1211 MAGNOLIA AVENUE

LONG BEACH, CA 90813

ROSMARIN GROUP

OFFERING MEMORANDUM

16-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

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Table of Contents

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EXCLUSIVELY LISTED BY

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1211 Magnolia Avenue
Long Beach, CA 90813

A 16-unit apartment community offered at $3,200,000.

CONFIDENTIAL OFFERING MEMORANDUM

Information herein is from sources believed reliable but has not been independently verified. Buyer should complete its own investigation of rents, expenses, square footage, zoning, ADU feasibility, physical condition and all other matters.

Executive Summary

1211 MAGNOLIA AVENUE

Executive Summary

1211 MAGNOLIA AVENUE

Nico Rosmarin of Lyon Stahl Investment Real Estate is pleased to present 1211 Magnolia Avenue, a pride-of-ownership, turnkey 16-unit multifamily property located in Long Beach. The property features an efficient all one-bedroom unit mix, five garages, on-site laundry, and additional upside through modest rent growth and potential garage-area ADUs.

At the asking price, 1211 Magnolia is offered at approximately $294 per square foot — below both recent closed-sale and active-listing averages — while generating a 6.80% current capitalization rate and a 7.74% pro forma capitalization rate. The investment thesis is straightforward: acquire a well-renovated asset at a discounted basis, capture a near-7% day-one yield, and retain additional upside through rent normalization and potential future ADU development.

The property offers investors a true ease-of-management opportunity. Current ownership extensively renovated the building with the intention of holding it for the long term, completing comprehensive upgrades while preserving its original 1930s Spanish-style character. The rehabilitation was executed with that character in mind, including restoration of original oak flooring and installation of mission-style lighting, alongside fully remodeled interiors, replacement windows, upgraded electrical meters, plumbing and HVAC systems. Renovation decisions prioritized quality, durability and longevity.

With the renovated units leased at market rents, a new owner benefits from immediate stabilized income without the execution risk, downtime or capital requirements typically associated with a value-add renovation program. Importantly, the pro forma rents can be achieved through annual rent increases alone, with no further capital expenditure required. The combination of stable cash flow, depreciation and leverage may also provide meaningful tax shelter and, depending on the buyer's tax profile, financing and hold assumptions, support modeled after-tax returns in the high teens. 1211 Magnolia Avenue is situated in Long Beach's Willmore neighborhood, just minutes from Downtown Long Beach, its waterfront amenities and the 710 Freeway.

INVESTMENT HIGHLIGHTS

- **16-Unit Turnkey Asset**
  All 1BD / 1BA unit mix
- **Consistently Renovated Units**
  All units renovated to the same quality as the pictured unit.
- **Recent Full Renovations**
  Every unit has been fully renovated within the last two years.
- **Long-Term Ownership Quality**
  Owner maintained the building for a long-term hold; renovations prioritized quality and longevity.
- **$293.58 / SF**
  Below recent closed-sale and active listing averages
- **6.80% Current Cap**
  7.74% Year 1 Cap
- **5 Garages + On-Site Laundry**
  Operational simplicity and additional income support
- **Potential ADU Upside**
  Garage-area ADU potential for long-term value creation
- **9.00% / 12.16% Cash-on-Cash**
  Current / Pro Forma - 30% down, 5.85%, 18-mo I/O.

Property Details

ASKING PRICE **$3,200,000**	UNIT MIX **16 x 1BD / 1BA**	PRICE / SF **$293.58** PRICE / UNIT **$200,000**
NUMBER OF UNITS **16**	YEAR BUILT **1930**	CURRENT CAP **6.80%** YEAR 1 CAP **7.74%**
BUILDING AREA **10,900 SF**	GARAGES **5**	CURRENT GRM **9.16x**
LOT SIZE **8,737 SF**	LAUNDRY **On-site**	YEAR 1 GRM **8.36x**

PROPERTY ATTRIBUTES

ZONING	APN	GARAGES	LAUNDRY
LBPD10	7272-003-003	5	ON-SITE

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The Offering

$294	6.80%	7.74%	9.16x	$15.1K
PRICE / SF	CURRENT CAP	YEAR 1 CAP	CURRENT GRM	OTHER INCOME

1211 Magnolia Avenue

A basis-driven multifamily offering with a straightforward income story.

The 16-unit property combines an all one-bedroom unit mix, five garages, on-site laundry and modest mark-to-market upside. At the asking price, the property is offered at approximately $294 per square foot — below both the recent closed-sale and active-listing averages — while producing a 6.80% current capitalization rate and a 7.74% pro forma capitalization rate.

