



VERSAILLES APARTMENTS

36 UNITS | LONG BEACH, CA

3635 East 1st Street, Long Beach, CA 90803



THE
MOGHAREBIGROUP
MULTIFAMILY INVESTMENT ADVISORY



LIBERTY
REAL ESTATE
SERVICES, INC.



THE
MOGHAREBI
GROUP



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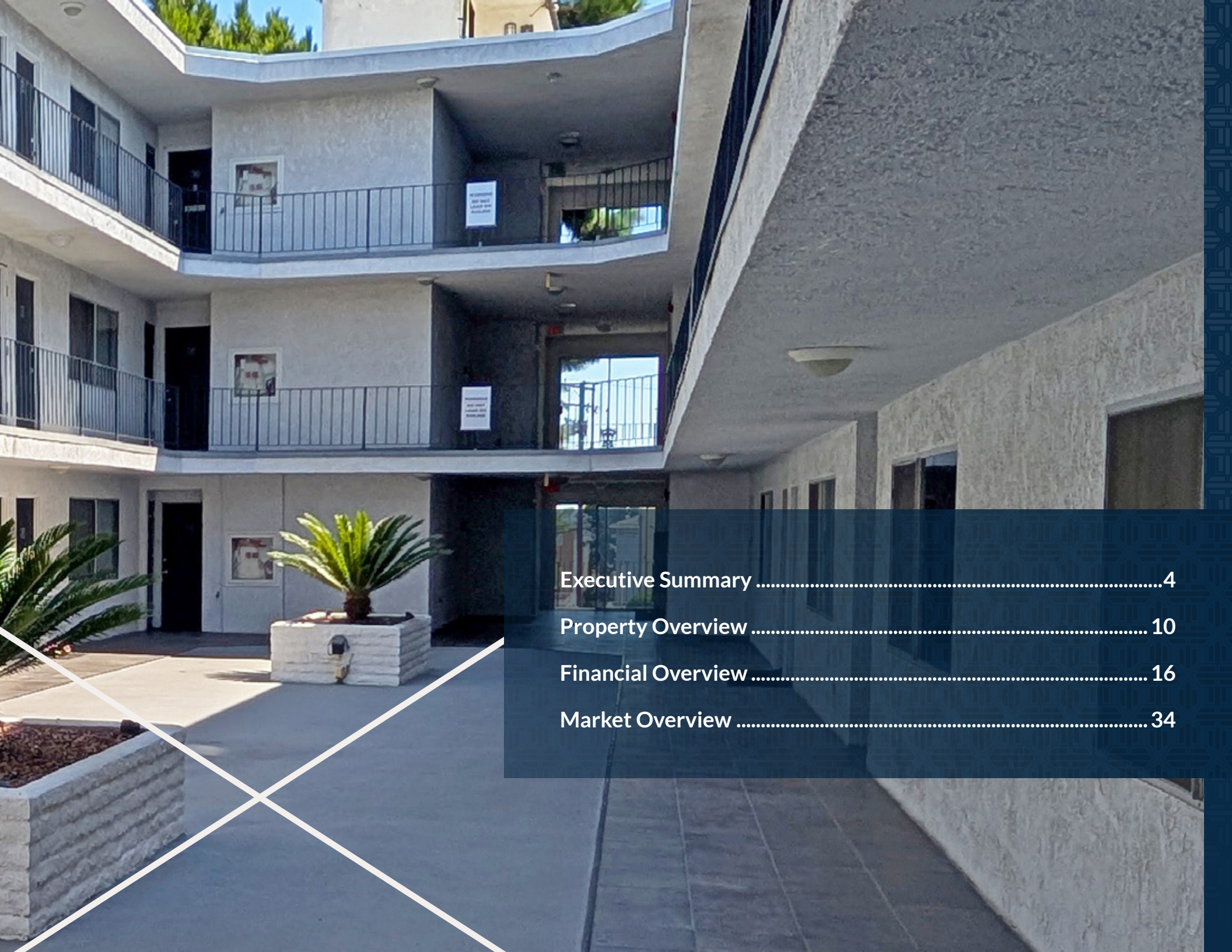
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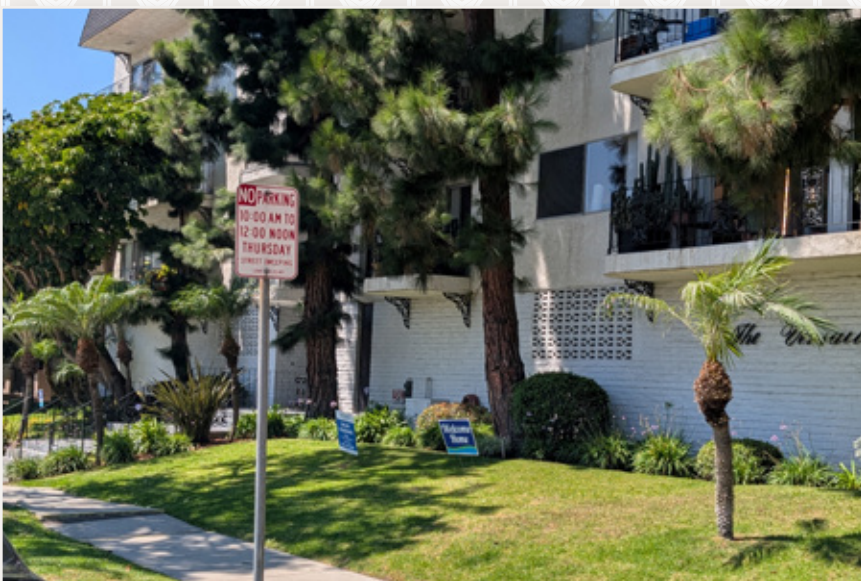




Executive Summary	4
Property Overview	10
Financial Overview	16
Market Overview	34



EXECUTIVE SUMMARY

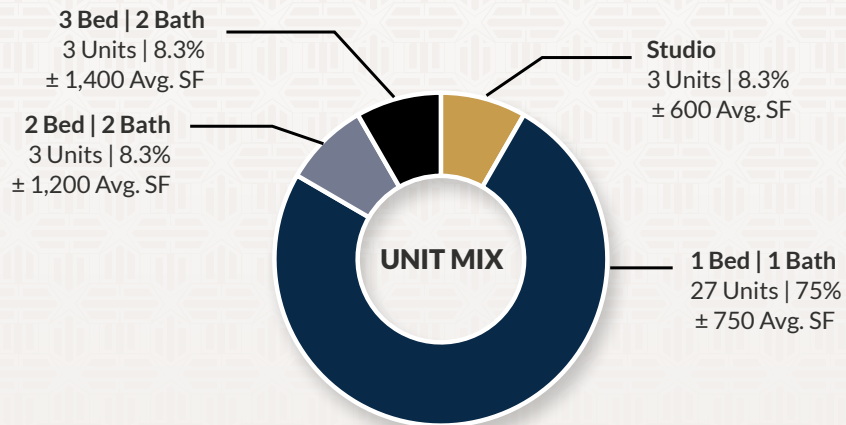


THE OFFERING

Versailles Apartments is a well-located coastal multifamily asset in Long Beach's Belmont Heights/Bluff Park area, minutes to beaches and Belmont Shore's 2nd Street which offers everyday walkability and seamless regional access. Immediate connectivity to PCH/1 with quick links to the 405/605/710, the Metro A Line via Downtown Long Beach, and Long Beach Airport expands the renter demand.

The community features an efficient unit mix anchored by 1BR/1BA homes (75%), complemented by Studios, 2BR/2BA, and 3BR/2BA (8.3% each). Versailles Apartments draws steady demand from a diversified employment base within minutes, including the Port of Long Beach, MemorialCare/VA medical campuses, California State University, Long Beach, Long Beach City College, and Long Beach Airport, with additional regional employers across the South Bay and North Orange County. This concentration of healthcare, education, logistics, civic, and hospitality jobs underpins durable occupancy.

