

RIN Active

Long Beach (LONG)

Price **\$ 599,000***



Media: 1 Los Angeles County (LA)

Have **4 PLEX**

Area **Downtown Area, Alamitos Beach (4)**

Entry Location **Ground Level w/steps**

Style **Other**

XSTS **N/ANAHEIM E/ LONG BEACH BLVD.**

Aerial Map

Features **Frame & Stucco, No Pool, No Spa**

Terms **Cash, Cash To Existing Loan, Cash To New Loan**

Gr Schd Inc **\$ 54,000**

List Type **Exclusive Right To Sell/Lease/Full Service**

TG **795E6**

Zip **90813-3336**

Loans

Units **4**

Gross Equity

Poss **Close of Escrow**

Price/Unit \$
Cap Rate **6.58%**

[View](#)

Remarks **HUGE PRICE REDUCTION! SELLER WANTS PROPERTY SOLD NOW! Large approx. 3,864 sq. ft. 4 plex with unique castle like exterior and lots of character. Two 2 br. 1 ba. units and two 3 br. 1 ba. units (one of which has an additional loft area that could be used as 4th bdrm.) Much improved rental area of Long Beach. Lots of single family homes and small apartment buildings in the area. Rents already near market levels with still room for buyer to increase. See (ACT) and market (MKT) rents below. Actual rents used for financial analysis.**

Directions **N/ANAHEIM BLVD. BETWEEN LONG BEACH BLVD. AND ATLANTIC AVE.**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 54,000	Tax Area	11933	Water	District/Public
Vacancy Allow	2% \$ 1,080	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$ 1,080				
Gross Oper Income	\$ 52,920	Land	\$ %		
Actual Gross Annual Income	\$ 54,000				
Operating Exp	25% \$ 13,500	Imprvmnts	% \$		
Net Oper Income	\$ 39,420	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot# 15	Blk#
Cap Rate	6.58%	Zoning		Lot Size	Tract # 0
Gross Multiplier	11.09 X Gross	LtSqft	2496/Assessor	#Bdgs	1 Yr Blt
					1928

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
ACT						New Tax	\$ 0	Lender		
2	3	1		1200	2400	Ins	\$ 0	Assumable	Fee	
2	2	1		1050	2100	Wrk Comp	\$ 0	2nd \$	/Mo	@ %
						Gas	\$ 0	Lender		
						Electric	\$ 0	Assumable	Fee	
MKT						Water/Sw	\$ 0			
2	3	1		1300	2600	Trash	\$ 0			
2	2	1		1200	2400	Supplies	\$ 0	# Sep Mt:	Water 1	Gas 4
						Cable TV	\$ 0	Approx Total		Elec 4
						Mnt	\$ 0 0%	SqFt:		
								App Avg Apt	Studio /	1BR/
								SqFt:		
						Pest Ctl	\$ 0	2BR/	3BR/	Tot Bld Sqft
						Licenses	\$ 0	SubArea/Tract OTHR		3,864
						Gardener	\$ 0	Land Fee	Lse \$	Name Other
#Leased				Tot 4500		Pool	\$ 0	Zones: Spc Std	Fld	/Mo
Other Income						Manager	\$ 0	Adds, Alts, Repairs?		YrExp
#Gar		@ \$		\$		Prof Mgt	\$ 0	Tot Prkg 0	#Garage	Sld
Laund Eqmt \$						Furn Rep	\$ 0	# Uncovered Spcs	#Patio	Bldg Permit
Monthly GSI \$ 4,500						Other:	\$ 0	Tenant Pays	Gas Yes	Rec Room No
						Advertising	\$ 0	Rent Control No	Cable TV Yes	Elec Yes
								Private Transfer	Special	Water No
Actual Annual Gross Rent \$ 54,000						Elevator	\$ 0	Taxes No	Conditions	Water Heater
						Security	\$ 0		None	No
						Total	\$ 13,500			Trash No

Additional Property Features

Stry Two Levels	Swr In, Connected & Paid	Cent A/C No	#Wall A/C	Elevtr No
#Cpts 4	#Rnges 4	#Refrg	#Displs 4	#D/W
Wtr Htrs Yes	Water District	Alley Yes	Paved Yes	

Pool **No Pool** Htd **N**
Cnst **Frame & Stucco**
ADA Compliant **No**
Kitchen Desc
Structures, Other

Spa **No Spa**
Exterior Construction **Stucco**
Disability Access **None**

Sauna **No**
Flrs

Roof **Composition**
Heat

Exterior/Structural Information

Pato Characteristics
Structures, Other

Doors & Windows

Contact Information

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