Mike Lembeck 949-305-8557

Residential Income

RIN **Active** **Huntington Beach (HB)** **Price** $ 1,035,000

Media: 2

Orange County (OR)

Have PRIDE HUNT. HARBOR TRIPLEX

Area Northwest Huntington Beach (17)

Entry Location Ground Level w/steps
Style Other
XSTS S/HEIL W/BOLSA CHICA

Aerial Map

Features Frame & Stucco, Garage Detached, No Pool, No Spa
Terms Cash, Cash To New Loan, Exchange
Gr Schd Inc $ 56,016
List Type Exclusive Right To Sell/Lease/Full Service
TG ~~827D7~~
Zip 92649-3523
Loans
Units 3

Price/Unit $
Cap Rate 3.95%
Gross Equity
Poss Close of Escrow

View

Remarks Pride of ownership Huntington Harbor triplex located at end of cul-de-sac. One of the best rental areas in Orange County. Right next to multi million dollar homes. Large building approx. 3,668 sq. ft. Built in 1977. Excellent unit mix. One 3 br 2 ba. and two 2 br. 2 ba. units. Four enclosed garages. Laundry hookups in all units. Well maintained property. New roof in Oct. 2007. One unit recently redone with new tile in baths, new carpet and paint.
Directions DRIVE BY ONLY - DO NOT DISTURB TENANTS OR WALK ON PROPERTY!

Financial Analysis (ANNUAL)

Gross Sched Income	$ 56,016	**Tax Area**	04007	**Water**	District/Public		
Vacancy Allow	2% $ 1,120	**Tax Rate Yr**		**Tax Rate**			
Actual Annual Vacancy	$ 1,120						
Gross Oper Income	$ 54,896	**Land**	$ %				
Actual Gross Annual Income	$ 56,016						
Operating Exp	25% $ 14,004	**Imprvmnts**	% $				
Net Oper Income	$ 40,892	**Per Prop**	$ %				
Loan Payment	$	**Total**	$ 6,076				
Gross Spend Income	$	**Legal**:		**Lot#** 8	**Blk#**	**Tract #**	9404
Cap Rate	3.95%	**Zoning**		**Lot Size**	70x90		
Gross Multiplier	18.48 **X Gross**	**LtSqft**	6300/Assessor	**#Bdgs**	1	**Yr Blt**	1977

Financial Info As Of

No	BR	Bath	P	Rent	Rent
1	3	2		1735	1735
1	2	2		1493	1493
1	2	2		1440	1440

#Leased **Tot** 4668
Other Income
#Gar 4 @ $ $
Laund Eqmt $
Monthly GSI $ 4,668
Actual Annual Gross Rent $ 56,016

Annual Oper Exp		**1st** $	@ $	**/Mo**	@ %
New Tax	$ 0	**Due**	**Lender**		
Ins	$ 0	**Assumable**	**Type**	**Fee**	
Wrk Comp	$ 0	**2nd** $	@ $	**/Mo**	@ %
Gas	$ 0	**Due**	**Lender**		
Electric	$ 0	**Assumable**	**Type**	**Fee**	
Water/Sw	$ 0	**Fin Rmrks**			
Trash	$ 0				
Supplies	$ 0	**# Sep Mt:**	**Water** 1	**Gas** 3	**Elec** 3
Cable TV	$ 0	**Approx Total SqFt:**	3668		
Mnt	$ 0 0%	**App Avg Apt SqFt:**	**Studio /**	**1BR/**	
Pest Ctl	$ 0	**2BR/**	**3BR/**	**Tot Bld Sqft** 3,668	Assessor
Licenses	$ 0	**SubArea/Tract**	OTHR	**Name** Other	
Gardener	$ 0	**Land** Fee	**Lse** $	**/Mo**	**YrExp**
Pool	$ 0	**Zones: Spc Std**	**Fld**	**Cstl**	**Sld**
Manager	$ 0	**Adds, Alts, Repairs?**		**Bldg Permit**	
Prof Mgt	$ 0	**Tot Prkg** 4	**#Garage** 4	**#Caprt**	
Furn Rep	$ 0	**#Spaces**	**#Patio** 3	**Rec Room** No	
Other:	$ 0	**Tenant Pays**	**Gas** Yes	**Elec** Yes	**Water** No
Advertising	$ 0	**Rent Control** No	**Cable TV**	**Water Heater** No	**Trash** No
Elevator	$ 0	**Notice of Default** No	**Private Transfer Taxes** No	**Short Pay: Subject to Lender** No	
Security	$ 0				
Total	$ 14,004				

Additional Property Features

Stry Two Levels		**Swr** In, Connected & Paid	**Cent A/C** No	**#Wall A/C**	**Elevtr** No
#Cpts 3	**#Drap** 3	**#Rnges** 3	**#Refrg**	**#Displs** 3	**#D/W**
Wtr Htrs Yes	**Wtr Htr Desc**	**Water District**	**Alley** No	**Paved**	
Pool No Pool	**Htd** N	**Spa** No Spa	**Sauna** No		