



# 5339 E Ocean Blvd

Long Beach, CA 90803

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**SAMIMI**  
INVESTMENTS

**LYONSTAHLL**  
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# 01

## PROPERTY SUMMARY

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5339 E Ocean Blvd, Long Beach, CA, 90803





### Pricing Summary

**OFFERING PRICE**    \$3,395,000

Price/Unit                \$565,833

Price/SF                  \$1,113.85

GRM                        13.28

Market GRM            13.28

Current CAP             5.54%

Market CAP             5.54%



### Property Details

|                     |                |
|---------------------|----------------|
| Units               | 6              |
| Year Built          | 1953           |
| Total Building Size | 3,048 SF       |
| Lot Size            | 2,540 SF       |
| Unit Mix            | 6 1-Bed/1-Bath |
| APN                 | 7245-007-026   |
| Zoning              | LBR4R          |

## Location Location Location! Ocean Front Assets are the gold standard for real estate. Do not miss this.

**Unobstructed Ocean Views and the highest Cap Rate (5.54%) you will ever find in Belmont Shore on the Ocean in this Incredible Ocean Front 6 unit with Parking!**

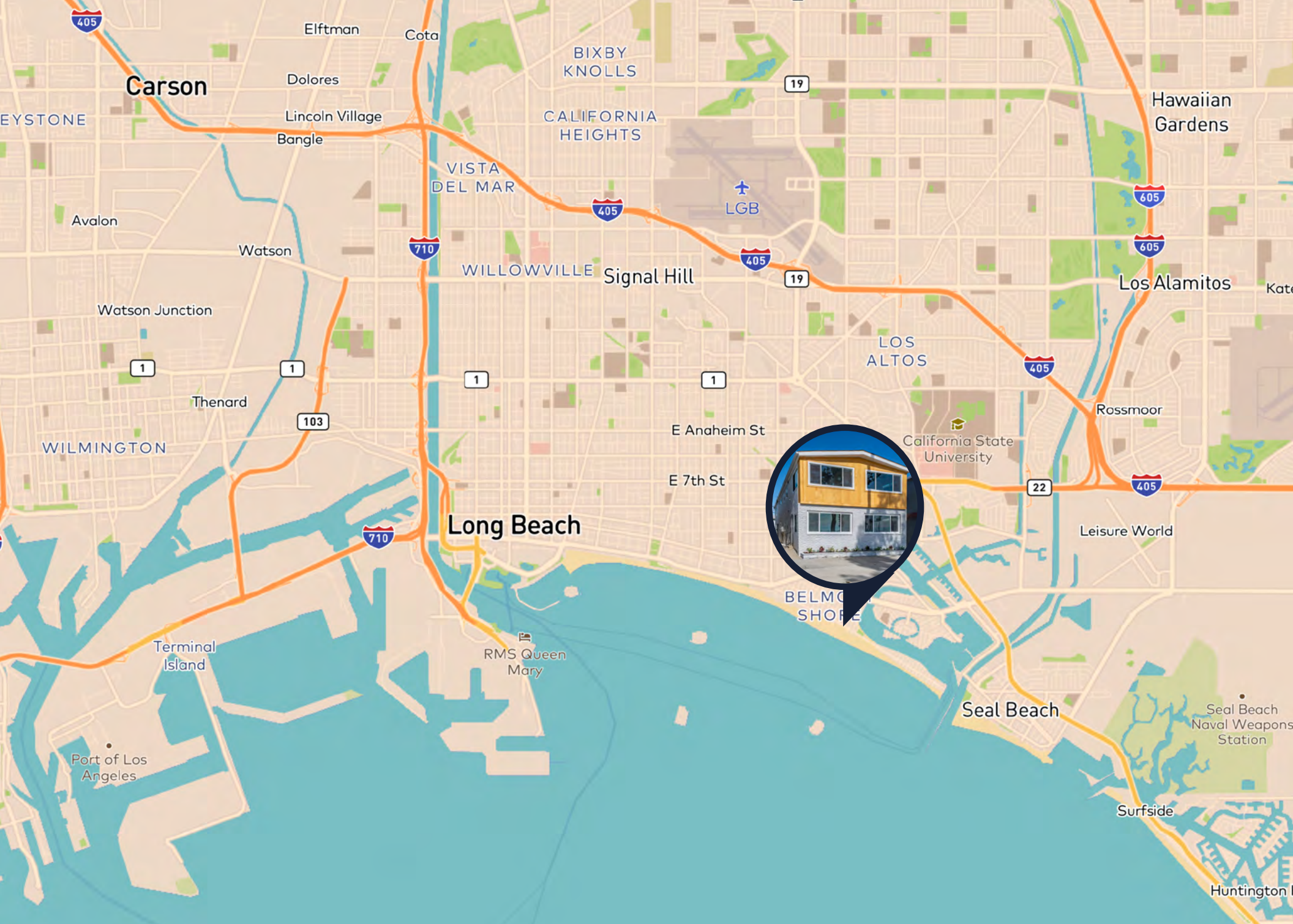
You can't beat this asset. The Beach House is a incredibly rare property to come across. Stunning remodels with new plumbing, electrical, and high end finishes. Each unit has Washer and Dryer in unit and a beautiful layout maximizing the ocean views here on Ocean Blvd. Steps to the sand and even more rare for Belmont Shore, this asset comes with 4 parking spaces. You will not find beach front properties this cheap maybe ever again.