Compelling value-add upside remains. A targeted program of interior renovations and operational improvements—paired with partial recovery of current loss-to-lease and expansion of ancillary income (e.g., storage) positions the asset for near-term NOI growth. In a supply-constrained coastal submarket, Versailles Apartments offers investors a favorable blend of location and many demand drivers.



INVESTMENT HIGHLIGHTS



ATTRACTIVE UNIT MIX

Versailles Apartments has a desirable unit mix comprised of 1 bed / 1 baths (75%) with the balance evenly split among Studios, 2BR/2BA, and 3BR/2BA (8.3% each).



VALUE-ADD UPSIDE POTENTIAL

Versailles Apartments offers an opportunity to increase income through interior renovations and operational improvements, capitalizing on current loss-to-lease, and ancillary revenue (e.g., storage).



SOLID OCCUPANCY WITH IMMEDIATE UPSIDE

Versailles Apartments provides the right investor an opportunity to realize immediate upside by enhancing yield in the near-term with the partial recovery of existing loss-to-lease.



CLOSE PROXIMITY TO JOBS

Minutes to the Port of Long Beach, MemorialCare/VA hospitals, Cal State University, Long Beach, Long Beach City College and Long Beach Airport providing many jobs to those in the area.



OUTSTANDING VISIBILITY AND EASY ACCESS TO FREEWAYS

Located in Belmont Heights just off PCH/1 with quick connections to 405/605/710, giving residents fast, predictable access across Long Beach, South Bay, and North Orange County. Downtown Long Beach's Metro A Line provides rail to DTLA, while Long Beach Airport enables easy regional travel.





UNPARALLELED LOCATION

Versailles Apartments benefits from a prime Belmont Heights/Bluff Park address just off 1st Street, placing residents' minutes from Belmont Shore's 2nd Street dining-and-retail corridor, delivering daily conveniences, recreation, and entertainment in a single coastal hub. Immediate connectivity to PCH/1 and the 405/605/710, plus Downtown LB's Metro A Line and Long Beach Airport, further enhances commuter ease and regional access.

The property draws steady demand from a diversified employment base within minutes, including the Port of Long Beach, MemorialCare Long Beach Medical Center, and California State University, Long Beach, supported by major employers such as Disneyland, USC, Raytheon, Knott's Berry Farm, Boeing, Northrop Grumman, SpaceX, Honeywell, LAX, and Long Beach Airport. Top-performing schools and higher ed nearby include Lowell Elementary (± 1.1 miles), CSULB (± 2.8 miles), and Long Beach City College (± 5.5 miles).

Top Performing Schools

Lowell
Elementary School

~1.1
Miles

Cal State University
Long Beach

~2.8
Miles

Long Beach
City College

~5.5
Miles

Within 1-Mile of Versailles Apartments



1.84
Average
Household Size



\$1,237,146
Median
Home Value



40.5
Median
Age



\$107,683
Median
Household Income

Major Local Employers



long beach
airport



Port of
LONG BEACH
THE PORT OF CHOICE



Commute Times:

<5 Minutes
Belmont Shores

10 Minutes
California State University, Long Beach

15 Minutes
Port of Long Beach

20 Minutes
Long Beach Airport

25 Minutes
Disneyland Park

30 Minutes
University of California, Irvine

45 Minutes
LAX Airport

1 Hour
Laguna Beach

± 1.18 M Jobs
Within 30-Minute Commute

± 3.42 M Jobs
Within 45-Minute Commute

Port of Long Beach

6.9 Miles / 17 Mins
(West)



San Pedro

9.5 Miles / 20 Mins
(West)



Downtown Long Beach

2.7 Miles / 10 Mins
(West)



Long Beach Convntion Center

2.7 Miles / 10 Mins
(West)



The Pike Outlets

6.9 Miles / 11 Mins
(West)



VERSAILLES APARTMENTS





PROPERTY OVERVIEW

THE PROPERTY

Versailles Apartments is a coastal infill community in Long Beach's Belmont Heights/Bluff Park, steps from beaches and minutes to Belmont Shore's 2nd Street, an active 14-block corridor with 150+ businesses. Residents enjoy quick access to local lifestyle nodes including Retro Row (4th Street), Bluff Park and the shoreline path, plus nearby outdoor assets such as Colorado Lagoon (undergoing a multi-phase restoration with a new open-channel connection to Marine Stadium). Regional connectivity is straightforward via PCH/1 and the 405/605/710, with Long Beach Airport close by.

The community offers an efficient unit mix anchored by 1BR/1BA homes (75%), complemented by studios, 2BR/2BA, and 3BR/2BA floor plans (8.3% each). Versailles Apartments draws year-round demand from major employment and education anchors within a short drive, including the Port of Long Beach MemorialCare Long Beach Medical Center, the Tibor Rubin VA Medical Center, California State University, Long Beach, and Long Beach City College.

Unit Mix

	Count	% of Mix	Avg. SF	Total SF
Studio	3	8.3%	±600	±1,800
1 Bed / 1 Bath	27	75.0%	±750	±20,250
2 Bed / 2 Bath	3	8.3%	±1,200	±3,600
3 Bed / 2 Bath	3	8.3%	±1,400	±4,200
Total/Average	36	100%	±829	±29,850

APARTMENT AMENITIES

Kitchen

- Granite Countertops
- Refrigerator
- Dishwasher
- Stove
- Disposal
- Hood



Kitchen

Unit

- Vinyl Hardwood Floors
- High Ceilings
- Window Coverings
- Individual water heaters
- Individually Metered for Electricity
- Some Ocean Views

Common Area

- Spacious Courtyard
- Covered / Off-Street Parking
- Laundry Facilities
- Intercom Controlled Access / Gated
- Elevator



Laundry Facility



Living Room & Kitchen



Balcony



Parking Garage



Bedroom

FLOOR PLANS

1 Bedroom + 1 Bath



X1



X1



600 Sq Ft



1 Bedroom + 1 Bath



X1



X1



750 Sq Ft



FLOOR PLANS

2 Bedroom + 2 Bath

 X2
  X2
  1,200 Sq Ft



3 Bedroom + 2 Bath

 X3
  X2
  1,400 Sq Ft





FINANCIAL OVERVIEW

INVESTMENT SUMMARY

Market Pricing

Price	\$11,700,000
Pice / Unit	\$325,000
Price / SqFt	\$392
AVG In-Place Rent	\$2,049
AVG In-Place Rent / SqFt	\$2.47
AVG Asking Rent	\$2,251
AVG Asking Rent / SqFt	\$2.71
YR-1 Proforma Cap Rate	5.53%
Current / Proforma Cap Rate	4.55%
YR-1 Proforma Cash-on-Cash	4.06%
Current / Proforma Cash-on-Cash	1.96%
Year-1 GRM	12.12
Actual GRM	13.22

Property

Units	36
Rentable SF	29,850
Year Built	1971

Site Details

APN	7256-005-084
Lot Size	0.38 Acres
Density	97.3 Units / Acre
Parking Surface	Asphalt
Parking Spaces	35
Parking Ratio	0.97

Mechanical

HVAC	Electric Radiant Ceiling
Water Heater	Electric - Individual
Fire Protection	Fire Hose; Parking Area is Sprinklered
Plumbing	Mixed Galvanized and Copper

Construction

Number of Buildings	1
Number of Stories	4
Foundation	Concrete
Framing	Wood
Exterior	Stucco
Roof	Flat

Utilities

Electricity	Tenant - Individually Metered
Water	Landlord - Master Metered
Sewer	Landlord - Master Metered
Trash	Landlord - Master Metered