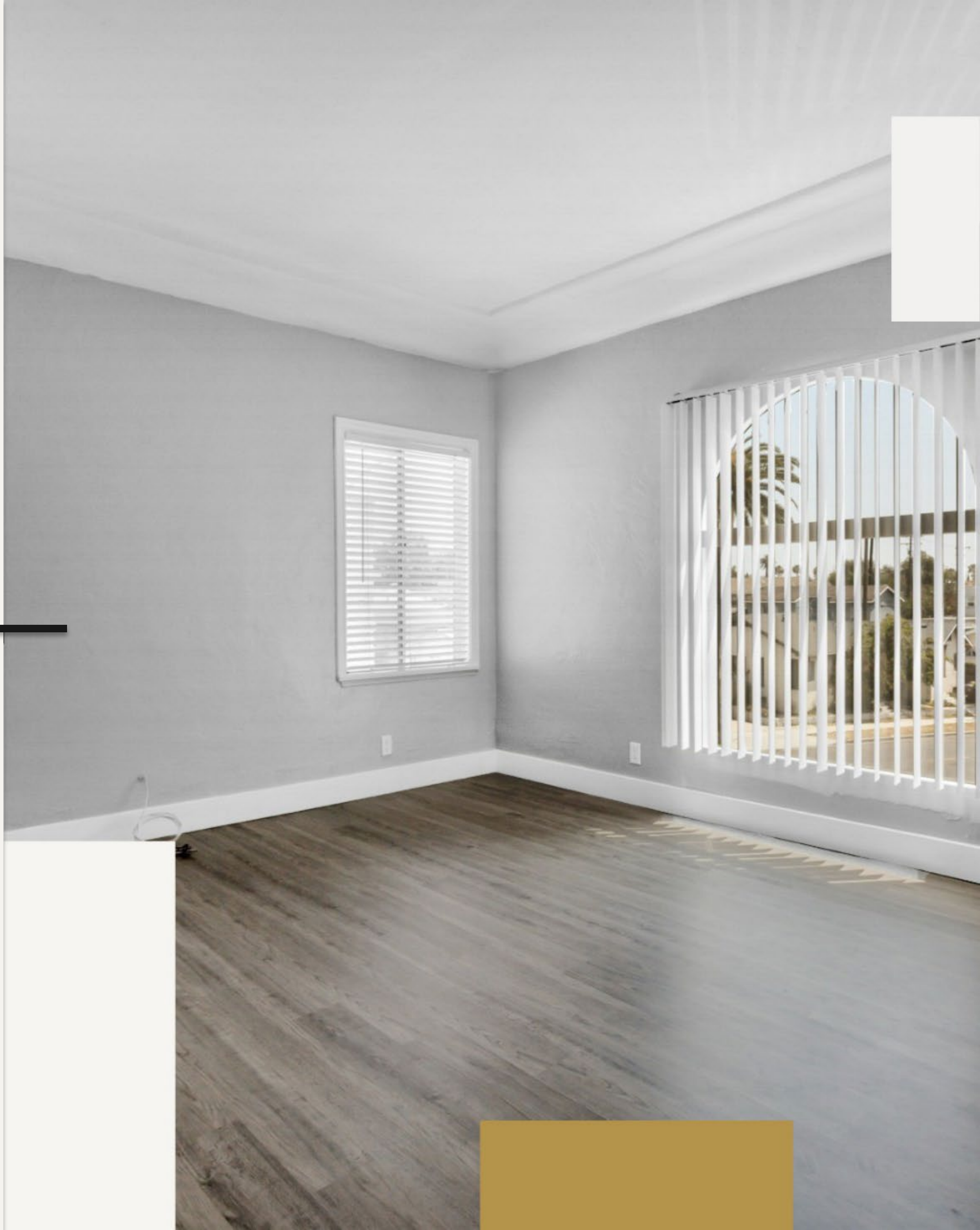
The investment thesis is intentionally straightforward: **acquire a fully renovated apartment building at an attractive basis, generate a near-7% day-one cap rate and approximately 9% immediate cash-on-cash return, and grow cash-on-cash returns to more than 12% in year one—all without additional capital expenditures.** Beyond the strong in-place yield, investors retain meaningful long-term upside through the potential creation of additional ADUs, either by converting the existing garages or developing new units above them.

LOWER BASIS

02

Interior Photography

1211 MAGNOLIA AVENUE



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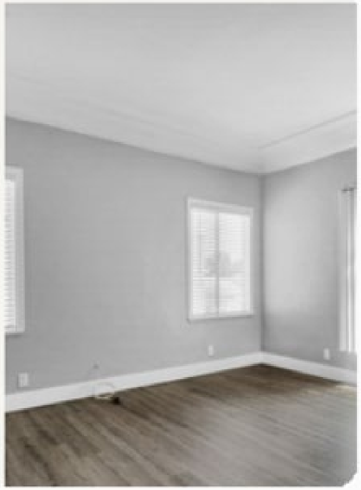
Living Areas

LIGHT + SCALE

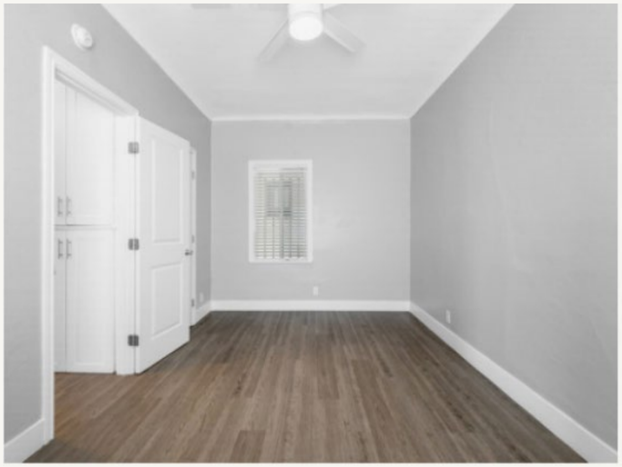
Neutral finishes, updated flooring and broad window openings make the vintage floorplans feel bright, simple and highly rentable.

