SAGE REAL ESTATE

OFFERING MEMORANDUM

8-Unit Mixed-Use Investment — 3 Storefront Retail / 5 Residential | Long Beach, CA

1090 Redondo Ave, Long Beach, CA 90804

ASKING PRICE	UNITS	BUILDING SF	PRICE / UNIT
$2,700,000	8	9,851 SF	$337,500

★ **MIXED-USE VALUE-ADD — RESIDENTIAL RENTS TRACKING BELOW MARKET** ★

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

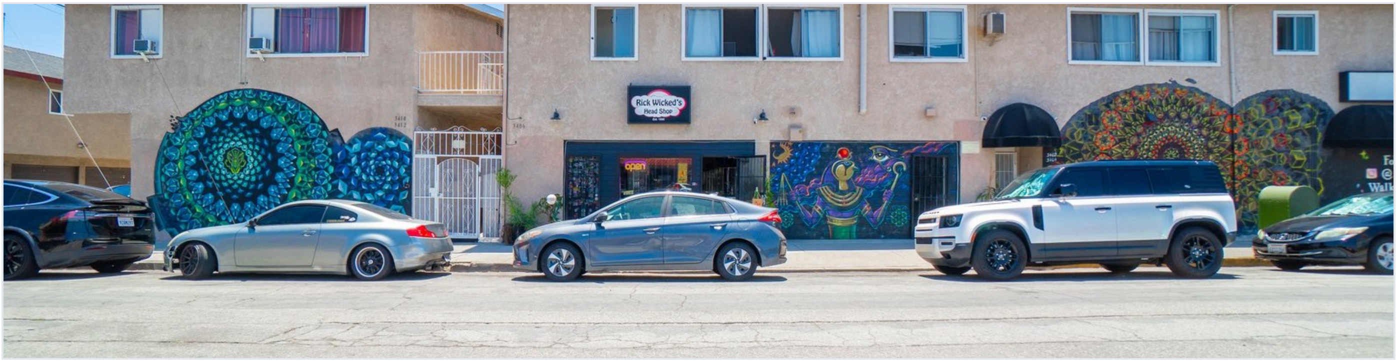
1090 Redondo Ave presents an 8-unit mixed-use (storefront retail / residential) investment opportunity in the Eastside / Circle Area submarket of Long Beach. The building spans 9,851 square feet on a 6,098–6,241 SF lot (per pro forma / assessor records, respectively) and was originally built in 1956, with an effective year built of 1967 reflecting later improvements. The building is fully leased across 3 ground-floor commercial storefront units — each on a modified gross lease — and 5 residential units (four one-bedroom and one three-bedroom), generating trailing twelve-month (T-12) actual revenue of $261,662 — including $10,147 in retail utility chargeback income — against $81,306 in operating expenses, for a T-12 NOI of $180,356. Annualized current rent per the rent roll (as of 6/30/2027) totals $247,595 in base rent alone.

Current in-place rents sit approximately 2.3% below estimated market rent of $253,200 per year, with the largest upside concentrated in the residential one-bedroom units (+3.3%) and the three-bedroom unit (+6.9%); the three commercial storefront units are already priced at or near the model's market estimate. At the $2,700,000 asking price, the property is priced at $274.08 per square foot and $337,500 per unit, producing a 6.68% cap rate on T-12 actual performance and 5.94% on pro forma market rents — both within the range established by six comparable storefront retail/residential sales in Long Beach over the trailing 24 months. Per the accompanying pro forma, a buyer financing the acquisition with $800,000 down (70.4% LTV) can expect a Year 1 combined return on equity of approximately 24.1%, inclusive of cash flow, appreciation, tax shelter, and equity buildup.

