000	4/29/2026	(5) 2+1, (4) 1+1, (1) 0+1
925 E 19th St	\$1,359,000	6	1960	4,008	9.96	6.53%	\$339.07	\$226,500	4/8/2026	(6) 2+1
529 W 10th St	\$1,450,000	5	1928	3,616	11.14	5.83%	\$401.00	\$290,000	3/13/2026	1) 4+2, (4) 1+1
1882 Lime Ave	\$1,535,000	5	1928	4,012	N/A	N/A	\$382.60	\$307,000	2/20/2026	
2364-2370 Lime Ave	\$2,437,500	8	1930	6,440	9.97	6.52%	\$378.49	\$304,688	1/30/2026	(4) 3+1, (4) 1+1
1035 Orange Ave	\$1,440,000	6	1923	4,093	N/A	N/A	\$351.82	\$240,000	1/27/2026	
615 Cerritos Ave	\$2,025,000	8	1963	6,144	9.77	6.66%	\$329.59	\$253,125	12/31/2025	(8) 2+1
1883 Pine Ave	\$2,070,000	6	1979	4,666	10.53	6.17%	\$443.63	\$345,000	12/18/2025	(6) 2+1, (2) 1+1
1775 Locust Ave	\$1,960,000	9	1962	7,176	9.15	7.11%	\$273.13	\$217,778	12/17/2025	(2) 3+1, (7) 2+1
1209 Olive Ave	\$1,300,000	6	1928	3,540	9.87	6.58%	\$367.23	\$216,667	12/16/2025	(1) 3+1, (1) 2+1, (4) 1+1
1471 Chestnut Ave	\$1,195,000	5	1925	4,276	9.81	6.63%	\$279.47	\$239,000	12/15/2025	(3) 2+2, (2) 2+1
1332 Walnut Ave	\$2,149,000	9	1963	6,892	9.61	6.76%	\$311.81	\$238,778	11/14/2025	(2) 3+1, (6) 2+1, (1) 1+1
1271 E 7th St	\$2,600,000	12	1961	10,113	9.37	6.94%	\$257.09	\$216,667	10/31/2025	(7) 2+1, (5) 1+1
1415-1425 Martin Luther King Jr Ave	\$2,363,000	10	1930	7,282	10.37	6.27%	\$324.50	\$236,300	10/17/2025	(1) 3+2, (8) 2+1, (1) 1+1
841 Cherry Ave	\$1,250,000	6	1922	3,311	9.68	6.72%	\$377.53	\$208,333	10/15/2025	(5) 1+1, (1) 0+1
<b>Averages</b>					<b>10.10</b>	<b>6.48%</b>	<b>\$339.32</b>	<b>\$245,799</b>		
1950 Pacific Ave	\$2,300,000	11	1962	8,591	9.80	7.03%	\$267.72	\$209,091	Subject	(1) 2+2, (5) 2+1, (5) 1+1

# LOCATION INFORMATION



1950 Pacific Ave - Long Beach, CA 90806

# Long Beach, CA



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”



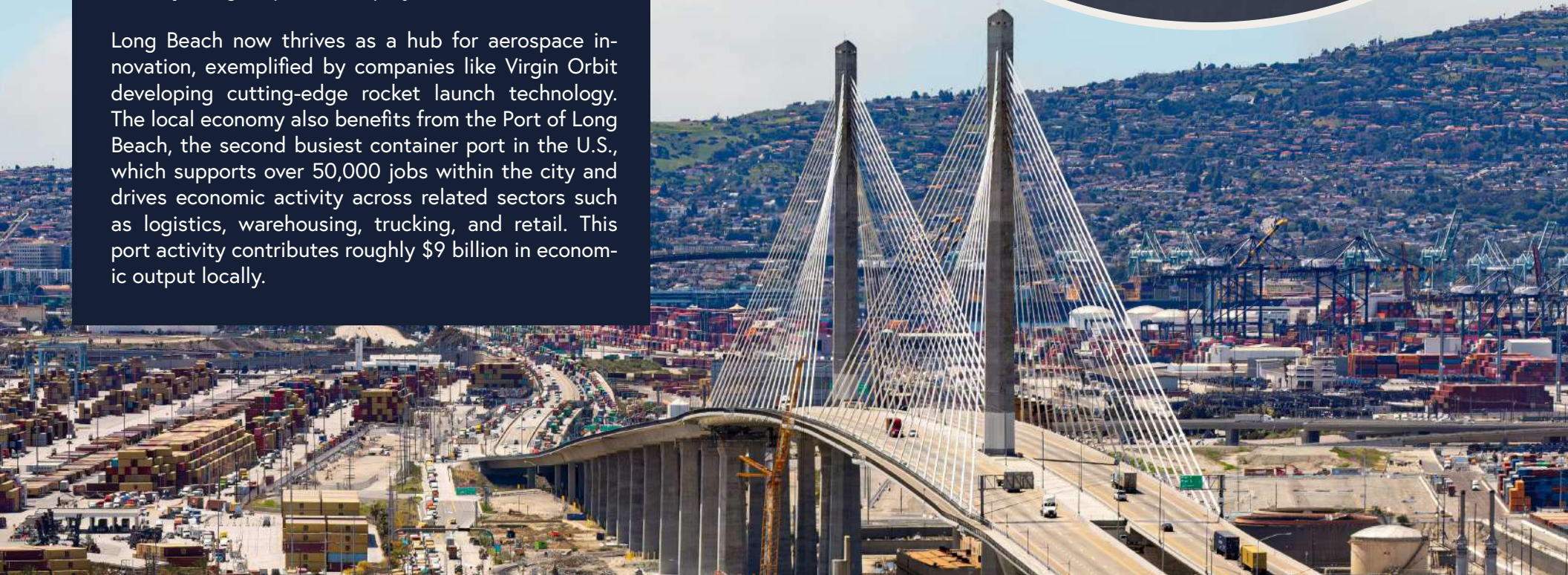
Long Beach is renowned for its extensive waterfront featuring an 8.5-mile beach, the Port of Long Beach—one of the world's busiest container ports—and major attractions like the historic RMS Queen Mary and the Aquarium of the Pacific. The city blends an urban environment with the laid-back lifestyle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

