

635 ELM AVE PORTFOLIO
LONG BEACH, CA 90802

COMPASS



**10-UNIT PORTFOLIO OWNERSHIP
WITHIN A 21-UNIT BUILDING**

CM Casey
McKinley



635 ELM AVE PORTFOLIO LONG BEACH, CA 90802

EXCLUSIVELY LISTED BY



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INVESTMENT OVERVIEW

635 Elm Avenue presents a rare opportunity to acquire a portfolio of ten individually owned residential units within a well-located 21-unit building in the heart of Long Beach. Comprised of a mix of studios and larger one- and two-bedroom residences, the portfolio offers immediate, stable cash flow with 100% occupancy and a clean trailing twelve-month operating history. Based on normalized operating expenses and reassessed property taxes, the offering delivers an approximate **5.0% cap rate inclusive of a buyer's projected tax basis**, providing investors with transparent, in-place yield in a supply-constrained coastal market. In addition to dependable income, the asset offers meaningful strategic flexibility through long-term hold potential, operational upside, and the ability to execute a phased retail disposition strategy over time.



INVESTMENT HIGHLIGHTS



- ⊕ **10-UNIT PORTFOLIO OWNERSHIP** within a 21-unit residential building in central Long Beach
- ⊕ **100% OCCUPIED** with established in-place cash flow
- ⊕ **ALL UNITS RENOVATED**, including air conditioners, for extremely low ongoing maintenance costs
- ⊕ **DIVERSE UNIT MIX** consisting of studios plus larger one- and two-bedroom units
- ⊕ **SINGLE-LOCATION OPERATIONAL EFFICIENCY** with portfolio concentration in one building
- ⊕ **MULTIPLE EXIT STRATEGIES** including long-term income hold, phased retail sell-off, or strategic repositioning
- ⊕ **COASTAL LONG BEACH LOCATION** with strong renter demand and limited attainable housing supply
- ⊕ **RARE PORTFOLIO CONTROL POSITION** representing nearly half of the building's total units (10 of 21)