INVESTMENT HIGHLIGHTS

- Largest building in the comparable set at 9,851 SF — more square footage than any of the six Long Beach storefront retail/residential comps
- T-12 actual NOI of $180,356 — a 6.68% cap rate at the $2,700,000 asking price
- Mixed-use "Store & Resid" zoning (LBCNR) broadens the buyer pool to owner-users and investors alike
- 10-year hold IRR of 17.2%, with sale proceeds projected at $2,489,638 (per pro forma)
- Priced below the comp average on a price-per-square-foot basis ($274.08/SF vs. $326.45/SF average)
- Three-bedroom residential unit shows the strongest embedded upside at +6.9% to market rent
- Projected Year 1 combined return on equity of 24.1%, per the accompanying pro forma financial model
- Eastside / Circle Area location within the Long Beach Unified School District, walkable score of 89/100

PROPERTY PHOTOGRAPHY



PROPERTY OVERVIEW

Address	**1090 Redondo Ave, Long Beach, CA 90804**
APN	**7258-007-001**
Asset Type	**Mixed-Use — Storefront Retail / Residential (3 Commercial Storefronts + 5 Residential Units)**
Year Built	**1956 (Effective Year Built 1967, per assessor)**
Building Size	**9,851 SF (Tax) / 9,875 SF (MLS)**
Lot Size	**6,241 SF / 0.1433 AC (Assessor); pro forma financial model uses a 6,098 SF site basis**
Total Units	**8 Total Units — 3 Commercial Storefronts + 5 Residential (4 One-Bedroom, 1 Three-Bedroom)**
Stories	**2 (per MLS)**
Parking	**4 Spaces (per MLS)**

UNIT MIX & CURRENT RENT ROLL

SPACE	TYPE	CURRENT RENT	LEASE START	LEASE END	MARKET RENT
1090 — Salon	Commercial Storefront (Modified Gross)	$3,491.01	9/1/2024	8/31/2025	$3,500
3410 — Smoke Shop	Commercial Storefront (Modified Gross)	$2,531.02	1/1/2026	12/31/2026	$2,500
1088 — Tattoo	Commercial Storefront (Modified Gross)	$3,193.92	4/1/2027	3/31/2028	$3,200
3402	Residential — 1 Bd / 1 Ba (2 co-tenants)	$2,180.00	6/1/2026	5/31/2027	$2,200
3404	Residential — 1 Bd / 1 Ba	$2,150.00	5/1/2026	4/30/2027	$2,200
3406	Residential — 3 Bd / 2 Ba	$2,900.00	9/1/2025	8/31/2026	$3,100
3412	Residential — 1 Bd / 1 Ba	$2,047.00	6/1/2026	5/31/2027	$2,200
3414	Residential — 1 Bd / 1 Ba	$2,140.00	7/15/2025	6/30/2026	$2,200
Total (8 Spaces)	**—**	**$20,632.95/mo**			**$21,100/mo**

Rent roll as of 6/30/2027, provided by Sage Real Estate Group (tenant names omitted for privacy). The three commercial storefront units are each leased on a modified gross basis. Market rent estimates per the Sage Real Estate pro forma financial model dated 3/30/2026 (which labels the three commercial storefront units as "0 Bd / 1 Ba" in its unit-mix input). Annual GSI at current rents (units only): $247,595.40.

OTHER INCOME

SOURCE	CURRENT RATE	CURRENT / MONTH	MARKET RATE	MARKET / MONTH
Garages (2)	$150/ea	$300.00	$175/ea	$350
Storage (2)	$60 / $50	$110.00	—	$0 (pro forma)
Grand Total	**—**	**$21,042.95/mo**	**—**	**$21,450/mo**

Unit and other-income figures reflect the actual rent roll as of 6/30/2027. Of the two separately-billed garages: one is rented to the 3412 residential tenant ($150/mo) and one is rented at $150/mo but used by the renter for storage rather than parking. A third garage is bundled into the Smoke Shop's commercial rent and is not separately itemized as income. Storage income is carried at $0 in the pro forma's stabilized market projection; market rates otherwise per the model's Inputs tab.