UNIT MIX

Units	Floor Plan	% of Mix	Estimated Square Feet	Current Asking Rent	Total Current Asking Rent	Asking Rent Proforma (Year-1)	Asking Rent Monthly Proforma (Year-1)
3	0 / 1.0	8.3%	600	\$1,920	\$5,760	\$2,080	\$6,240
27	1 / 1.0	75.0%	750	\$2,120	\$57,240	\$2,300	\$62,100
3	2 / 2.0	8.3%	1,200	\$2,630	\$7,890	\$2,850	\$8,550
3	3 / 2.0	8.3%	1,400	\$3,380	\$10,140	\$3,670	\$11,010
36			29,850		\$81,030		\$87,900

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CASH FLOW

	Current In-Place (RR Aug 2025)		Current Proforma (RR Aug 2025)		TMG Proforma (Year-1)	
INCOME						
Scheduled Gross Rent		\$972,360		\$972,360		\$1,054,800
Loss-to-Lease	9.0%	(\$87,180)	9.0%	(\$87,180)	8.5%	(\$89,658)
Vacancy	5.6%	(\$54,020)	3.0%	(\$29,171)	3.0%	(\$31,644)
Employee Units	0.7%	(\$6,324)	0.7%	(\$6,324)	0.7%	(\$6,862)
Effective Rental Income		\$823,836		\$849,685		\$926,636
Laundry Revenue Collected		\$5,222		\$5,222		\$5,657
Other Revenue Collected		\$18,565		\$18,565		\$66,819
Total Other Revenue		\$23,787		\$23,787		\$72,476
Effective Gross Income (EGI)		\$847,623		\$873,472		\$999,113
EXPENSES		Per Unit		Per Unit		Per Unit
Administrative		\$134 \$4,841		\$140 \$5,026		\$143 \$5,152
Professional Fees		\$287 \$10,316		\$50 \$1,800		\$51 \$1,845
Marketing & Advertising		\$67 \$2,417		\$110 \$3,970		\$113 \$4,069
Payroll Expenses		\$1,675 \$60,297		\$882 \$31,737		\$904 \$32,531
Utilities		\$678 \$24,397		\$678 \$24,397		\$695 \$25,007
Insurance		\$1,788 \$64,352		\$1,200 \$43,200		\$1,230 \$44,280
Management Fees	3.00%	\$1,179 \$42,450		\$728 \$26,204		\$833 \$29,973
Contract Services		\$557 \$20,062		\$557 \$20,062		\$571 \$20,563
Repairs & Maintenance		\$404 \$14,559		\$300 \$10,800		\$308 \$11,070
Real Estate Taxes		\$4,229 \$152,261		\$4,229 \$152,261		\$4,314 \$155,306
Turnover Costs		\$332 \$11,952		\$300 \$10,800		\$308 \$11,070
Replacement Reserves		\$670 \$24,102		\$300 \$10,800		\$308 \$11,070
Total Expenses		\$432,005		\$341,057		\$351,936
Per Unit:		\$12,000		\$9,474		\$9,776
Per Square Foot:		\$14.47		\$11.43		\$11.79
Percent of EGI:		50.97%		39.05%		35.22%
Net Operating Income (NOI)		\$415,618		\$532,415		\$647,176

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OTHER REVENUE ANALYSIS

	Annualized Actual Amount	Actual Monthly Amount	T6 Annualized Amount	T6 Monthly Amount	Adjusted Annual Amount	Adjusted Monthly Amount
REVENUE SOURCE						
Laundry Revenue Collected:	\$5,222	\$435	\$5,582	\$465	\$5,657	\$471
Other Revenue:						
Recovery from Deposits	-	-	-	-	8,103	675
Application Fees	943	79	770	64	950	79
Pet Rent	2,558	213	2,450	204	5,292	441
Late Charges	420	35	420	35	389	32
NSF Charges	60	5	70	6	65	5
Utility Reimbursement Revenue	-	-	-	-	20,520	1,710
Parking Revenue	14,584	1,215	14,535	1,211	31,500	2,625
OTHER REVENUE COLLECTED:	\$18,565	\$1,547	\$18,245	\$1,520	\$66,819	\$5,568
TOTAL OTHER REVENUE:	\$23,787	\$1,982	\$23,827	\$1,986	\$72,476	\$6,040

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OPERATING EXPENSE SUMMARY

EXPENDITURE	Historic Expenses			Current In-Place			Current Proforma			TMG Proforma Year-1		
		Per Unit	Per SqFt		Per Unit	Per SqFt		Per Unit	Per SqFt		Per Unit	Per SqFt
Administrative	\$4,841	\$134	\$0.16	\$4,841	\$134	\$0.16	\$5,026	\$140	\$0.17	\$5,152	\$143	\$0.17
Professional Fees	10,316	287	0.35	10,316	287	0.35	1,800	50	0.06	1,845	51	0.06
Marketing & Advertising	2,417	67	0.08	2,417	67	0.08	3,970	110	0.13	4,069	113	0.14
Payroll Expenses	60,297	1,675	2.02	60,297	1,675	2.02	31,737	882	1.06	32,531	904	1.09
Utilities	24,397	678	0.82	24,397	678	0.82	24,397	678	0.82	25,007	695	0.84
Insurance	64,352	1,788	2.16	64,352	1,788	2.16	43,200	1,200	1.45	44,280	1,230	1.48
Management Fees	42,450	1,179	1.42	42,450	1,179	1.42	26,204	728	0.88	29,973	833	1.00
Contract Services	20,062	557	0.67	20,062	557	0.67	20,062	557	0.67	20,563	571	0.69
Real Estate Taxes	21,304	592	0.71	152,261	4,229	5.10	152,261	4,229	5.10	155,306	4,314	5.20
Repairs & Maintenance	14,559	404	0.49	14,559	404	0.49	10,800	300	0.36	11,070	308	0.37
Turnover Costs	11,952	332	0.40	11,952	332	0.40	10,800	300	0.36	11,070	308	0.37
Replacement Reserve	24,102	670	0.81	24,102	670	0.81	10,800	300	0.36	11,070	308	0.37
Total Operating Expenses	\$301,048	\$8,362	\$10.09	\$432,005	\$12,000	\$14.47	\$341,057	\$9,474	\$11.43	\$351,936	\$9,776	\$11.79

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RENT ROLL

Unit No.	Floor Plan Bedrooms	Baths	Size (sf)	Actual Rent	Actual Rent/SF	Asking Rent	Asking Rent/SF	Actual Variance	Comments
201	2.0	2.0	1,200	\$1,550	\$1.29	\$2,630	\$2.19	-\$1,080	Vacant
202	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
203	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
204	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
205	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
206	1.0	1.0	750	\$1,895	\$2.53	\$2,120	\$2.83	-\$225	
207	1.0	1.0	750	\$2,120	\$2.83	\$2,120	\$2.83	\$0	
208	1.0	1.0	750	\$1,900	\$2.53	\$2,120	\$2.83	-\$220	
209	1.0	1.0	750	\$1,900	\$2.53	\$2,120	\$2.83	-\$220	
210	1.0	1.0	750	\$1,900	\$2.53	\$2,120	\$2.83	-\$220	
211	0.0	1.0	600	\$1,768	\$2.95	\$1,920	\$3.20	-\$152	
212	3.0	2.0	1,400	\$3,095	\$2.21	\$3,380	\$2.41	-\$285	
301	2.0	2.0	1,200	\$2,522	\$2.10	\$2,630	\$2.19	-\$108	Employee
302	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
303	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
304	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
305	1.0	1.0	750	\$1,900	\$2.53	\$2,120	\$2.83	-\$220	
306	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
307	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
308	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
309	1.0	1.0	750	\$1,895	\$2.53	\$2,120	\$2.83	-\$225	
310	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
311	0.0	1.0	600	\$1,920	\$3.20	\$1,920	\$3.20	\$0	
312	3.0	2.0	1,400	\$3,115	\$2.23	\$3,380	\$2.41	-\$265	
401	2.0	2.0	1,200	\$2,475	\$2.06	\$2,630	\$2.19	-\$155	Vacant
402	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
403	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
404	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
405	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
406	1.0	1.0	750	\$1,950	\$2.60	\$2,120	\$2.83	-\$170	
407	1.0	1.0	750	\$1,900	\$2.53	\$2,120	\$2.83	-\$220	
408	1.0	1.0	750	\$1,895	\$2.53	\$2,120	\$2.83	-\$225	
409	1.0	1.0	750	\$1,900	\$2.53	\$2,120	\$2.83	-\$220	
410	1.0	1.0	750	\$1,900	\$2.53	\$2,120	\$2.83	-\$220	
411	0.0	1.0	600	\$1,920	\$3.20	\$1,920	\$3.20	\$0	
412	3.0	2.0	1,400	\$3,095	\$2.21	\$3,380	\$2.41	-\$285	
Averages			829	\$2,049	\$2.47	\$2,251	\$2.71	-9.0%	
Total	36	42.0	42.0	29,850	\$73,765	\$81,030		-\$7,265	