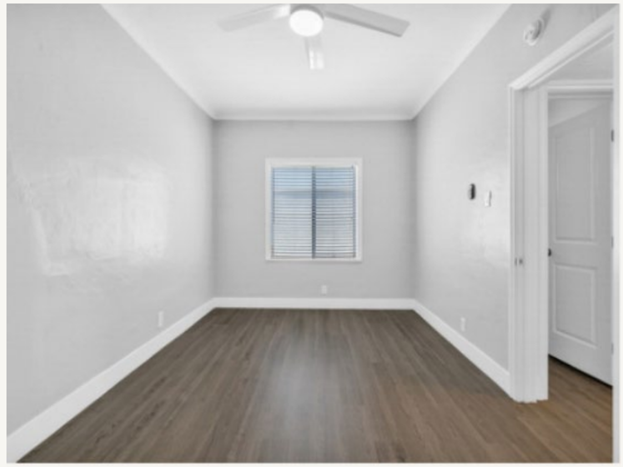
UPDATED FLOORING
CLEAN WHITE TRIM
CEILING FANS
NATURAL LIGHT

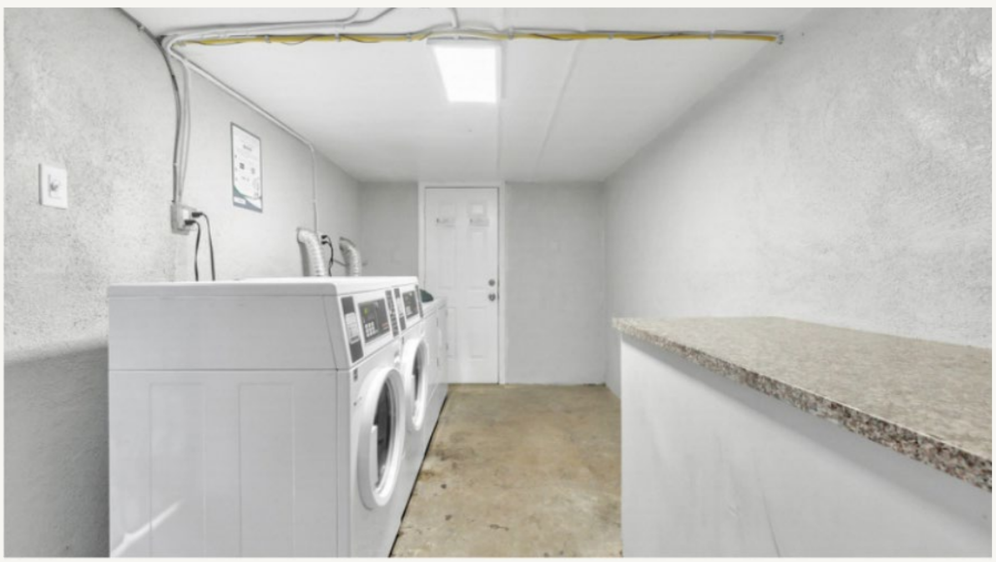


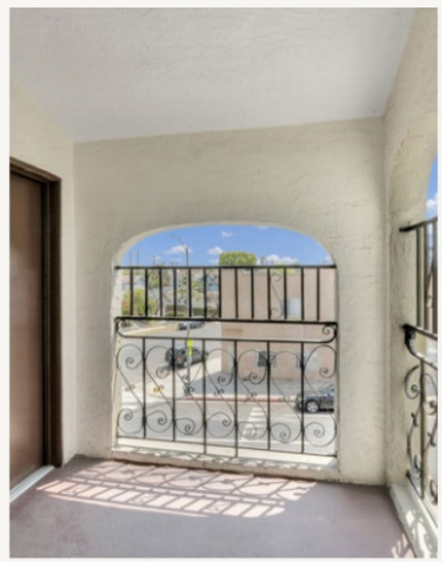
ALL 16 UNITS HAVE BEEN EQUALLY REHABBED TO THE QUALITY ILLUSTRATED IN THE UNIT PHOTOS.

