



Media: 6 Los Angeles County (LA)

Have 15 UNITS

Area Downtown Area, Alamitos Beach (4)

Entry Location Ground Level w/steps

Style Other

XSTS S/4TH E/ORANGE

Aerial Map

Features Frame & Stucco, No Spa

Terms Cash, Cash To New Loan, Exchange

Gr Schd Inc \$ 148,032

List Type Exclusive Right To Sell/Lease/Full Service

TG 795F7

Zip 90802-3601

Loans

Units 15

Gross Equity

Poss Close of Escrow

Price/Unit \$

Cap Rate 5.79%

View

Remarks Well maintained 15 units located on quiet residential street in Alamitos Beach area. Just 3 blocks from the beach. Property is in good condition. Newer exterior paint. Some units have newer pergo floors and baths have been redone. Beautiful courtyard area with lots of plants. Three enclosed garages plus plenty of street parking. Tremendous upside in rents! Only 10.1 x gross on realistic market rents already being achieved in buildings in the immediate area. Extra income from onsite laundry machines. Gross multiplier and cap rate below are based on ACTUAL income and expenses. Market rents in area are Singles: \$850, 1 br: \$1000, 2 br: \$1150. NOTE: Utilities are combined under the heading of Other in expenses below.

Directions S/4TH E/ORANGE. DO NOT WALK ON PROPERTY!

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 148,032	Tax Area	5500	Water		District/Public	
Vacancy Allow	2% \$ 2,960	Tax Rate Yr		Tax Rate			
Actual Annual Vacancy	\$ 2,960						
Gross Oper Income	\$ 145,072	Land	\$ %				
Actual Gross Annual Income	\$ 148,032						
Operating Exp	31% \$ 46,652	Imprvmnts	% \$				
Net Oper Income	\$ 98,420	Per Prop	\$ %				
Loan Payment	\$						
Gross Spend Income	\$	Legal:		Lot# 5	Blk# 132	Tract #	0
Cap Rate	5.79%	Zoning		Lot Size	55x140		
Gross Multiplier	11.48 X Gross	LtSqft	8246/Assessor	#Bdgs	3	Yr Blt	1923

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %		
1	S	1		650	650	New Tax	\$ 20,412					
2	S	1		700	1400	Ins	\$ 3,664		Fee			
2	S	1		725	1450	Wrk Comp	\$ 0	2nd \$	@ \$	/Mo @ %		
1	S	1		775	775	Gas	\$ 0	Due	Lender			
3	S	1		795	2385	Electric	\$ 0	Assumable		Fee		
1	S	1		800	800	Water/Sw	\$ 0					
1	1	1		800	800	Trash	\$ 0					
1	1	1		915	915	Supplies	\$ 1,062	# Sep Mt:	Water 1	Gas 0	Elec 3	
1	1	1		935	935	Cable TV	\$ 0	Approx Total	8275			
1	2	1		950	950			SqFt:				
1	2	1		995	995	Mnt	\$ 7,401	App Avg Apt	Studio /	1BR/		
1	2	1		1025	1025		5%	SqFt:				
						Pest Ctl	\$ 225		2BR/	3BR/	Tot Bld Sqft	
						Licenses	\$ 764				8,275	Assessor
						Gardener	\$ 1,900	SubArea/Tract OTHR			Name Other	
#Leased				Tot 12280		Pool	\$ 0	Land Fee	Lse \$		/Mo	YrExp
Other Income						Manager	\$ 0	Zones: Spc Std	Fld		Cstl	Sld
#Gar 3	@	\$		\$		Prof Mgt	\$ 0	Adds, Alts, Repairs?			Bldg Permit	
Laund Eqmt \$56						Furn Rep	\$ 0	Tot Prkg 3	#Garage 3		#Caprt	
Monthly GSI \$ 12,336						Other:	\$ 10,672	# Uncovered Spcs	#Patio		Rec Room No	Water No
						Advertising	\$ 552	Tenant Pays	Gas No		Elec No	Water No
								Rent Control	No	Cable TV	Water Heater	Trash No
								Private Transfer	Special	Conditions		
Actual Annual Gross Rent \$ 148,032						Elevator	\$ 0	Taxes No	None			
						Security	\$ 0					
						Total	\$ 46,652					

Additional Property Features

Stry Two Levels	Swr In, Connected & Paid	Cent A/C No	#Wall A/C	Elevtr No
#Cpts	#Rnges 15	#Refrg	#Displs 15	#D/W
Wtr Htrs Yes	Water District	Alley Yes	Paved Yes	
Pool	Spa No Spa	Sauna No		
Cnst Frame & Stucco	Exterior Construction Stucco	Flrs	Roof Composition	Heat
ADA Compliant No	Disability Access None			
Kitchen Desc				
Structures, Other				

Exterior/Structural Information