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FINANCIAL NOTES

Cash Flow

- Actual Scheduled Rents are derived from a August 01, 2025 Rent Roll.
- Expenses are annualized based on a 7-Month Annualized Statement from January 2025 to July 2025.
- Property Tax is based on the sale price and an ad valorem tax rate of 1.24021% with direct assessments totaling \$7,156.41.
- Current Asking Rent is derived from a August 01, 2025 rent roll.
- The projected vacancy allowance includes rollover and potential rent loss.
- Scenario-A : reflects asking rent, in-place loss-to-lease and vacancy based on the rent roll, T6 concessions, T6 other income, and T7 annualized operating expenses that are adjusted for property taxes.
- Scenario-B : comprises asking rent, in-place loss-to-lease based on the rent roll, improved vacancy, T6 other income, and adjusted operating expenses.
- Scenario-C : TMG Proforma (Year-1) reflects asking rents adjusted upward by 8.50%, partial recapture of loss-to-lease, improved occupancy, and adjusted expenses.






Other Revenue Analysis

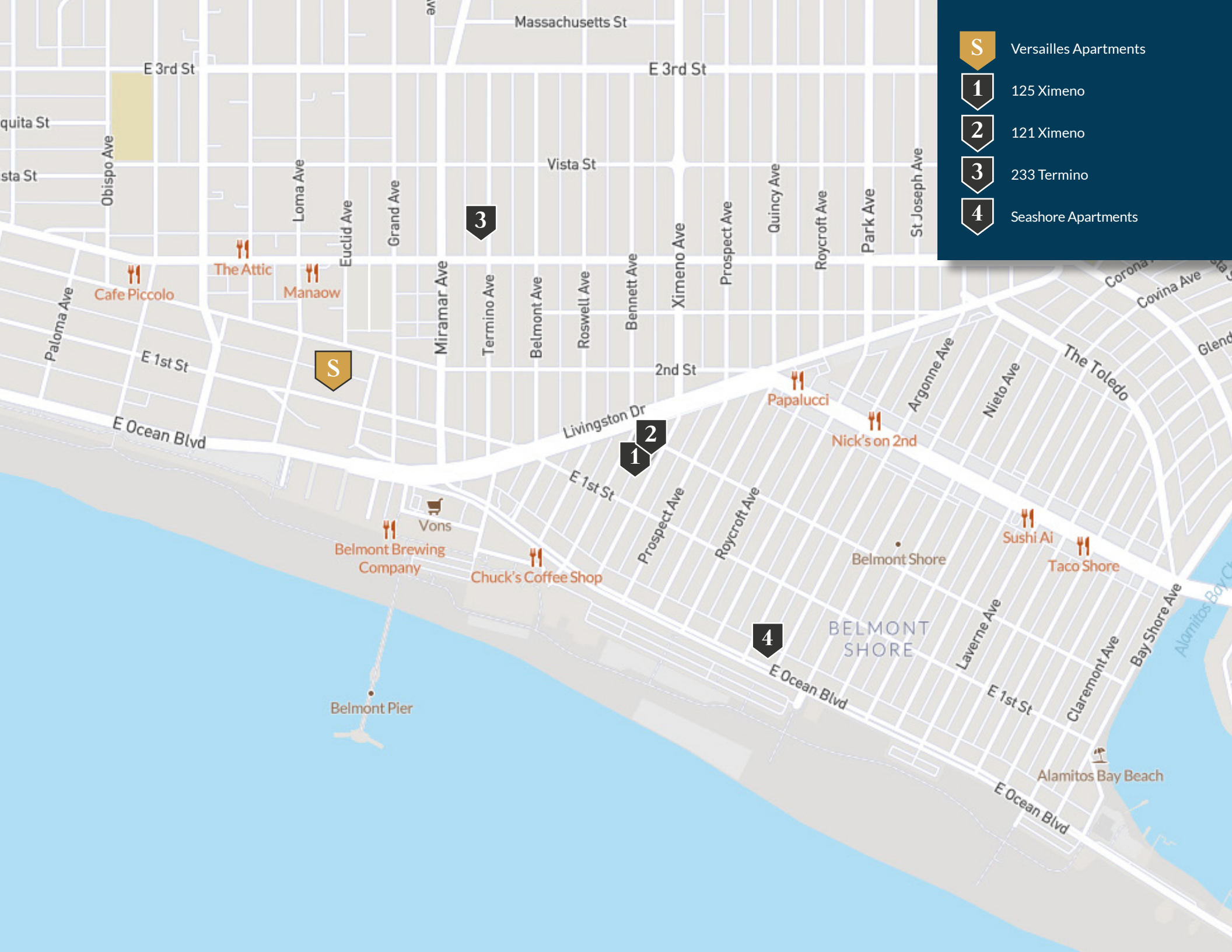
- Revenues are annualized based on a 7-Month Annualized Statement from January 2025 to July 2025.
- Laundry Revenue is estimated at 97.00% of units spending an average of \$13.50 per month.
- Recovery from Deposits estimated at 50.00% of the deposit amount, with an average \$1,125.42 deposit.
- Adjusted Application Fee estimated at \$55.00 per adult.
- Pet rent estimated at \$35.00 per unit per month for 35.00% of units.
- Late Fees estimated at 0.40% of units with an average charge of \$225.08. NSF Charge for 0.30% of units at \$50.00.
- Utility Reimbursement Revenue is for water, sewer, and trash expenses.
- Utility Reimbursement Revenue is estimated at 95.00% of units with an average charge of \$50.00 per month.
- Parking Revenue is estimated at 100.00% of rentable parking spaces with an average charge of \$75.00 per month.

Operating Expense Summary

- Expenses are annualized based on a 7-Month Annualized Statement from January 2025 to July 2025.
- Actual off-site management equates to 4.95% of EGI and is adjusted to 3.00%.
- Utilities include expenses for electricity, gas, water, sewer, and trash.
- Adjusted Insurance is to market rate.
- Property Tax is based on the sale price and an ad valorem tax rate of 1.24021% with direct assessments totaling \$7,156.41.
- Current Occupancy reported at 94.4%.
- Employee Housing is treated as an economic loss factor, it is not included in payroll.
- The variance between budgeted and adjusted expenses is: 8.84%.