5339 E Ocean Blvd is an ideal opportunity for investors seeking a **turnkey coastal multifamily generational asset with zero deferred maintenance, immediate leasing opportunity to put your own tenants in and an exceptional location-driven rental appeal** in one of Southern California's most desirable beach communities. **Four of the units are rare front-facing one-bedroom residences with ocean and water views**, creating a highly compelling lifestyle rental product in one of Long Beach's most sought-after beachside communities. The remaining two renovated one-bedroom units further round out a turnkey investment with broad tenant appeal.

With the Olympics coming to the Belmont Shore Swimming Pool and the World Cup on it's way as well. AIR BNB opportunities are endless.

The Beach House at **5339 E Ocean Blvd** in the most desirable **Belmont Shore** asset you will find. One of the only locations on Ocean Blvd with unobstructed ocean views. Offered at **\$3,395,000** and only **\$565,833 per unit**, this exceptional coastal asset consists of **six 1-bedroom/1-bathroom units** across **3,048 square feet** on a **2,540 square foot lot**. Based on projected market rents, the property offers approximately **\$20,400 per month** and **\$255,600 in annual scheduled gross income**, with an estimated **5.54% cap rate upon lease up**.





5339 E Ocean Blvd, Long Beach, CA, 90803




Port of  
**LONG BEACH**  
THE PORT OF CHOICE

  
**THE QUEEN MARY**

DOWNTOWN  
**LONG BEACH**


  
**AQUARIUM  
OF THE PACIFIC**  
A non-profit institution


**THE PIKE**  
OUTLETS


 **Dignity Health.**

  
**LONG BEACH**  
PARKS • RECREATION • MARINE

 **LONG BEACH**  
Convention & Entertainment Center


 Belmont Veterans  
Memorial Pier


 Junipero Beach

 Long Beach  
City Beach

**Long Beach Museum of Art**

 Belmont Pool

 Volleyball Courts

 Belmont Shore Beach











# 02

## FINANCIAL ANALYSIS

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INVESTMENTS

**LYONSTAHN**  
INVESTMENT REAL ESTATE

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## INVESTMENT SUMMARY

|                      |                    |
|----------------------|--------------------|
| <b>Listing Price</b> | <b>\$3,395,000</b> |
| Price/Unit           | <b>\$565,833</b>   |
| Price/SF             | <b>\$1,113.85</b>  |
| CAP Rate Current:    | <b>5.54%</b>       |
| CAP Rate Pro-Forma   | <b>5.54%</b>       |
| GRM Current          | <b>13.28</b>       |
| GRM Pro Forma        | <b>13.28</b>       |

## PROPERTY DETAILS

|                     |                |
|---------------------|----------------|
| Units               | 6              |
| Year Built          | 1953           |
| Total Building Size | 3,048 SF       |
| Lot Size            | 2,540 SF       |
| Unit Mix            | 6 1-Bed/1-Bath |
| APN                 | 7245-007-026   |
| Zoning              | LBR4R          |

