

241 Lindero Ave

LONG BEACH, CA | BELMONT HEIGHTS / BLUFF HEIGHTS | WALK SCORE 94

OFFERED AT
\$1,800,000

4-Unit Multifamily
ASSET TYPE

4,032 SF
BUILDING SIZE

6,109 SF
LOT SIZE

~0.3 Miles
TO BEACH

4 Garage + 1 Open
PARKING

4.7% / 6.3%
CURRENT / PRO FORMA CAP



INVESTMENT SNAPSHOT

UNITS

4 Units

1x3BR/2BA +
3x2BR/1BA

BUILDING

4,032 SF

LOT SIZE

6,109 SF

PARKING

4 + 1

Garage + Open
Space

LOCATION HIGHLIGHTS

- Approximately 3 blocks to the beach
- Walkable to Broadway shops, dining & cafes
- Near Belmont Shore, 2nd Street & Shoreline Village
- Minutes from Downtown Long Beach
- Strong coastal rental demand in a desirable submarket

RECENT IMPROVEMENTS

- ✓ Roof replaced approximately 5 years ago
- ✓ Exterior & garage freshly painted
- ✓ Updated exterior lighting
- ✓ Section 1 termite clearance completed (2026)
- ✓ One electrical panel replaced
- ✓ Downstairs 2BR unit recently remodeled

INCOME & UPSIDE

	GROSS INCOME	NOI	CAP RATE
Current	\$93,630	\$85,339	4.7%
Pro Forma	\$123,300	\$115,009	6.3%

One vacant unit = immediate lease-up & income upside

WHY THIS PROPERTY

Coastal Location & High Demand

Low Operating Expenses

Desirable Unit Mix

Garage Parking Near Beach

Immediate Value-Add Opportunity



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241 Lindero Ave | Long Beach, CA

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Coastal 4-Unit with Immediate Upside · Walk to Beach Location

Information deemed reliable but not guaranteed.