SALES COMPARABLES SUMMARY

	PROPERTY	YEAR BUILT	UNITS	SIZE (SF)	PRICE	PRICE / UNIT	PRICE / SF	CAP	SALE DATE
S	 Versailles Apartments 3635 East 1st Street Long Beach, CA 90803	1971	36	29,850	\$11,700,000	\$325,000	\$392	4.55%	-
1	 125 Ximeno 125 Ximeno Ave Long Beach, CA 90803	1958	18	9,708	\$5,300,000	\$294,444	\$546	5.60%	7/3/25
2	 121 Ximeno 121 Ximeno Ave Long Beach, CA 90803	1954	9	4,272	\$3,524,930	\$391,659	\$825	6.04%	4/8/25
3	 233 Termino 233 Termino Ave Long Beach, CA 90803	1957	10	7,318	\$3,200,000	\$320,000	\$437	5.21%	1/8/25
4	 Seashore Apartments 4915 E Ocean Blvd Long Beach, CA 90803	1930	12	8,372	\$3,800,000	\$316,667	\$454	4.88%	2/7/25
AVERAGE						\$330,693	\$566	5.43%	



Versailles Apartments



125 Ximeno



121 Ximeno












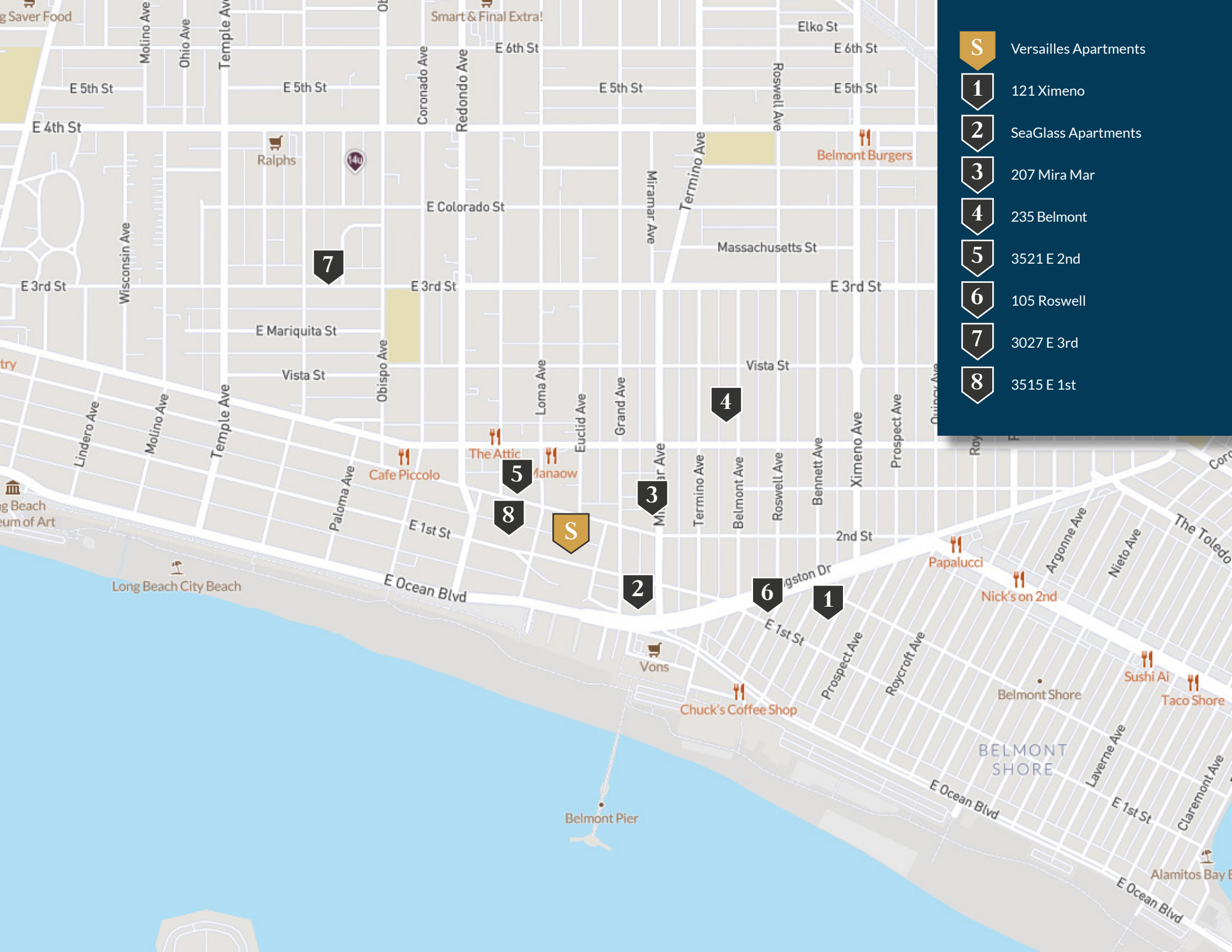
233 Termino



Seashore Apartments

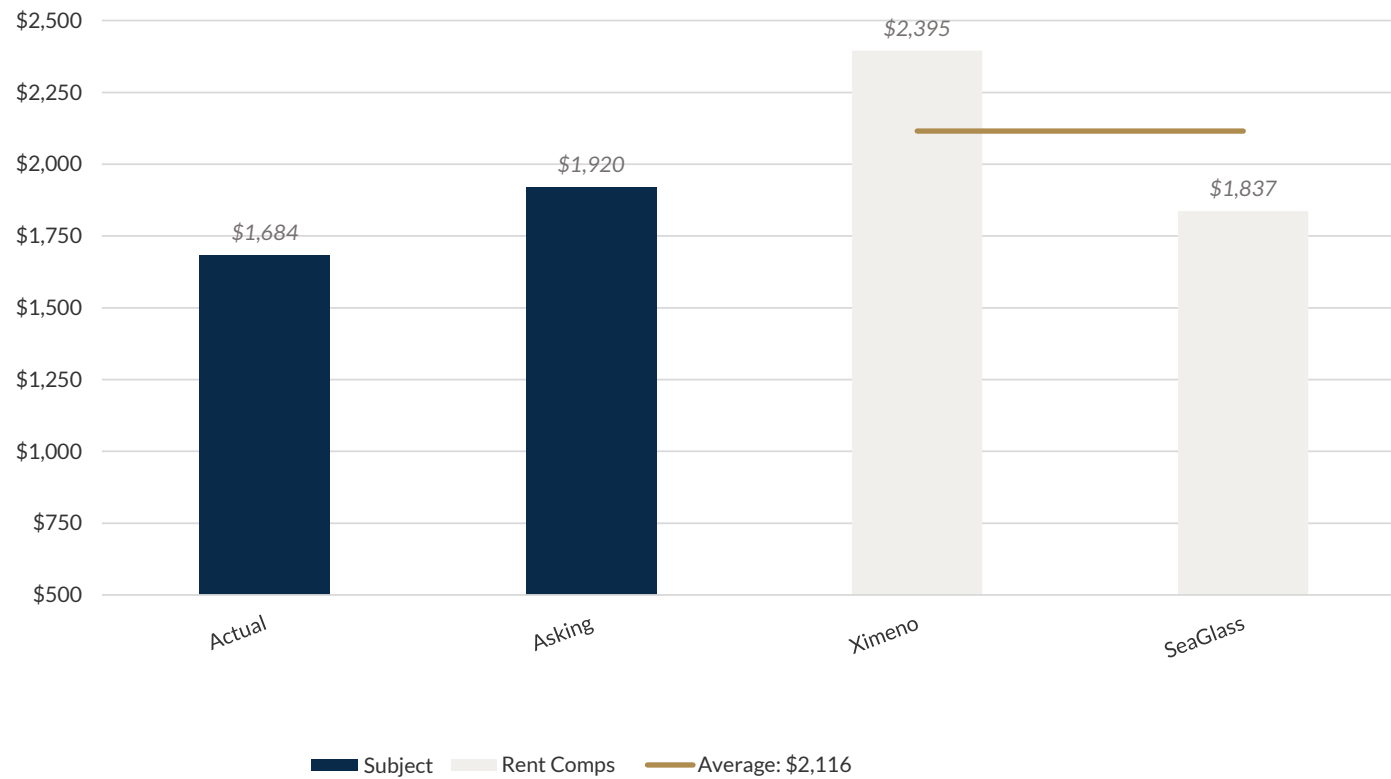
RENT COMPARABLES SUMMARY

		1	2	3	4	5	6	7	8	AVERAGES	S		
													
ADDRESS		121 Ximeno	SeaGlass Apartments	207 Mira Mar	235 Belmont	3521 E 2nd	105 Roswell	3027 E 3rd	3515 E 1st		Versailles Apartments		
		121 Ximeno Ave	3817 E Livingston Dr	207 Mira Mar Ave	235 Belmont Ave	3521 E 2nd St	105 Roswell Ave	3027 E 3rd St	3515 E 1st St		3635 East 1st Street		