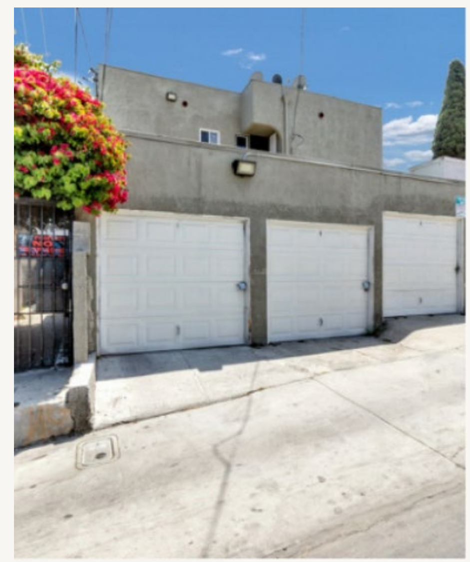
Bedrooms, Bath & Amenities











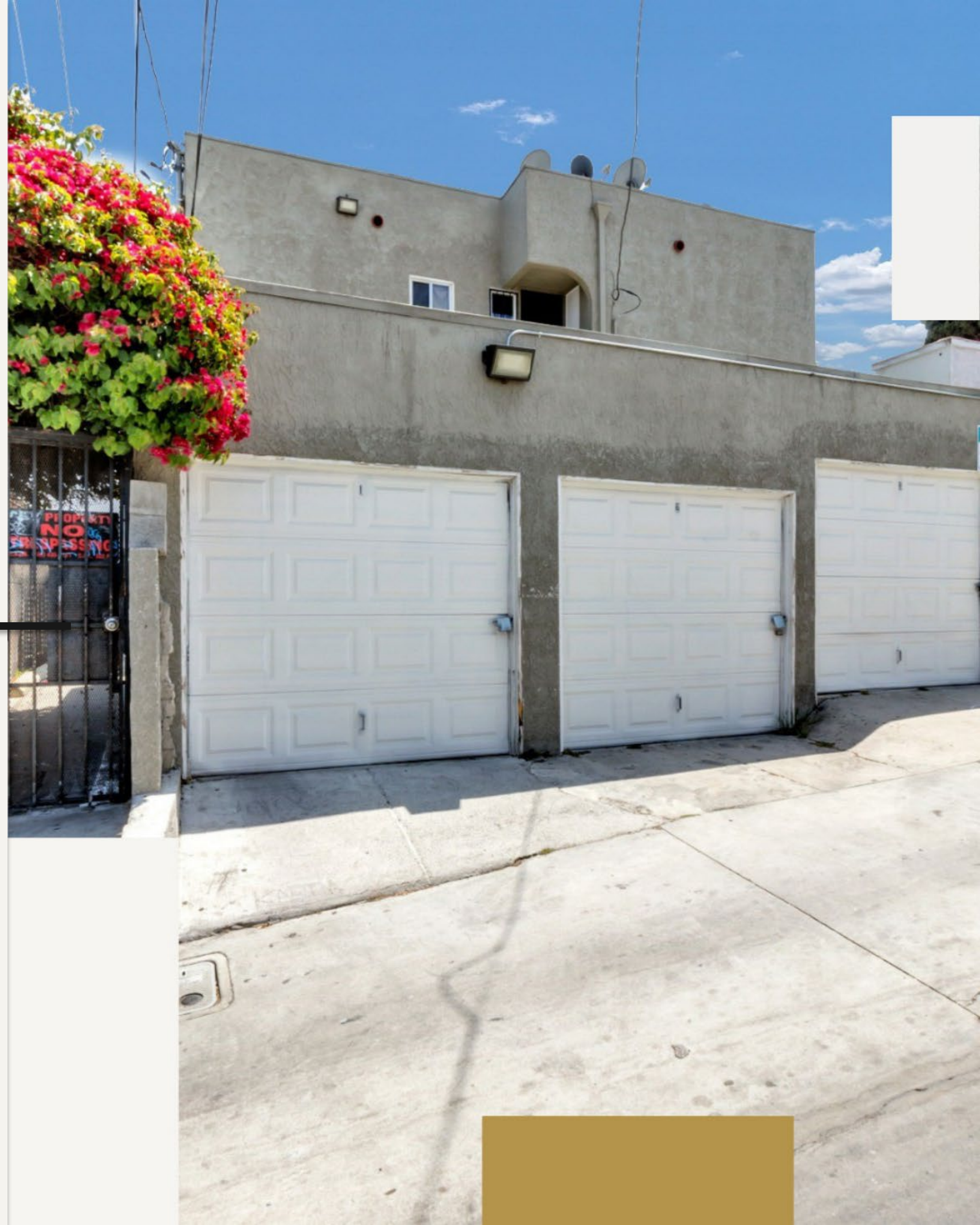
ONE-BEDROOM INTERIORS

LAUNDRY • UPPER-LEVEL ENTRY • FIVE GARAGES

02A

ADU Opportunity

1211 MAGNOLIA AVENUE



Potential ADU Income

EXISTING FIVE-GARAGE CONFIGURATION

Conceptual area to study for incremental residential density.

2	$2,150	$51,600
POTENTIAL 1BD / 1BA ADUS	MONTHLY RENT / ADU	ANNUAL GROSS POTENTIAL

01 CONVERT EXISTING GARAGES

Explore conversion of the existing garage area into two new one-bedroom / one-bathroom ADUs. This approach may reduce structural scope while repurposing existing space.

02 BUILD ABOVE THE GARAGES

Alternatively, retain the existing garage footprint and study construction of two new one-bedroom / one-bathroom ADUs above the garages, subject to structural and permitting feasibility.

ILLUSTRATIVE SCHEDULED RENT IMPACT

$364,800	+ $51,600	$416,400
BASE PRO FORMA RENT	ADU GROSS POTENTIAL	ILLUSTRATIVE ANNUAL RENT

Conceptual opportunity only. No representation is made that ADUs are permitted or feasible. Buyer should independently verify zoning, historic review, parking, structural, utilities, fire/life-safety, access and all permitting requirements.

03

Financial Analysis

1211 MAGNOLIA AVENUE

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Financial Analysis

FINANCIAL INDICATORS

Price	$3,200,000
Price / SF	$293.58
Current Cap	6.80%
Year 1 CAP	7.74%
Current GRM	9.16x
Year 1 GRM	8.36x
Current NOI	$217,459
Year 1 NOI	$247,749

Approximately $30,720 of annual loss-to-lease separates the current rent schedule from the pro forma underwriting.

INCOME	CURRENT	PRO FORMA
Gross Market Rent	$364,800	$364,800
Less: Loss to Lease	($30,720)	$0
Laundry Income	$1,752	$1,752
Garage Income	$6,000	$6,000
RUBS	$7,157	$7,157
Late Fees / Misc. Charges	$2,900	$2,900
Gross Potential Income	**$351,889**	**$382,609**
Less: Vacancy Reserve (5%)	($16,704)	($18,240)
Gross Operating Income	**$332,485**	**$364,369**
Less: Expenses	($115,026)	($116,620)
NET OPERATING INCOME	**$217,459**	**$247,749**

ANNUAL OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	$43,868	$43,868
Insurance	$12,794	$12,794
Utilities	$15,852	$15,852
Repairs & Maintenance	$16,000	$16,000
Management Fee	$16,624	$18,218
On-Site Payroll	$9,888	$9,888
TOTAL EXPENSES	**$115,026**	**$116,620**

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Financing Options

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Prepared for: C/O Nico Rosmarin
Property Address: 1211 Magnolia Ave, Long Beach, CA 90813

CONVOY CAPITAL

CONVOY CAPITAL • 8/31/2026
8/31/2026
Quote #1

Loan Options	Option 1 Floating-ARM	Option 2 3-Year Fixed	Option 3 3-Year Fixed	Option 4 5-Year Fixed
Purchase Price	$3,200,000	$3,200,000	$3,200,000	$3,200,000
Loan Amount	$2,240,000	$2,345,000	$2,240,000	$2,240,000
Down Payment	$960,000	$855,000	$960,000	$960,000
Loan-to-Value	70%	73%	70%	70%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.20
Current Interest Rate	**5.85%**	**6.25%**	**6.20%**	**6.25%**
Index	30-Day Average SOFR	3-Year CMT	30-Day Average SOFR	N/A
Margin	2.20%	2.75%	2.35%	N/A
Floor / Ceiling	5.25% / None	6.25% / 11.25%	6.10% / 11.10%	N/A
Loan Term	5	10	30	5
Interest-Only Loan Term	18 Months	N/A	2 Years	N/A
Amortization in Years	30	30	30	30
I/O Monthly Payment	**$10,920**	**N/A**	**$11,573**	**N/A**
Monthly Payment	**$13,215**	**$14,439**	**$13,719**	**$13,792**
Recourse	Yes	Yes	Yes	Yes
Impounds	No	No	No	No
Pre-Payment Penalty	None	Years 1-2 2-1%	Years 1-3 3-2-1%	Years 1-4 5-4-3-2%
Loan Fee	1%	1%	1%	1%
Appraisal/Due Diligence	$10,000	$4,500	$5,000	$7,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice

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Rent Roll

UNIT	CURRENT RENT	PRO FORMA RENT
01	$1,725	$1,900
02	$1,775	$1,900
03	$1,775	$1,900
04	$1,725	$1,900
05	$1,725	$1,900
06	$1,775	$1,900
07	$1,775	$1,900
08	$1,744	$1,900
09	$1,725	$1,900
10	$1,725	$1,900
11	$1,775	$1,900
12	$1,725	$1,900
13	$1,725	$1,900
14	$1,725	$1,900
15	$1,725	$1,900
16	$1,695	$1,900
TOTAL MONTHLY RENT	**$27,839**	**$30,400**

Current base rents reflect the February 2026 rent roll; vacant units use the stated market rent. Garage charges and employee housing adjustments are excluded. Pro forma rent is based on broker underwriting.