| # OF UNITS           | BDRMS/<br>BATHS | NOTES  | Current Income           |                      | Market Income     |              |
|----------------------|-----------------|--------|--------------------------|----------------------|-------------------|--------------|
|                      |                 |        | MONTHLY RENT/<br>AVERAGE | TOTAL MONTHLY INCOME | MONTHLY RENT/UNIT | TOTAL INCOME |
| 1                    | 1+1             | Vacant | \$ 3,500                 | \$ 3,500             | \$ 3,500          | \$ 3,500     |
| 1                    | 1+1             | Vacant | \$ 3,500                 | \$ 3,500             | \$ 3,500          | \$ 3,500     |
| 1                    | 1+1             | Vacant | \$ 3,500                 | \$ 3,500             | \$ 3,500          | \$ 3,500     |
| 1                    | 1+1             | Vacant | \$ 3,500                 | \$ 3,500             | \$ 3,500          | \$ 3,500     |
| 1                    | 1+1             | Vacant | \$ 3,200                 | \$ 3,200             | \$ 3,200          | \$ 3,200     |
| 1                    | 1+1             | Vacant | \$ 3,200                 | \$ 3,200             | \$ 3,200          | \$ 3,200     |
| Total Scheduled Rent |                 |        |                          | \$20,400             |                   | \$20,400     |

| ANNUALIZED INCOME             | Current                     | Market                      |
|-------------------------------|-----------------------------|-----------------------------|
| <b>Scheduled Gross Income</b> | <b>\$ 255,600</b>           | <b>\$ 255,600</b>           |
| Vacancy Rate Reserve          | (\$ 12,780) 5% <sup>1</sup> | (\$ 12,780) 5% <sup>1</sup> |
| <b>Gross Operating Income</b> | <b>\$ 242,820</b>           | <b>\$ 242,820</b>           |

| ANNUALIZED EXPENSES                | Current          | Market           |
|------------------------------------|------------------|------------------|
| New Taxes (% Purchase Price)       | \$ 42,438        | \$ 42,438        |
| Repairs & Maintenance (\$600/Unit) | \$ 3,600         | \$ 3,600         |
| Insurance (\$1.25/SF)              | \$ 3,810         | \$ 3,810         |
| Utilities (\$800/Unit)             | \$ 4,800         | \$ 4,800         |
| <b>ESTIMATED EXPENSES</b>          | <b>\$ 54,648</b> | <b>\$ 54,648</b> |
| Expenses as % of SGI               | 21.38%           | 21.38%           |
| Per Net Sq. Ft                     | \$ 17.13         | \$ 17.13         |
| Per Unit                           | \$ 9,108         | \$ 9,108         |

| RETURN                      | Current                      | Market                       |
|-----------------------------|------------------------------|------------------------------|
| <b>Net Operating Income</b> | <b>\$ 188,173</b>            | <b>\$ 188,173</b>            |
| Debt Service                | (\$ 152,158)                 | (\$ 152,158)                 |
| Pre Tax Cash Flows          | \$ 36,014 2.95% <sup>2</sup> | \$ 36,014 2.95% <sup>2</sup> |
| Principal Reduction         | \$ 27,951                    | \$ 27,951                    |
| Total Return Before Taxes   | \$ 63,966 5.23% <sup>2</sup> | \$ 63,966 5.23% <sup>2</sup> |

<sup>1</sup>As a percent of Scheduled Gross Income <sup>2</sup>As a percent of Down Payment

# Rent Roll

| UNIT # | UNIT TYPE | CURRENT RENT | MARKET RENT | NOTES  |
|--------|-----------|--------------|-------------|--------|
| 01     | 1+1       | \$ 3,500     | \$ 3,500    | Vacant |
| 02     | 1+1       | \$ 3,500     | \$ 3,500    | Vacant |
| 03     | 1+1       | \$ 3,500     | \$ 3,500    | Vacant |
| 04     | 1+1       | \$ 3,500     | \$ 3,500    | Vacant |
| 05     | 1+1       | \$ 3,200     | \$ 3,200    | Vacant |
| 06     | 1+1       | \$ 3,200     | \$ 3,200    | Vacant |

# 03

## MARKET COMPARABLES

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# Sales Comparables

|              | Subject Property  | Comparable 1   | Comparable 2  | Comparable 3  |
|--------------|---|--|---|---|
|              |  |  |  |  |
| ADDRESS      | 5339 E Ocean Blvd #6  | 5007-5011 E Ocean Blvd   | 5267 E Ocean Blvd   | 16 38th Pl  |
| LOCATION     | Long Beach  | Long Beach   | Long Beach  | Long Beach  |
| PRICE        | \$3,395,000   | \$3,000,000  | \$2,579,000   | \$3,192,000   |
| SALE DATE    |   | 2/27/26  | 4/22/25   | 3/29/24   |
| NO. OF UNITS | 6   | 10   | 4   | 7   |
| YEAR BUILT   | 1953  | 1952   | 1953  | 1962  |
| CAP RATE     | 5.54%   | 1.25%  | 3.50%   | 2.50%   |
| PRICE/UNIT   | \$565,833   | \$300,000  | \$644,750   | \$456,000   |