	CITY	Long Beach	Long Beach	Long Beach	Long Beach	Long Beach	Long Beach	Long Beach	Long Beach		Long Beach	Long Beach	
BUILT		1954	1923	1922	1955	1929	1943	1957	1939		1940	1971	
UNITS		9	12	5	7	3	8	7	5		7	36	
OCC.		89%	92%	100%	100%	100%	100%	100%	40%		90%	94%	
												Actual	Asking
0 / 1.0	AVG RENT	\$2,395	\$1,837	-	-	-	-	-	-		\$2,116	\$1,684	\$1,920
	AVG SF	400	458	-	-	-	-	-	-	429	600	600	
	RENT/SF	\$5.99	\$4.01	-	-	-	-	-	-	\$5.00	\$2.81	\$3.20	
1 / 1.0	AVG RENT	\$2,750	\$2,096	\$2,015	\$2,350	\$2,495		-	-	\$2,341	\$1,930	\$2,120	
	AVG SF	500	659	518	700	725		-	-	620	750	750	
	RENT/SF	\$5.50	\$3.18	\$3.89	\$3.36	\$3.44	-	-	-	\$3.87	\$2.57	\$2.83	
2 / 2.0	AVG RENT	\$3,250	\$2,705	-	-	-	\$2,450	\$2,500	\$2,500	\$2,681	\$2,182	\$2,630	
	AVG SF	700	950	-	-	-	865	798	1,100	883	1,200	1,200	
	RENT/SF	\$4.64	\$2.85	-	-	-	\$2.83	\$3.13	\$2.27	\$3.15	\$1.82	\$2.19	
		*2x1	*2x1			*2x1.5	*2x1	*2x1.5					



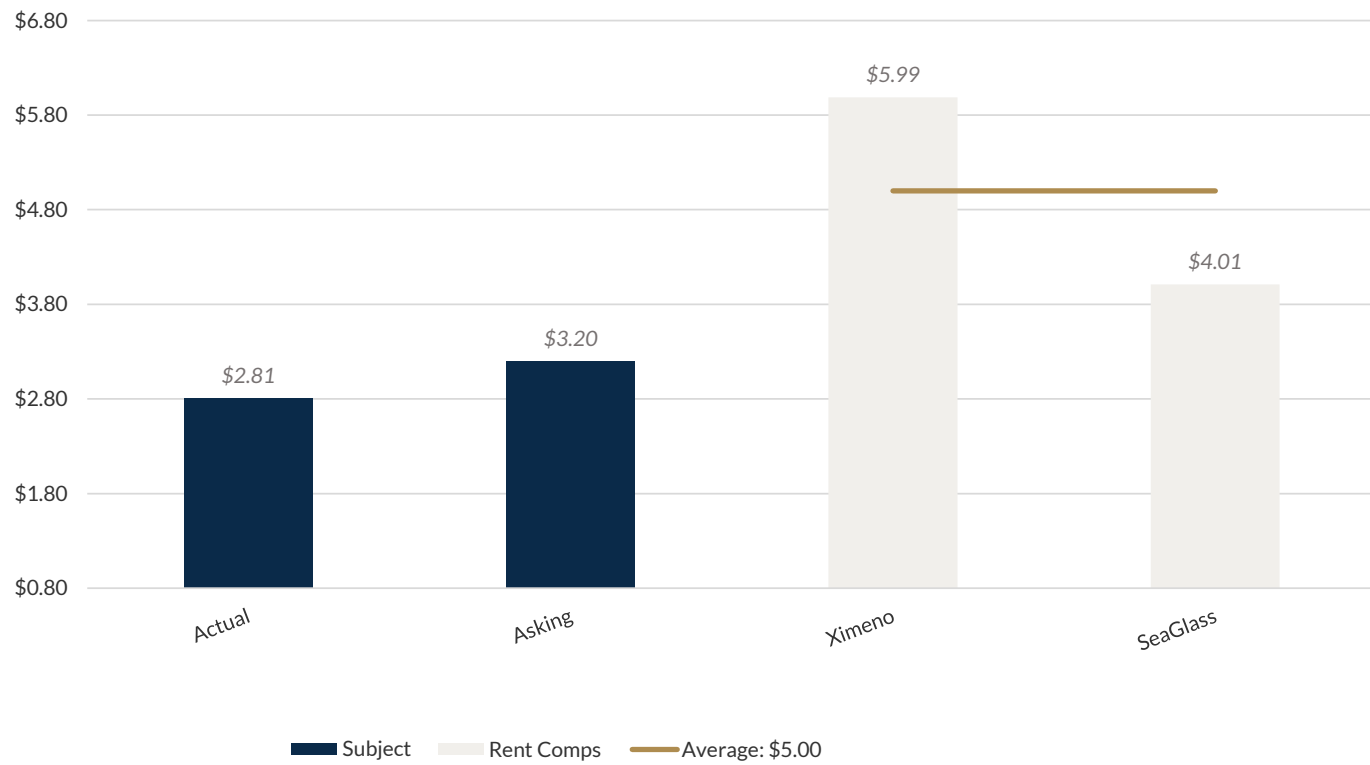
- S** Versailles Apartments
- 1** 121 Ximeno
- 2** SeaGlass Apartments
- 3** 207 Mira Mar
- 4** 235 Belmont
- 5** 3521 E 2nd
- 6** 105 Roswell
- 7** 3027 E 3rd
- 8** 3515 E 1st