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Rent Summary

UNIT TYPE	NO. OF UNITS	CURRENT AVG.	PRO FORMA AVG.
1 Bed / 1 Bath	16	$1,740	$1,900
MONTHLY RENT		$27,840	$30,400
ANNUAL SCHEDULED RENT		$334,080	$364,800

Average rent lift is only $160 per unit per month without any needed expenditure

RENT PROFILE

$1,740	$1,900	$160
CURRENT AVG. RENT	PRO FORMA AVG. RENT	AVG. MONTHLY LIFT

CURRENT GRM

9.16x

Year 1 GRM

8.36x

OTHER INCOME

$15,109 / $17,809

CURRENT / PRO FORMA

GARAGES / LAUNDRY / RUBS/ MISC

Market Comparables

1211 MAGNOLIA AVENUE

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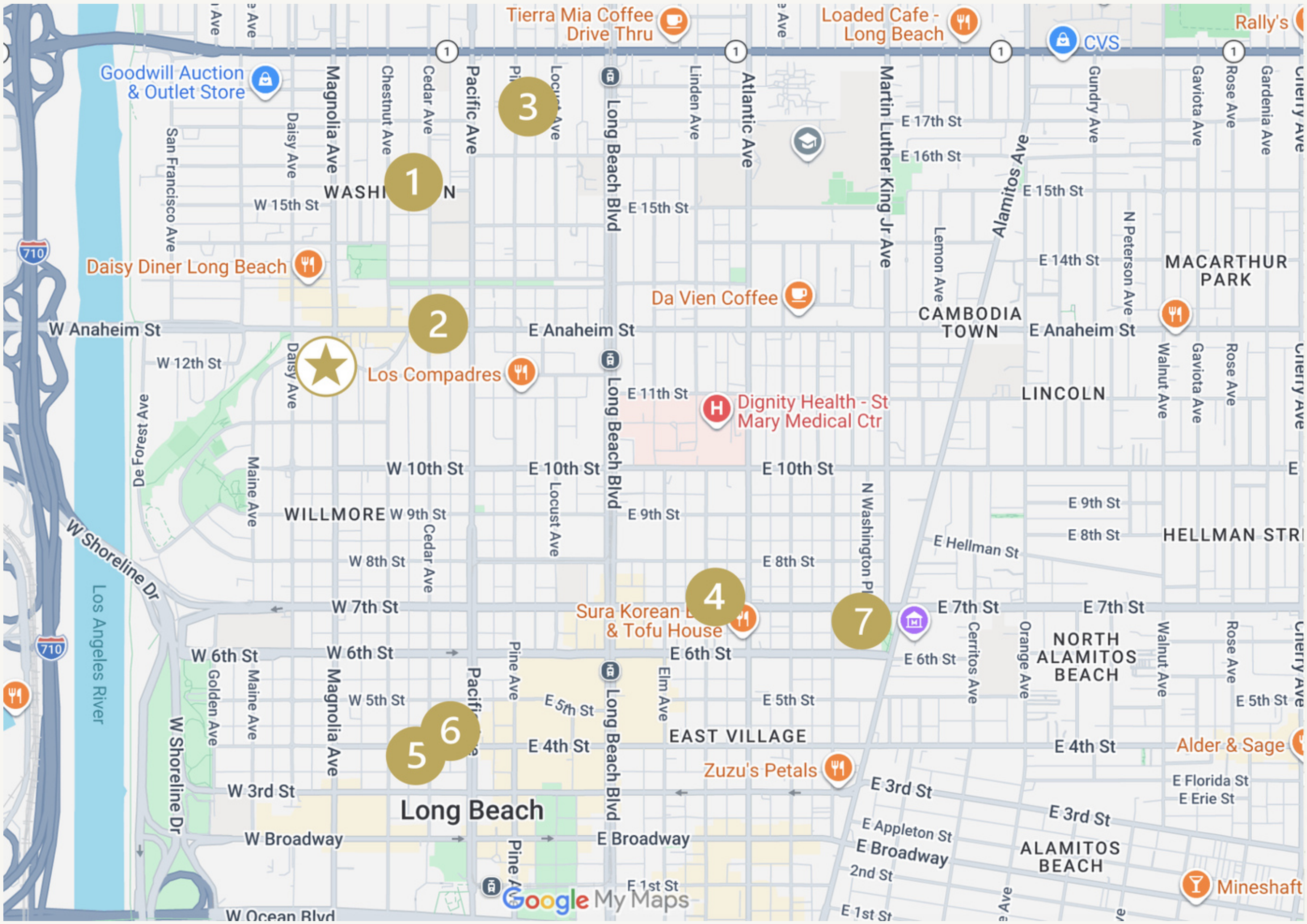
Closed Sales

COMPARABLE MAP



★ **SUBJECT PROPERTY**

Subject - 1211 Magnolia Ave
Long Beach, CA

CLOSED SALES

1. 1495 Cedar Ave
2. 1242 Cedar Ave
3. 1626 Pine Ave
4. 636 Linden Ave
5. 330-332 Cedar Ave
6. 338 Cedar Ave
7. 845 E 6th St