# Sales Comparables

|              | Subject Property  | Comparable 4   | Comparable 5  | Comparable 6  |
|--------------|---|--|---|---|
|              |  |  |  |  |
| ADDRESS      | 5339 E Ocean Blvd #6  | 5325 E Ocean Blvd  | 24 Roswell Ave  | 19 Granada Ave  |
| LOCATION     | Long Beach  | Long Beach   | Long Beach  | Long Beach  |
| PRICE        | \$3,395,000   | \$3,560,000  | \$1,960,000   | \$4,275,000   |
| SALE DATE    |   | 5/11/22  | 1/6/22  | 12/29/21  |
| NO. OF UNITS | 6   | 8  | 5   | 10  |
| YEAR BUILT   | 1953  | 1955   | 1968  | 1931  |
| CAP RATE     | 5.54%   | 2.20%  | 2.96%   | 2.11%   |
| PRICE/UNIT   | \$565,833   | \$445,000  | \$392,000   | \$427,500   |

5339 E Ocean Blvd






# Sales Comparables

|                     | Subject Property  | Comparable 7   | Comparable 8  | Comparable 9  |
|---------------------|---|--|---|---|
|                     |  |  |  |  |
| <b>ADDRESS</b>      | 5339 E Ocean Blvd #6  | 1 Covina Ave   | 2223 E Ocean Blvd   | 5239 E Ocean Blvd   |
| <b>LOCATION</b>     | Long Beach  | Long Beach   | Long Beach  | Long Beach  |
| <b>PRICE</b>        | \$3,395,000   | \$2,600,000  | \$1,650,000   | \$2,500,000   |
| <b>SALE DATE</b>    |   | 5/11/22  | 1/6/22  | 12/29/21  |
| <b>NO. OF UNITS</b> | 6   | 4  | 4   | 6   |
| <b>YEAR BUILT</b>   | 1953  | 1950   | 1923  | 1950  |
| <b>CAP RATE</b>     | 5.54%   | 0.05%  | 1.00%   | 2.02%   |
| <b>PRICE/UNIT</b>   | \$565,833   | \$650,000  | \$412,500   | \$416,667   |




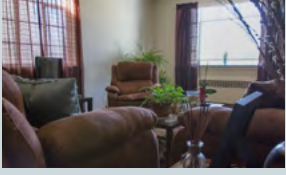
# Sales Comparable Analysis

| ADDRESS                | PRICE       | UNITS | YR.BUILT | RSF          | LOT SF       | GRM          | CAP          | PRICE/SF        | PRICE/UNIT       | COE      | UNIT MIX                         |
|------------------------|-------------|-------|----------|--------------|--------------|--------------|--------------|-----------------|------------------|----------|----------------------------------|
| 5007-5011 E Ocean Blvd | \$3,000,000 | 10    | 1952     | 4,572        | 5,227        | 22.50        | 1.25%        | \$656.17        | \$300,000        | 2/27/26  | (6)1+1, (4)0+1                   |
| 5267 E Ocean Blvd      | \$2,579,000 | 4     | 1953     | 2,703        | 2,673        | 15.00        | 3.50%        | \$954.13        | \$644,750        | 4/22/25  | (1)2+1, (1)1+1                   |
| 16 38th Pl             | \$3,192,000 | 7     | 1962     | 5,473        | 5,259        | 17.15        | 2.50%        | \$583.23        | \$456,000        | 3/29/24  | (3)2+1, (4)1+1                   |
| 5325 E Ocean Blvd      | \$3,560,000 | 8     | 1955     | 5,692        | 3,541        | 17.69        | 2.20%        | \$625.44        | \$445,000        | 5/11/22  | (8) 1+1                          |
| 24 Roswell Ave         | \$1,960,000 | 5     | 1968     | 2,779        | 3,920        | 15.95        | 2.96%        | \$705.29        | \$392,000        | 1/6/22   | On market                        |
| 19 Granada Ave         | \$4,275,000 | 10    | 1931     | 7,182        | 4,792        | 17.82        | 2.11%        | \$595.24        | \$427,500        | 12/29/21 | (6) 1+1, (4) 0+1                 |
| 1 Covina Ave           | \$2,600,000 | 4     | 1950     | 2,864        | 2,178        | 24.76        | 0.05%        | \$907.82        | \$650,000        | 8/11/21  | (2) 2+1, (2) 1+1                 |
| 2223 E Ocean Blvd      | \$1,650,000 | 4     | 1923     | 2,812        | 5,663        | 21.02        | 1.00%        | \$586.77        | \$412,500        | 5/19/21  | (1)3+1, (1)2+1,(1)1+1,<br>(1)0+1 |
| 5239 E Ocean Blvd      | \$2,500,000 | 6     | 1950     | 3,470        | 2,614        | 17.37        | 2.02%        | \$720.46        | \$416,667        | 5/5/21   | (6)1+1                           |
| <b>Average</b>         |             |       |          | <b>5,677</b> | <b>5,110</b> | <b>18.81</b> | <b>1.95%</b> | <b>\$645.23</b> | <b>\$424,763</b> |          |                                  |
| 5339 E Ocean Blvd      | \$3,395,000 | 6     | 1953     | 3,048        | 2,540        | 13.28        | 5.54%        | \$1,113.85      | \$565,833        | N/A      | (6) 1+1                          |