RENT ANALYSIS STUDIO



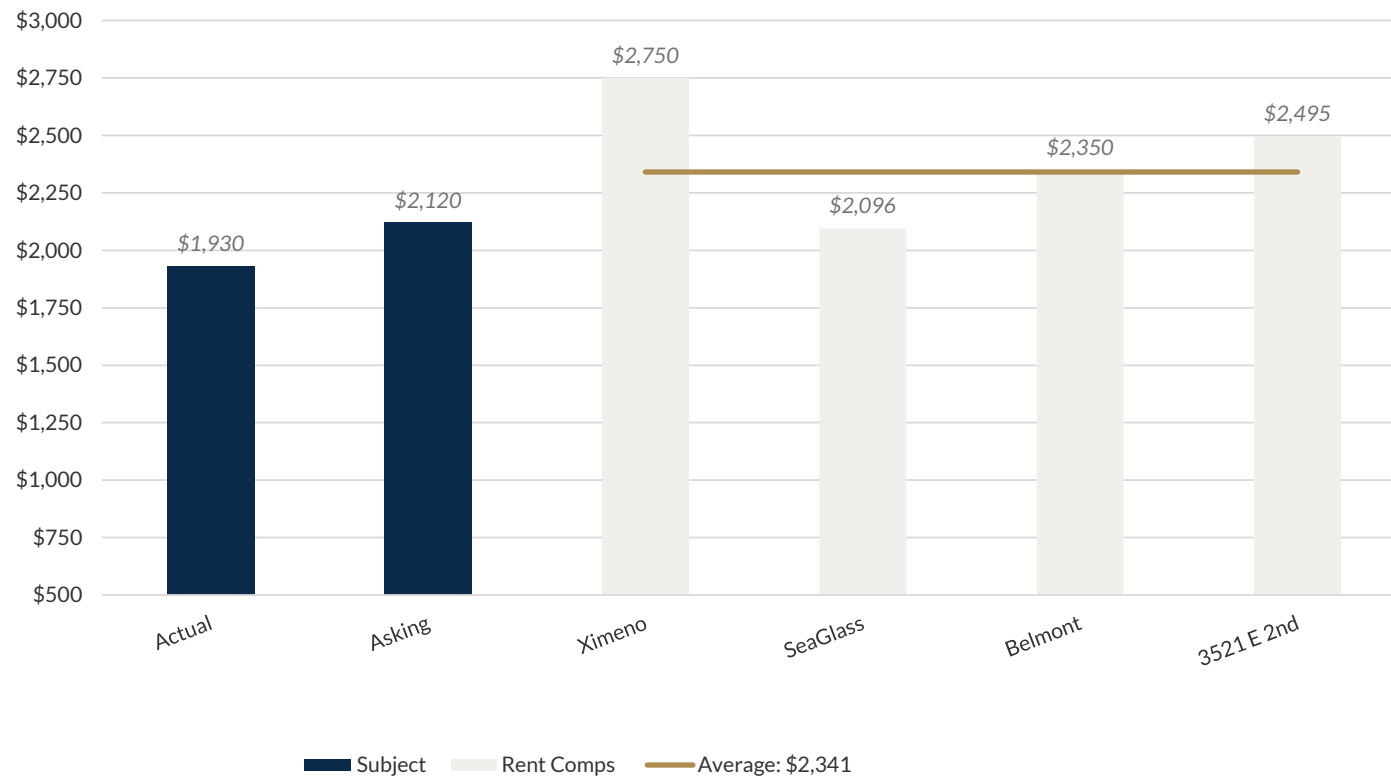
RENT ANALYSIS

STUDIO



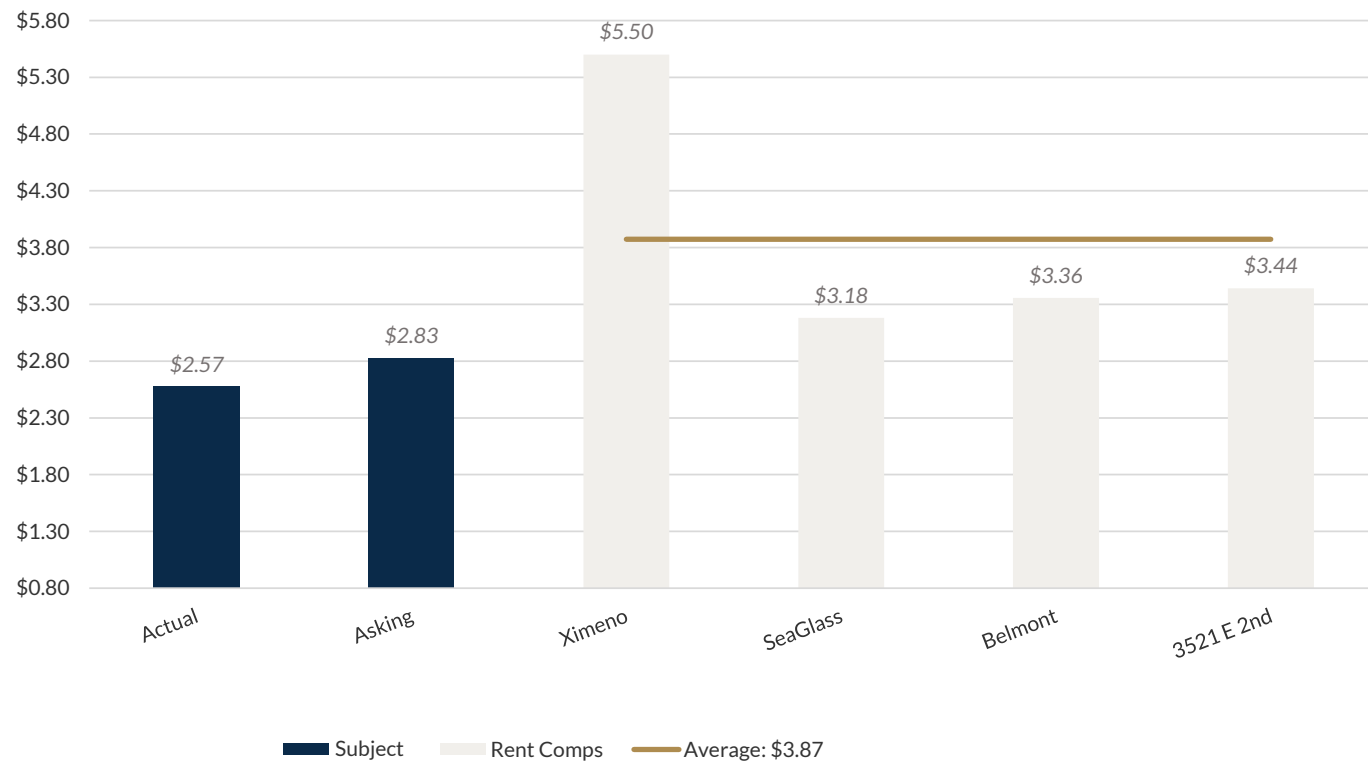
RENT ANALYSIS

ONE BEDROOM, ONE BATH



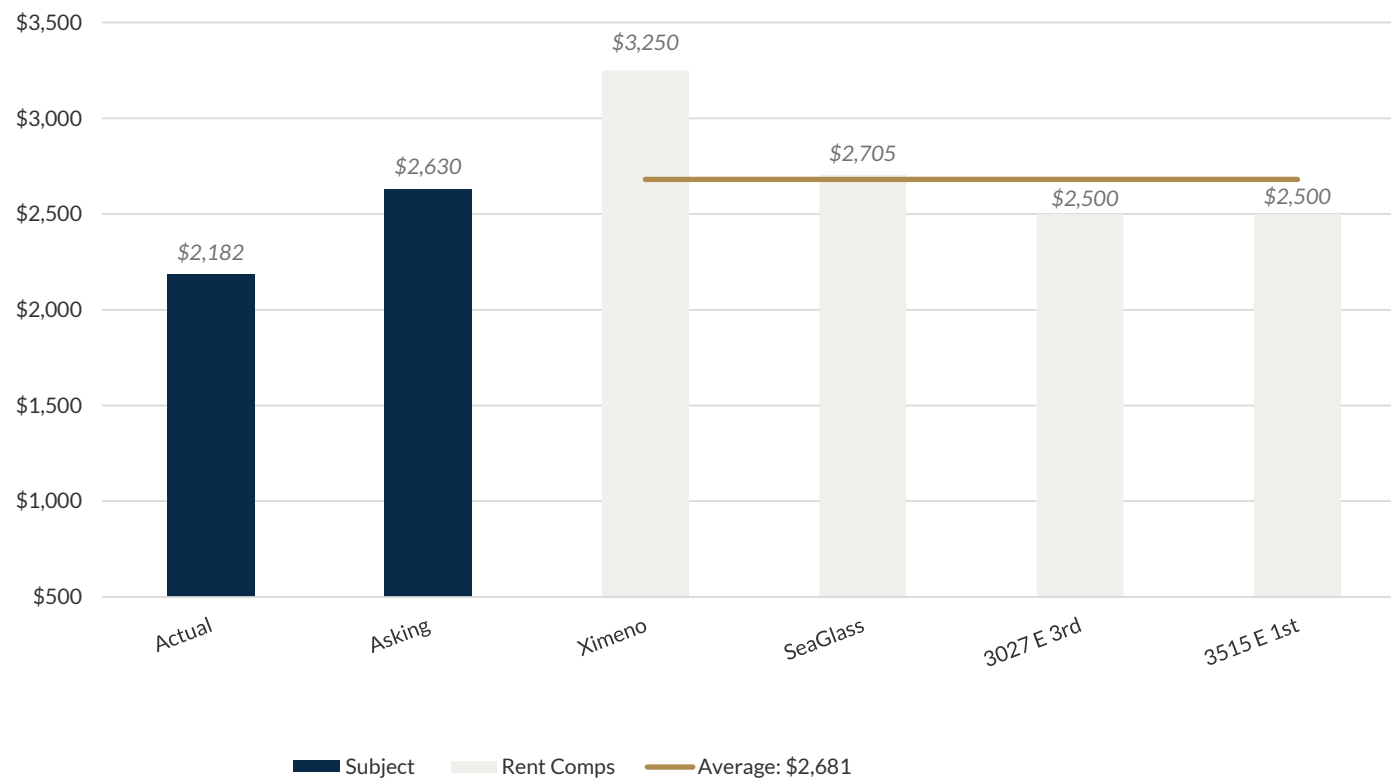
RENT ANALYSIS

ONE BEDROOM, ONE BATH



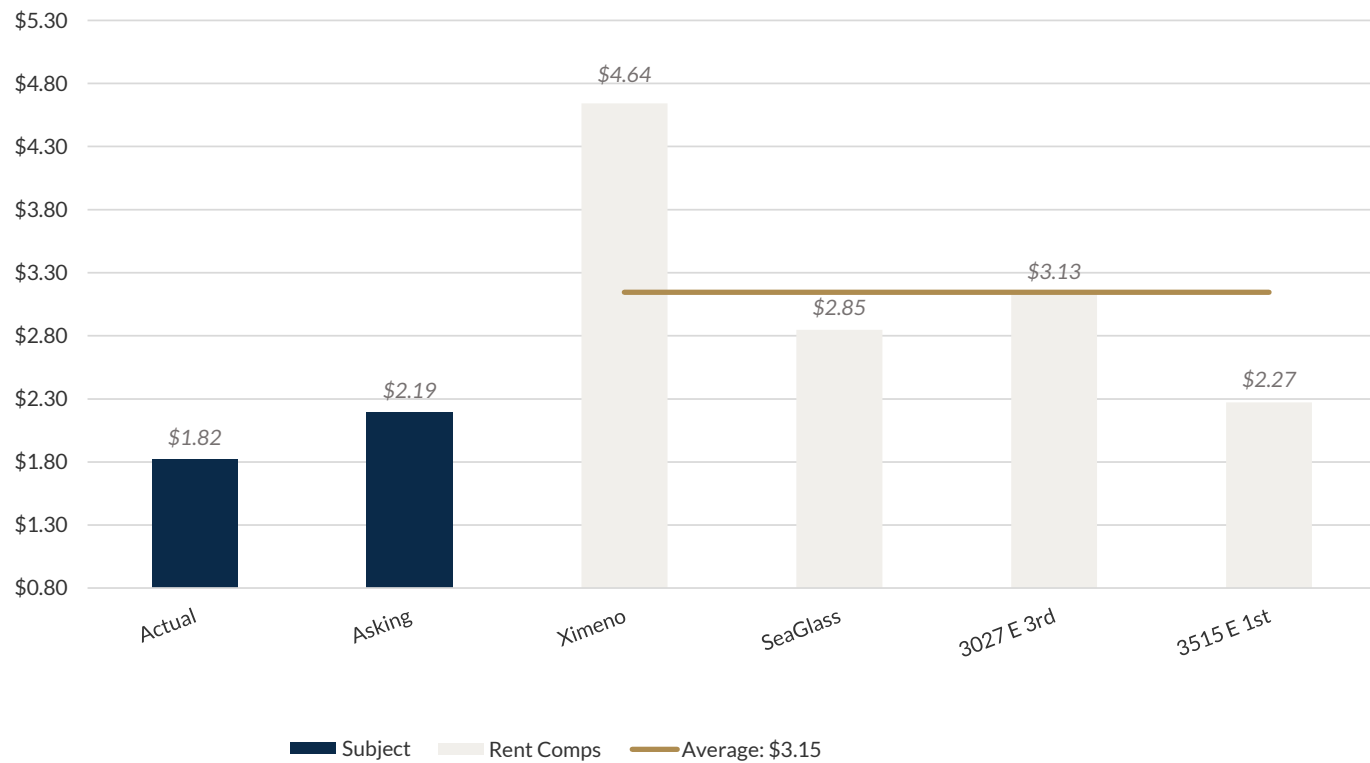
RENT ANALYSIS

TWO BEDROOM, TWO BATH



RENT ANALYSIS

TWO BEDROOM, TWO BATH





MARKET OVERVIEW

BELMONT HEIGHTS, CALIFORNIA

Belmont Heights benefits from a diversified employment base anchored by the Port of Long Beach and complemented by healthcare such as Memorial Care Long Beach Medical Center, VA Long Beach, and higher education, CSU Long Beach and Long Beach City College, and tourism/hospitality. This mix provides a steady pipeline of professionals, students, and medical staff seeking quality rental housing close to work and school.

Lifestyle amenities are extensive. The 2nd Street corridor in Belmont Shore delivers daily needs and dining, while nearby 4th Street “Retro Row,” Recreation Park and Golf Course, Colorado Lagoon, Marina Vista Park, and the Alamitos Bay/Marine Stadium waterfront add year-round recreation and neighborhood vibrancy.

Belmont Heights offers immediate connectivity to PCH/1, the 405, 605, and 710, the Metro A Line to Downtown L.A., and Long Beach Airport for regional access.



\$1.24M

Median
Home Value



1.84

Average
Household Size



35

Housing
Affordability Index

Local Employers



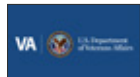
Long Beach Unified School District	12,049 Employers
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City of Long Beach	5,395 Employers
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Memorial Care	4,950 Employers
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Veterans Affairs Medical Center	3,524 Employers
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California State University Long Beach (CSULB)	3,336 Employers
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Long Beach City College	3,321 Employers
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The Boeing Company	2,019 Employers