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Closed Sales

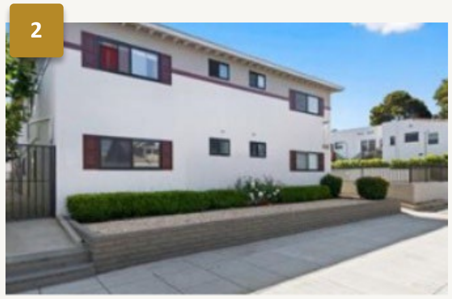
1

1495 CEDAR AVE

LONG BEACH • 8/29/25

Sale Price	$2.225M
Price / SF	$422
Price / Unit	$158,929
Cap Rate	7.00%
GRM	9.20x
Unit Mix	12 Studio / 2 1BR

2



1242 CEDAR AVE

LONG BEACH • 10/06/25

Sale Price	$2.280M
Price / SF	$318
Price / Unit	$190,000
Cap Rate	7.00%
GRM	9.66x
Unit Mix	9 1BR / 3 2BR

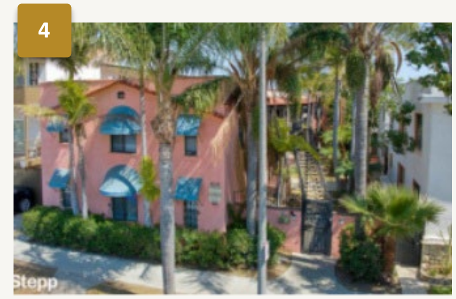
3

1626 PINE AVE

LONG BEACH • 5/14/26

Sale Price	$2.700M
Price / SF	$347
Price / Unit	$192,857
Cap Rate	6.89%
GRM	9.67x
Unit Mix	12 1BR / 2 2BR

4



636 LINDEN AVE

LONG BEACH • 3/11/26

Sale Price	$3.005M
Price / SF	$357
Price / Unit	$150,250
Cap Rate	6.87%
GRM	9.71x
Unit Mix	20 Studio

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Closed Sales

5

330-332 CEDAR AVE

LONG BEACH • 8/13/26

Sale Price	$4.695M
Price / SF	$334
Price / Unit	$187,800
Cap Rate	—
GRM	9.99x
Unit Mix	20 Studio / 4 1BR / 1 3BR

6

338 CEDAR AVE

LONG BEACH • 7/29/25

Sale Price	$3.950M
Price / SF	$389
Price / Unit	$232,353
Cap Rate	5.84%
GRM	10.03x
Unit Mix	17 Studio

7

845 E 6TH ST

LONG BEACH • 8/06/25

Sale Price	$5.203M
Price / SF	$459
Price / Unit	$216,792
Cap Rate	7.32%
GRM	9.34x
Unit Mix	8 Studio / 8 1BR / 8 2BR

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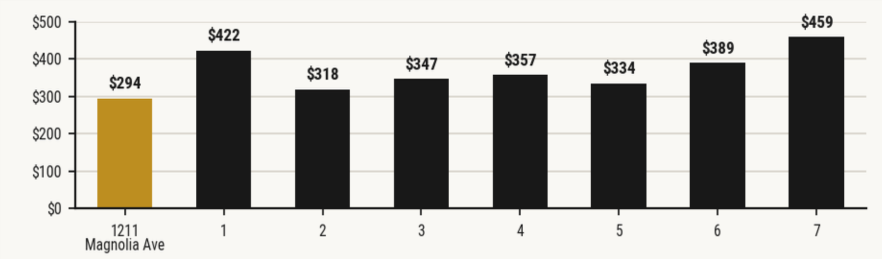
Comparables Analysis