# Lease Comparables

|                  |   | Address                            | Rent    | Size   | \$/SF     | Beds  | Baths  |
|------------------|---|------------------------------------|---------|--------|-----------|-------|--------|
| SUBJECT PROPERTY |    | 5339 E Ocean Blvd #6               | \$3,200 |        |           | 1 Bed | 1 Bath |
| 1                |    | 5922 E Ocean Blvd                  | \$3,500 | 865 SF | \$4.05/SF | 1 Bed | 1 Bath |
| 2                |    | 5653 2nd St                        | \$5,500 | 900 SF | \$6.11/SF | 1 Bed | 1 Bath |
| 3                |  | 5211 Marina Pacifica Dr S Unit 229 | \$3,500 | 873 SF | \$4.01/SF | 1 Bed | 1 Bath |
| 4                |  | 8110 Marina Pacific Dr N           | \$3,400 | 873 SF | \$3.89/SF | 1 Bed | 1 Bath |

# Lease Comparables

|                  | Address  | Rent    | Size     | \$/SF     | Beds  | Baths  |
|------------------|--|---------|----------|-----------|-------|--------|
| SUBJECT PROPERTY |  5339 E Ocean Blvd #6   | \$3,200 |          |           | 1 Bed | 1 Bath |
| 5                |  212 Quincy Ave         | \$4,995 | 1,754 SF | \$2.83/SF | 1 Bed | 1 Bath |
| 6                |  333 1st St, Seal Beach | \$3,120 | 650 SF   | \$4.80/SF | 1 Bed | 1 Bath |
| 7                |  654 Park Ave         | \$3,200 | 900 SF   | \$3.56/SF | 1 Bed | 1 Bath |