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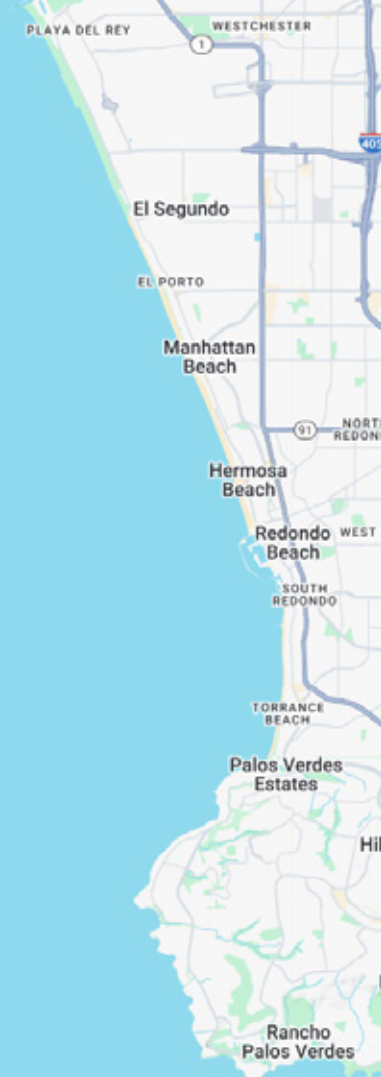
Dignity Health St. Mary Medical Center	1,547 Employers
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Molina Healthcare	1,119 Employers
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Costco (Long Beach & Lakewood)	±800 Employers
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Long Beach City College

16 Minutes | 5.6 Miles



California State University Long Beach

10 Minutes | 3.2 Miles





Higher Education as a Local Demand Anchor

Long Beach City College

- 15 Minutes | 5.5 Miles from Subject Property

California State University Long Beach

- 10 Minutes | 3.2 Miles from Subject Property

Long Beach, California offers a comprehensive and diverse education system that serves students from early childhood through higher education. The Long Beach Unified School District is one of the largest in the state, known for its focus on academic excellence, equity, and college readiness. For post-secondary education, students have access to strong local options. Long Beach City College provides affordable pathways through associate degrees, vocational training, and university transfer programs, supporting a wide range of academic and career goals. California State University, Long Beach, one of the top public universities in the region, offers a broad selection of undergraduate and graduate programs with a strong reputation in fields such as engineering, education, business, and the arts. Together, these institutions create a well-connected educational pipeline that supports student growth, community development, and career preparation at every level.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Mogharebi Group in compliance with all applicable fair housing and equal opportunity laws.

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**LIBERTY
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SERVICES INC.



THE
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MULTIFAMILY INVESTMENT ADVISORY