PRICE PER SQFT

SUBJECT ASKING $294 / SF

22% BELOW AVG

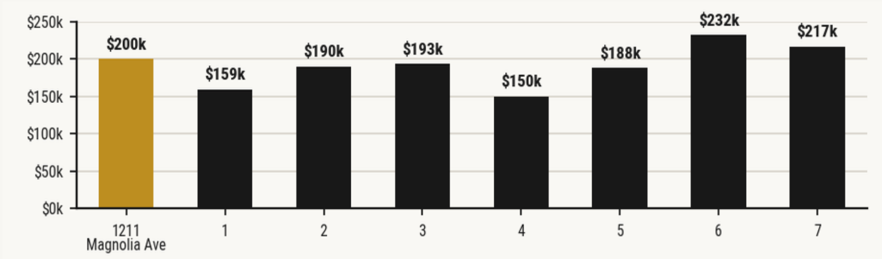
CLOSED AVG. $375 / SF



PRICE PER UNIT

SUBJECT ASKING $200,000 / UNIT

CLOSED AVG. $189,854 / UNIT

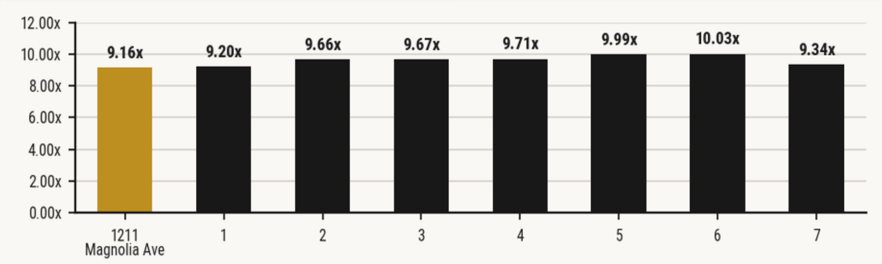


GRM

SUBJECT CURRENT 9.16x | PF 8.36x

5.2% BELOW AVG

CLOSED AVG. 9.66x GRM

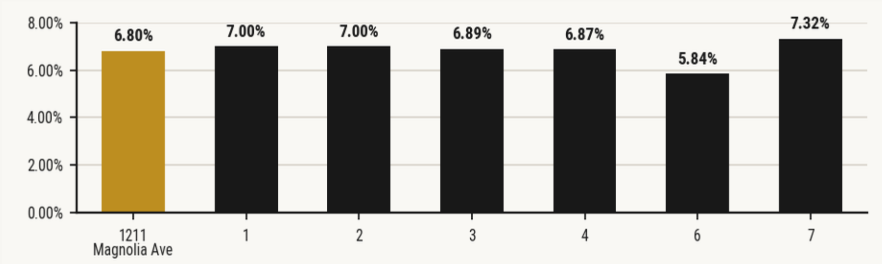


CAP RATE

SUBJECT CURRENT 6.80%

PRO FORMA 7.74%

CLOSED AVG. 6.82%



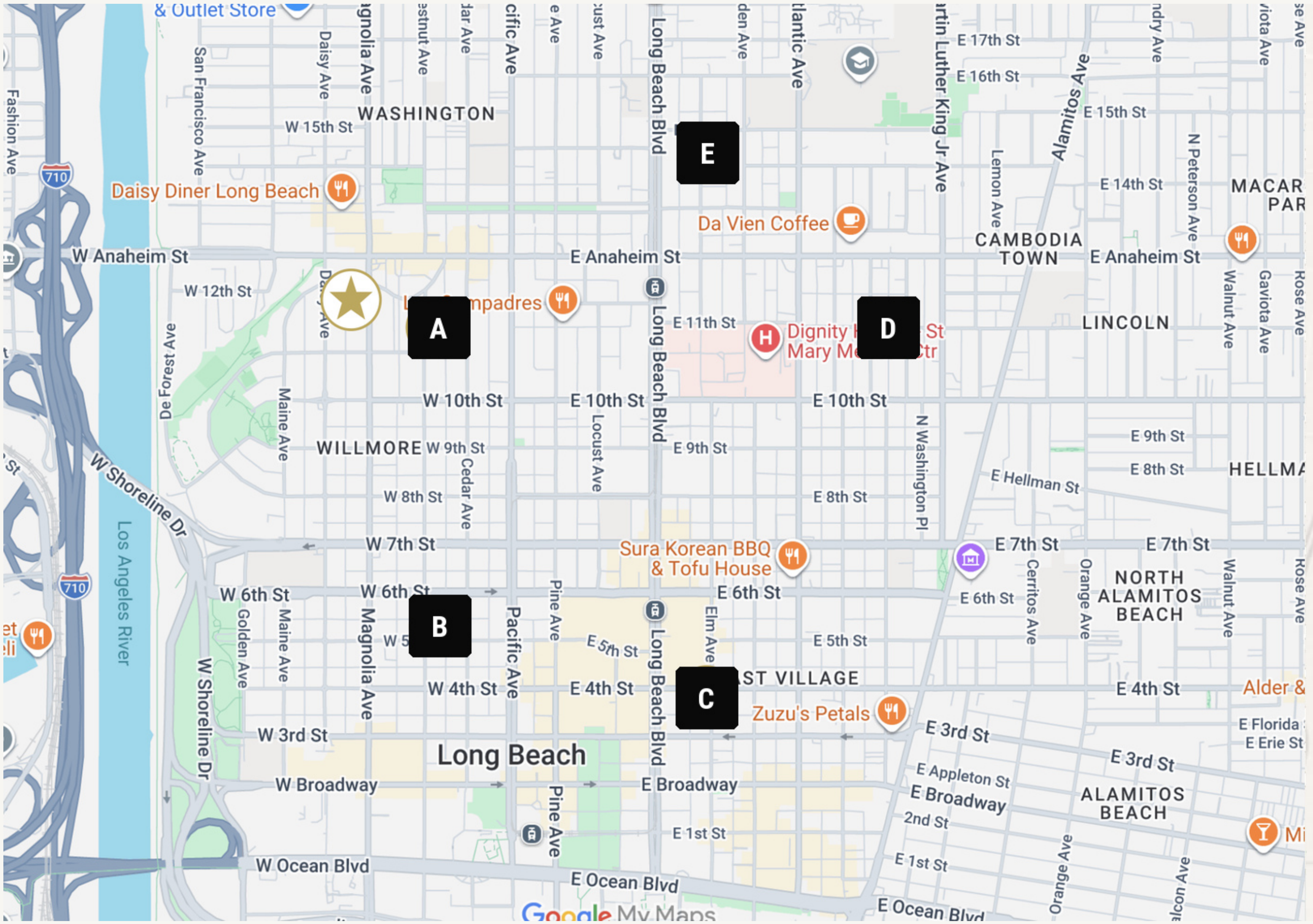
1211 Magnolia is offered at a 22% discount to the closed-sale average on $/SF and a 5.2% lower current GRM, while cap rates remain competitive.

1 1495 Cedar 2 1242 Cedar 3 1626 Pine 4 636 Linden
5 330-332 Cedar 6 338 Cedar 7 845 E 6th

Cap rate average is based on reported cap rates only (6 of 7 closed sales).

On-Market Competition

COMPARABLE MAP



★ SUBJECT PROPERTY

Subject - 1211 Magnolia Ave
Long Beach, CA

ON-MARKET COMPS

- A 1070 Chestnut Ave
- B 444 Chestnut Ave
- C 319 Elm Ave
- D 1060 Olive Ave
- E 1430 Elm Ave

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On-Market Competition

1070 CHESTNUT

ASKING PRICE	$2.800M
$/SF	$432
GRM	10.84x
CAP	5.90%
PRICE/UNIT	$233,333
UNIT MIX	12 x 1BD/1BA
LIST DATE	05/07/2026

444 CHESTNUT AVE

ASKING PRICE	$3.697M
$/SF	$310
GRM	9.50x
CAP	6.40%
PRICE/UNIT	$194,579
UNIT MIX	12 Studio / 6 x 1BD/1BA / 1 x 2BD/1BA
LIST DATE	03/03/2026

319 ELM

ASKING PRICE	$4.800M
$/SF	$405
GRM	10.06x
CAP	6.36%
PRICE/UNIT	$200,000
UNIT MIX	18 Studio / 6 x 1BD/1BA
LIST DATE	08/04/2026