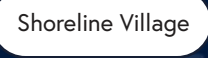
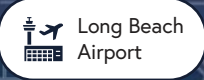
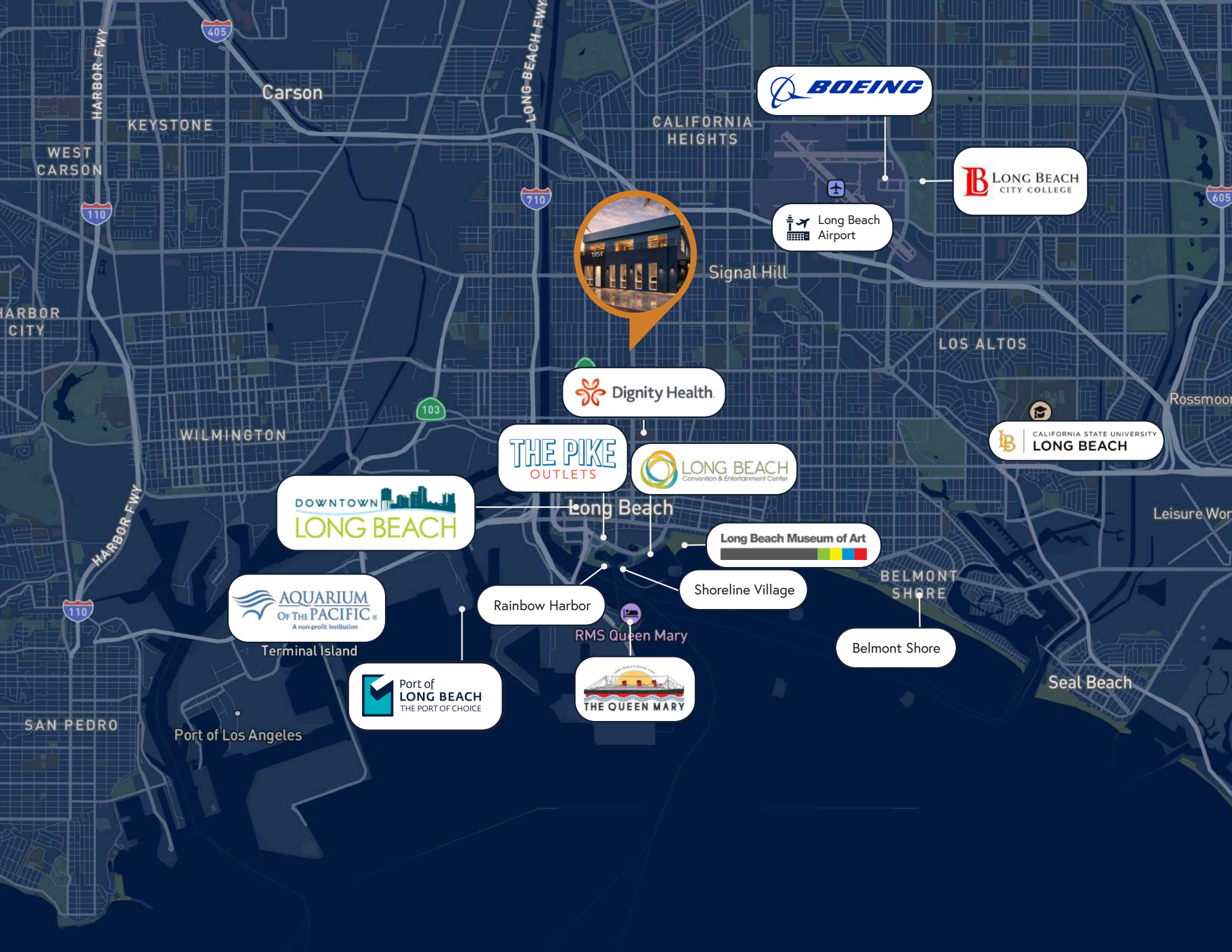


## Local Economy

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.





Seal Beach

Carson

KEYSTONE

CALIFORNIA HEIGHTS

WEST CARSON

Signal Hill

LOS ALTOS

WILMINGTON

Long Beach

BELMONT SHORE

Terminal Island

RMS Queen Mary

SAN PEDRO

Port of Los Angeles

Leisure Wor

## 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.



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INVESTMENTS

**LYON STAHL**  
INVESTMENT REAL ESTATE

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