FINANCIAL ANALYSIS

ASKING PRICE	PRICE / UNIT	PRICE / SF	CAP RATE (T-12)	CAP RATE (MARKET)	GRM (T-12)
$2.70M	$337,500	$274.08	6.68%	5.94%	10.32x

OPERATING STATEMENT	T-12 (THRU 6/30/2026)	YE 2025	PRO FORMA (MARKET)
Rental Income	$251,515	$243,761	$240,540
Utility Chargebacks / Other Income	$10,147	$9,861	$4,200
Total Revenue	$261,662	$253,622	$244,740
Less: Total Operating Expenses	−$81,306	−$78,838	−$84,485
Net Operating Income (NOI)	**$180,356**	**$174,784**	**$160,255**
Less: Annual Debt Service	−$140,384	−$140,384	−$140,384
Cash Flow After Debt Service	**$39,972**	**$34,400**	**$19,871**

T-12 and YE 2025 columns reflect the owner's actual operating statement (trailing twelve months through 6/30/2026, and full-year 2025). All utilities are billed directly to ownership; tenants are charged a prorated share each month in addition to base rent. For the three commercial storefronts (each on a modified gross lease), this is itemized separately as utility chargeback income (electric, master-billed and divided monthly). For the residential units, prorated water, trash, and sewer are billed alongside rent, with the combined total reflected in the rent-roll amounts shown on the prior page. Pro Forma (Market) column reflects the Sage Real Estate financial model's stabilized projection and is unchanged.

OPERATING EXPENSES & FINANCING DETAIL

OPERATING EXPENSE DETAIL

EXPENSE	T-12	YE 2025	PRO FORMA*
Taxes	$30,108	$30,108	$33,750
Insurance	$7,606	$7,606	$8,000
Utilities	$20,561	$19,871	$19,871
Maintenance & Repairs	$9,871	$8,652	$6,000
Management	$12,560	$12,001	$14,684
Administration	$600	$600	$2,180
Total Expenses	**$81,306**	**$78,838**	**$84,485**

*Expense ratio: 31.1% (T-12) / 31.1% (YE 2025) / 34.5% (pro forma). *Pro Forma column re-aggregates the model's Property Taxes, Repairs & Maintenance, and Property Management lines to match the actual statement's categories; "Administration" combines the model's Licensing & Permits, Pest Control, and Gardening lines. Actual utilities are billed before the $10,147 (T-12) / $9,861 (YE 2025) in retail electric chargeback income shown on the prior page.*

FINANCING & INITIAL INVESTMENT

Purchase Price	**$2,700,000**
Down Payment	**$800,000**
Loan Amount	**$1,900,000**
Loan-to-Value	**70.4%**
Interest Rate	**6.25% (30-Yr Amortization)**
Monthly Debt Service	**$11,699**
Debt Coverage Ratio	**1.28x (T-12)**
Closing Costs (2%)	**$54,000**
Renovation Budget	**$0**
Total Initial Investment	**$854,000**

COMPARABLE SALES ANALYSIS

Six arm's-length comparable transactions were identified within Long Beach, all storefront retail/residential properties that closed between May 2024 and December 2025. Data is sourced from CoStar closed-sale records.

PROPERTY	YR BLT	SALE DATE	SALE PRICE	SIZE (SF)	$/SF	CAP RATE
SUBJECT — 1090 Redondo Ave	1956	—	$2,700,000*	9,851	$274.08	6.68% / 5.94%
3116-3128 N Los Coyotes Diagonal	1962	12/30/2025	$2,420,000	7,744	$312.50	10.70%
2535-2545 E Broadway (Portfolio)	1946	12/5/2025	$1,732,952	7,257	$238.81	5.61%
3316 E Broadway	1933	9/19/2025	$1,410,000	4,615	$305.53	—
400-404 E 1st St	1902	6/27/2025	$2,650,000	7,078	$374.40	5.72%
5708 Cherry Ave (Portfolio)	1934	1/30/2025	$1,200,000	5,071	$197.66	7.22%
4302-4306 E Anaheim St	1926	5/30/2024	$2,300,000	5,511	$417.35	—
Comp Average (6 Sales)	**—**	**—**	**$2,102,590**	**6,213**	**$326.45**	**8.21% avg (2 comps)**

**Subject priced at asking; subject metrics shown for comparison only and are not a closed sale. Cap rate shown reflects current / market rents per the pro forma. Comp average cap rate reflects only the two comps with disclosed actual cap rates (5.61%–10.70% range, avg 8.21%).*