1060 OLIVE

ASKING PRICE	$5.400M
$/SF	$440
GRM	12.17x
CAP	5.20%
PRICE/UNIT	$337,500
UNIT MIX	16 x 2BD/1BA
LIST DATE	06/03/2026

1430 ELM AVE

ASKING PRICE	$3.175M
$/SF	$328
GRM	10.79x
CAP	6.24%
PRICE/UNIT	$226,786
UNIT MIX	14 x 1BD/1BA
LIST DATE	07/21/2026

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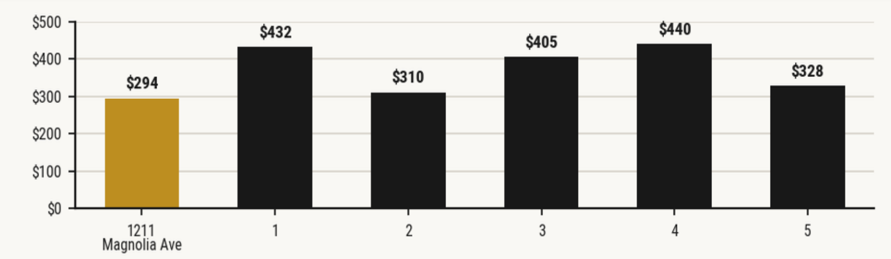
Comparables Analysis

PRICE PER SQFT

SUBJECT ASKING $294 / SF

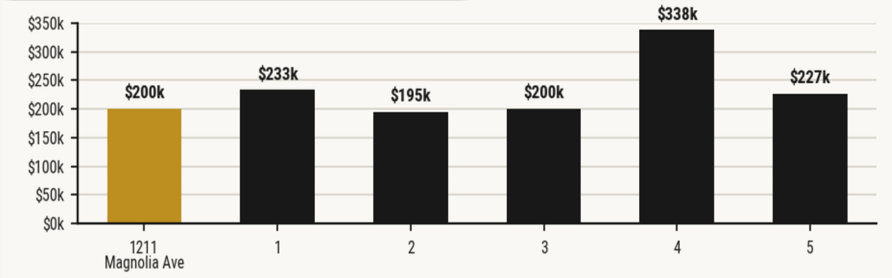
23% BELOW AVG
ACTIVE AVG. $383 / SF



PRICE PER UNIT

SUBJECT ASKING $200,000 / UNIT

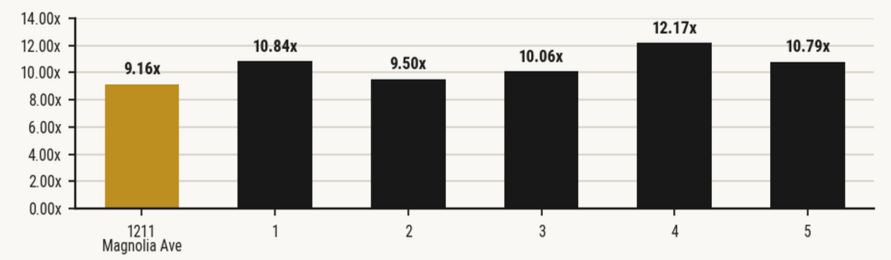
ACTIVE AVG. $238,440 / UNIT



GRM

SUBJECT CURRENT 9.16x | PF 8.36x

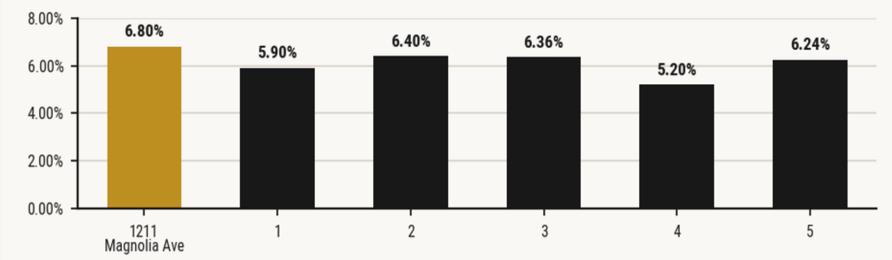
14.1% BELOW AVG
ACTIVE AVG. 10.67x GRM



CAP RATE

SUBJECT CURRENT 6.80%

PRO FORMA 7.74%
ACTIVE AVG. 6.02%



1211 Magnolia is offered at a 23% discount to the active-set average on $/SF and a 14.1% lower current GRM, while its 6.80% day-one cap rate is 78 bps above the active average.

1 1070 Chestnut 2 444 Chestnut Ave 3 319 Elm
4 1060 Olive 5 1430 Elm Ave

Active-listing metrics are based on the on-market comparable set supplied by broker.

Location Overview

1211 MAGNOLIA AVENUE

Long Beach

LONG BEACH

Long Beach sits between Los Angeles and Orange County with direct access to port, transit, healthcare and aerospace employment.

01 PORT & LOGISTICS

One of Southern California's most important trade and logistics nodes.

02 AEROSPACE

A re-emerging concentration of private space and advanced manufacturing firms.

03 HEALTHCARE

Large institutional employers diversify the local employment base.

04 INFRASTRUCTURE

Ongoing civic and mobility investment supports long-term urban demand.

Market commentary adapted from the supplied Long Beach market material.

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Economic Drivers

A diversified employment base supports long-term renter demand.

01 SPACE BEACH

Private aerospace and advanced manufacturing companies are expanding the local pool of engineering, technology and skilled-production jobs.

02 PORT & LOGISTICS

The Port of Long Beach and its logistics ecosystem support industrial, transportation, professional-services and trade employment.

03 HEALTHCARE

Healthcare operators and institutional employers add service-oriented jobs and economic stability through market cycles.

04 PUBLIC INVESTMENT

Civic, mobility and public-facility investment continues to reinforce Long Beach as a regional employment and residential center.

LONG BEACH EMPLOYMENT + INVESTMENT

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for the limited use of prospective purchasers of 1211 Magnolia Avenue. The information contained herein has been obtained from sources believed to be reliable; however, neither the owner nor Lyon Stahl Investment Real Estate makes any representation or warranty, express or implied, as to its accuracy or completeness. References to square footage, rents, expenses, zoning, age, income, market information and comparable transactions are approximate and subject to independent verification. Prospective purchasers are expected to conduct their own due diligence and rely solely upon their own investigation and advisors.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and to terminate discussions at any time without notice.

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