SUBJECT PROPERTY

E 7th Street



ALAMITOS BEACH

THE QUEEN MARY

SUBJECT PROPERTY

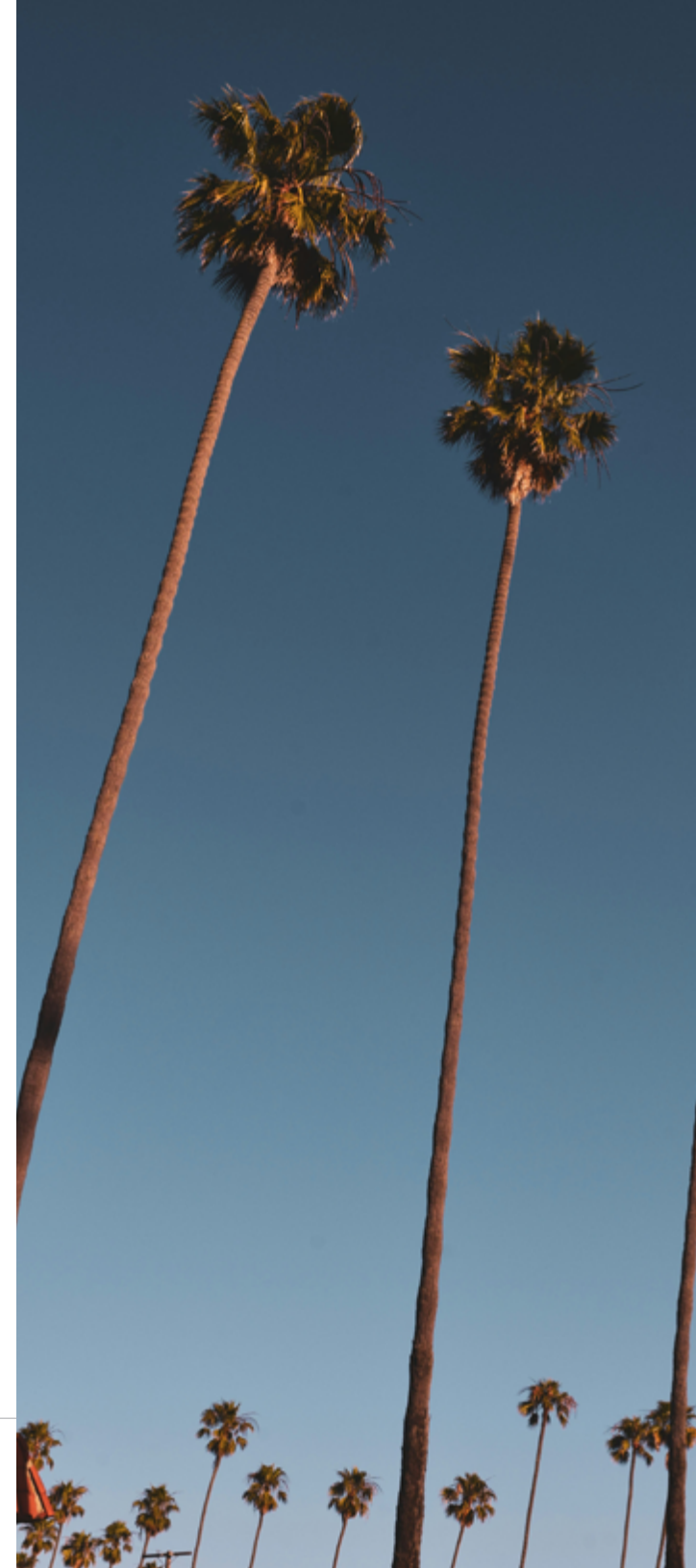




FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Property	635 Elm Ave Portfolio
Ownership Interest	10 Individually Owned Units in 21 Unit Building
Analysis Period	Trailing 12 Months: May 2025 - April 2026
Occupancy	100% (All Units Rented)
Gross Scheduled Income (T12)	\$188,134
Operating Expenses (Normalized)	\$55,174
NOI Before Buyer Tax Reassessment	\$132,960
Purchase Price	\$2,450,000
Buyer Reassessed Tax Rate	1.25%
Buyer Property Taxes	\$30,625
Current Property Taxes Used	\$20,457
Increase in Property Taxes	\$10,168
Buyer-Adjusted NOI	\$122,792
Buyer-Adjusted Cap Rate	5.01%



FINANCIAL OVERVIEW

RENT ROLL

Unit #	Unit Type	Sq Ft	Monthly Rent	Annual Rent	Notes
2	2 Bed / 1 Bath	870	\$2,200.00	\$26,450.00	Larger unit
4	Studio	400	\$1,410.00	\$16,890.00	
5	Studio	360	\$1,460.00	\$18,130.00	
7	Studio	360	\$1,515.00	\$18,100.00	
10	Studio	350	\$1,485.00	\$17,960.00	
15	Studio	360	\$1,495.00	\$17,940.00	
17	Studio	360	\$1,387.00	\$16,744.00	
18	Studio	360	\$1,340.00	\$16,080.00	
20	Studio	360	\$1,415.00	\$17,000.00	
21	1 Bed / 1 Bath	600	\$1,910.00	\$22,840.00	Larger unit

LOCATION OVERVIEW

LONG BEACH

Long beach blends a high-energy urban core with a culturally rich, coastal community vibe, making it an incredibly resilient micro-market for multifamily, retail, or mixed-use assets.

Long Beach is a true Walker's Paradise, centrally located between Los Angeles and Orange County. The city offers unmatched regional access while maintaining a vibrant, walkable urban core, allowing residents seamless connectivity to two of Southern California's most dynamic economic and cultural markets, positioning it as one of the coast's most strategically located cities.

The city's celebrated waterfront features iconic destinations including the Queen Mary, the Aquarium of the Pacific, Shoreline Village, and The Pike Outlets. From upscale harbor-view dining and lively bars to boutique shops and trendy restaurants along Pine Avenue's renowned Restaurant Row, Long Beach delivers a world-class lifestyle experience at the water's edge.



WALK SCORE

96 / 100

Walker's Paradise

TRANSIT SCORE

74 / 100

Excellent Transit

TO DOWNTOWN LA

~25 MI

Via Metro A Line

CITY INVESTMENT

\$10B+

Active development

LOCATION HIGHLIGHTS



EAST VILLAGE ARTS DISTRICT LOCATION

Cultural cachet, filmmaking history, walkability



DOWNTOWN DEVELOPMENT SURGE

5,210+ new units approved, major mixed-use projects underway



PORT OF LONG BEACH & MAJOR EMPLOYERS

SpaceX, Rocket Lab, Relativity Space, \$1.57B federal port investment



ARTS, CULTURE & LIFESTYLE

Monthly Art Walk, acclaimed dining, Alamitos Beach under a mile away



RESIDENTIAL DEMAND & RENT FUNDAMENTALS

Strong renter base aligned with workforce demographics

DEMOGRAPHICS

within 5-mile radius



433,108

TOTAL POPULATION



37.1 YRS

MEDIAN AGE



\$90,994

MEDIAN HOUSEHOLD INCOME



\$834,557

MEDIAN PROPERTY VALUE

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