POSITIONING VS. THE COMPARABLE SET

At 9,851 SF, the subject is the largest building in the comparable set — 27% larger than the next-largest comp (3116-3128 N Los Coyotes Diagonal, 7,744 SF) and nearly 60% larger than the comp average of 6,213 SF. Despite its scale, the $2,700,000 asking price equates to $274.08 per square foot, below both the comp average ($326.45/SF) and median ($312.50/SF). The subject's 5.94%–6.68% cap rate sits within the range established by the two comps with disclosed actual cap rates (5.61%–10.70%), positioning the asset as reasonably priced relative to recent Long Beach storefront retail/residential trades, with the added benefit of a diversified income stream combining 3 ground-floor commercial storefronts with 5 residential units.

COMPARABLE SALES — PROPERTY PHOTOGRAPHY

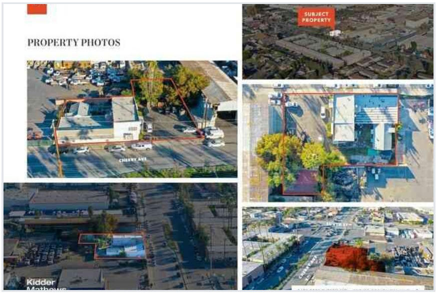
Photography for the six comparable sales below is sourced from CoStar closed-sale records licensed to Sage Real Estate.

3116-3128 N Los Coyotes Diagonal
Sold 12/30/2025
$2,420,000 — 7,744 SF — 10.70% Cap

2535-2545 E Broadway (Portfolio)
Sold 12/5/2025
$1,732,952 — 7,257 SF — 5.61% Cap

3316 E Broadway
Sold 9/19/2025
$1,410,000 — 4,615 SF

400-404 E 1st St
Sold 6/27/2025
$2,650,000 — 7,078 SF — 5.72% Cap



5708 Cherry Ave (Portfolio)
Sold 1/30/2025
$1,200,000 — 5,071 SF — 7.22% Cap

4302-4306 E Anaheim St
Sold 5/30/2024
$2,300,000 — 5,511 SF

SELLER DISCLOSURE & PROPERTY CONDITION

This Offering Memorandum has been prepared using the property's assessor record, MLS history, a Sage Real Estate pro forma financial model dated 3/30/2026, exterior and interior property photography, and CoStar comparable sale data. No formal property condition report or inspection has been provided as of the date of this OM. All prospective buyers are strongly advised to conduct independent property inspections, rent-roll verification, and title review as part of their due diligence.

DISCLAIMERS & LIMITING CONDITIONS

Marketing Purposes Only. This Offering Memorandum has been prepared by Sage Real Estate solely to assist qualified prospective purchasers in their evaluation of the subject property. It is not an appraisal and does not constitute a guarantee or warranty as to value, income, expenses, or investment returns.

Information Sources. The information contained herein has been obtained from CoreLogic/assessor records, the Multiple Listing Service (MLS), CoStar, and a Sage Real Estate pro forma financial model. Sage Real Estate has not independently verified all of this information and makes no representation as to its accuracy or completeness.

Market Conditions. Real estate values are subject to change based on economic conditions, interest rate fluctuations, supply and demand dynamics, and other factors beyond the control of the broker. The figures presented reflect market conditions and pro forma assumptions as of March 2026 and may not be valid at any other time.

Buyer Due Diligence. All prospective purchasers are strongly advised to conduct their own independent due diligence, including property inspections, title review, rent roll verification, and consultation with legal, financial, and tax advisors prior to entering into any purchase agreement.

No Offer to Sell. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to purchase the subject property. The Owner reserves the right to withdraw the property from the market, modify pricing or terms, or reject any or all offers at its sole discretion.

No Guarantee of Results. Nothing contained herein guarantees that the property will sell at or near the pricing presented. Actual transaction terms are determined solely by negotiation between willing buyers and sellers. Pro forma projections, including IRR and return figures, are hypothetical and not guaranteed.

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