# 04

## LOCATION OVERVIEW

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INVESTMENTS

**LYONSTRAHL**  
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5339 E Ocean Blvd, Long Beach, CA, 90803

# 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.

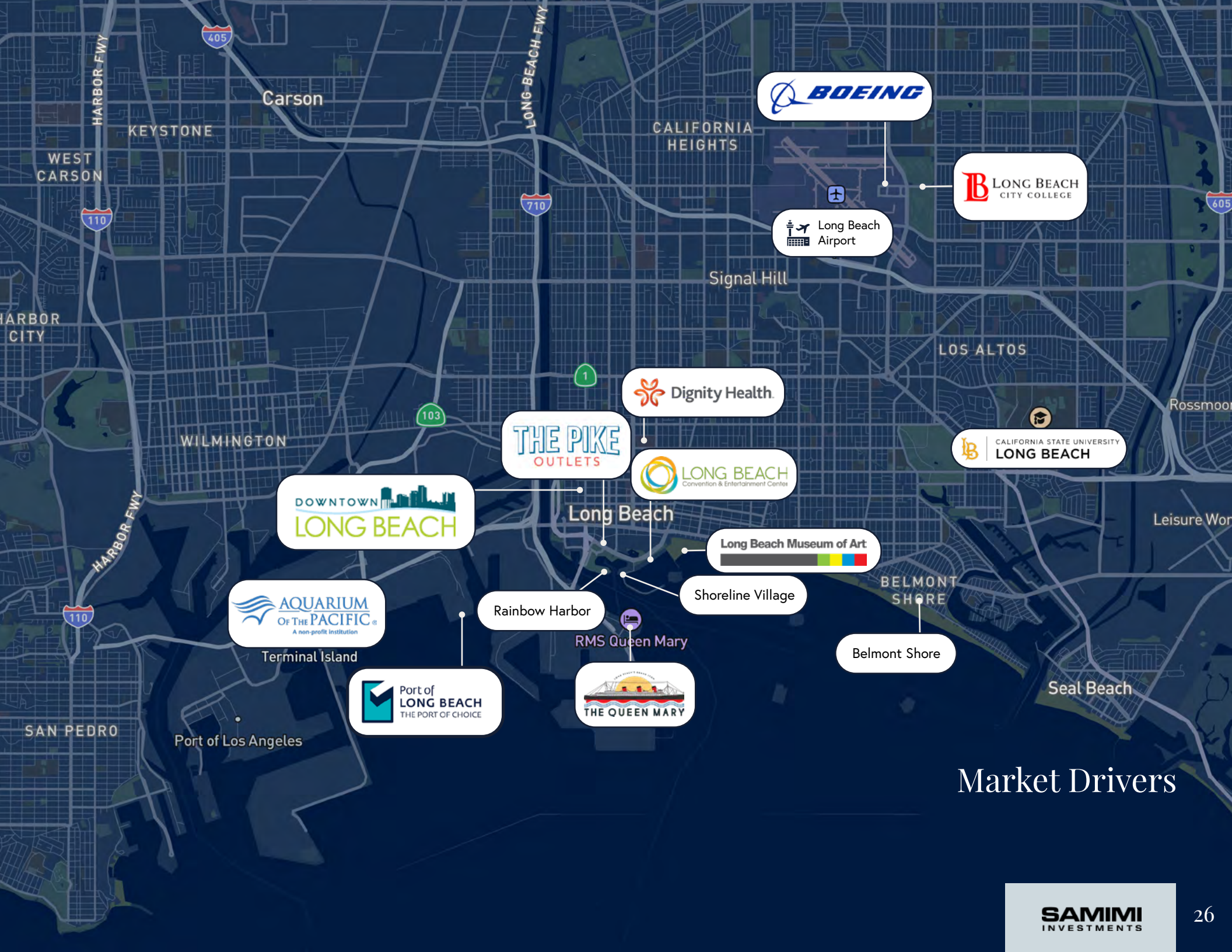
# Long Beach, CA

“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.





**BOEING**

**LONG BEACH CITY COLLEGE**

Long Beach Airport

**Dignity Health**

**THE PIKE OUTLETS**

**LONG BEACH**  
Convention & Entertainment Center

**DOWNTOWN LONG BEACH**

**Long Beach Museum of Art**

**AQUARIUM OF THE PACIFIC**  
A non-profit institution

Rainbow Harbor

Shoreline Village

RMS Queen Mary

Belmont Shore

**Port of LONG BEACH**  
THE PORT OF CHOICE

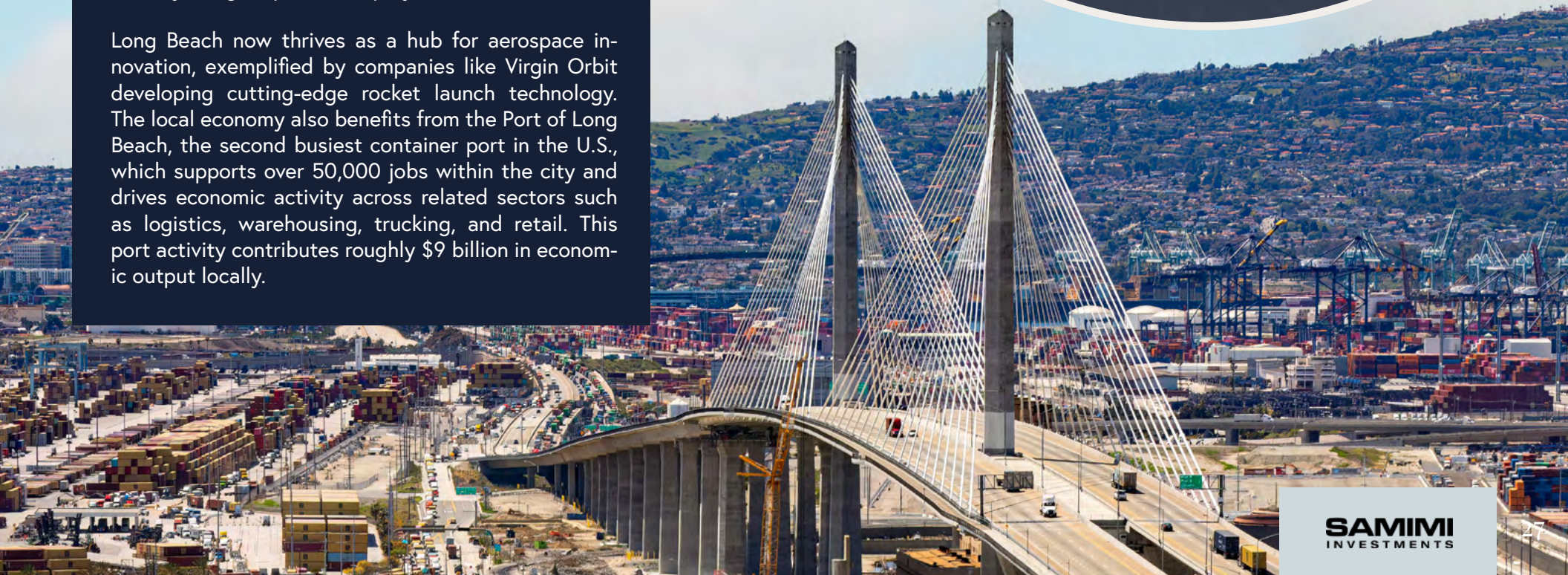
**THE QUEEN MARY**

# Market Drivers

## 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.

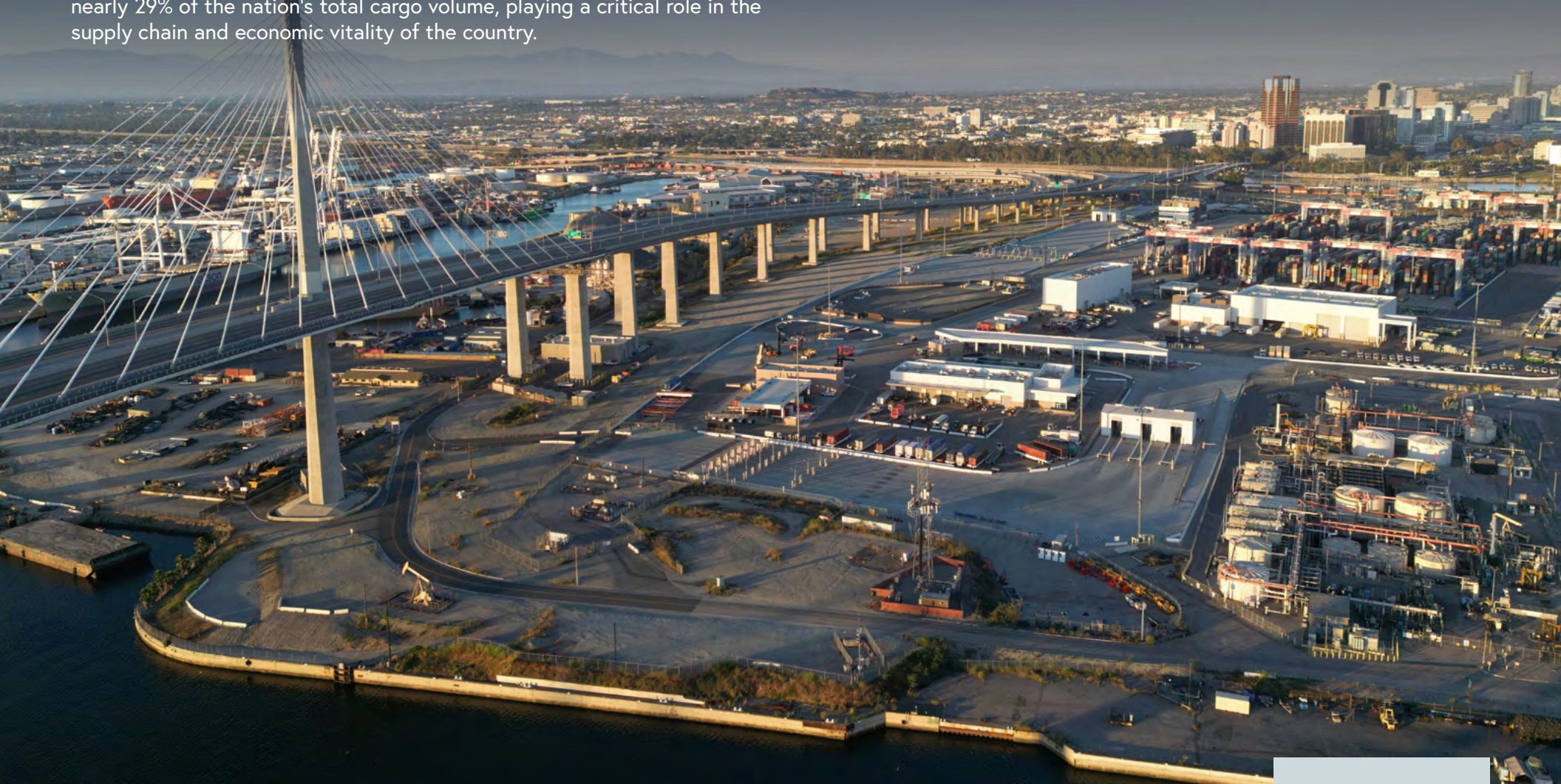


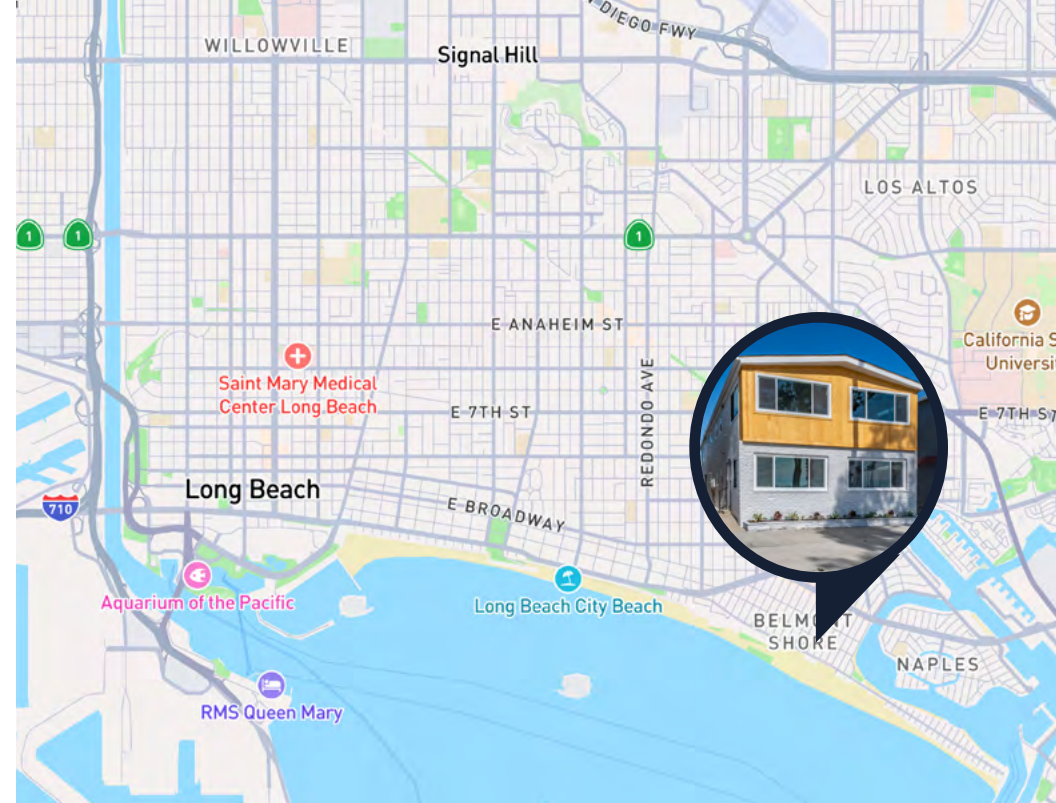
## METRO A LINE

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.





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