



Media: 4 Orange County (OR)  
 Have **SHORT SALE 4 PLEX** Area Buena Park (82)  
 Entry Location **Ground Level w/steps**  
 Style **Other**  
 XSTS **W/WESTERN S/CRESCENT** Aerial Map   
 Features **Frame & Stucco, Garage Detached, No Pool, Unit Water Heaters, No Spa, As Is**  
 Terms **Cash, Cash To New Loan** Gr Schd Inc \$ 50,880  
 List Type **Exclusive Right To Sell or Lease/Full Service** TG **767H5**  
 Zip **90620-3994** Loans Units 4  
 Gross Equity  
 Poss **Close of Escrow**

Price/Unit \$  
 Cap Rate **6.64%**

View

Remarks **Lowest priced 4 plex in the area. Single story 4 plex. Two 2 br. 1 ba. and two 1 br. 1 ba. units with 6 enclosed garages. Laundry hookups in each unit. Separate water heaters. Located near Knotts Berry Farm. Excellent rental area. Rents shown are actual. Market rents for area are 2 br. 1275, 1 br. 975. Expenses are estimated.**

Directions **W/WESTERN S/CRESCENT**

**Financial Analysis (ANNUAL)**

Gross Sched Income	\$ 50,880	Tax Area	14070	Water Tax Rate	District/Public
Vacancy Allow	2% \$ 1,017	Tax Rate Yr			
Actual Annual Vacancy	\$ 1,017				
Gross Oper Income	\$ 49,863	Land	\$ %		
Actual Gross Annual Income	\$ 50,880				
Operating Exp	25% \$ 12,720	Imprvmnts	% \$		
Net Oper Income	\$ 37,143	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot# 8	Blk# Tract # 3797
Cap Rate	6.64%	Zoning		Lot Size	78x119
Gross Multiplier	10.99 X Gross	LtSqft	9315/Assessor	#Bdgs	2 Yr Blt 1962

**Financial Info As Of**

No	BR	Bath	P	Rent	Rent	Annual Oper Exp		@ \$	/Mo
1	2	1		1240	1240	New Tax	\$ 0	Due	Lender
1	2	1		1110	1110	Ins	\$ 0	Assumable	Fee
2	1	1		945	1890	Wrk Comp	\$ 0	@ \$	/Mo
						Gas	\$ 0	Due	Lender
						Electric	\$ 0	Assumable	Fee
						Water/Sw	\$ 0		
						Trash	\$ 0		
						Supplies	\$ 0	# Sep Mt:	Water 1 Gas 4 Elec 4
						Cable TV	\$ 0	Approx Total	3100
						Mnt	\$ 0 0%	App Avg Apt	Studio / 1BR/
						Pest Ctl	\$ 0	SqFt:	2BR/ 3BR/ 3,100
						Licenses	\$ 0	App SqFt:	Tot Bld Sqft 3,100
						Gardener	\$ 0	SubArea/Tract	OTH Name Other
#Leased				Tot 4240		Pool	\$ 0	Land Fee	Lse \$ /Mo
Other Income						Manager	\$ 0	Zones: Spc Std	Fld Cstl YrExp
						Prof Mgt	\$ 0	Adds, Alts, Repairs?	Bldg Permit
Garage, # cars	@ \$					Furn Rep	\$ 0	Tot Prkg 6	Garage, # cars #Caprt # Garages 6
Laund Eqmt \$						Other:	\$ 0	# Uncovered Spcs#Patio	Rec Room No
Monthly GSI \$ 4,240						Advertising	\$ 0	Tenant Pays	Gas Yes Elec Yes Water No
						Elevator	\$ 0	Rent Control No	Cable TV Yes Water Heater Yes
						Security	\$ 0	Private Transfer	Special Conditions
						Total	\$ 12,720	Taxes No	Short Sale/Subj to Lender Approval**

**Additional Property Features**

Stry <b>One Level</b>	Swr <b>In, Connected &amp; Paid</b>	Cent <b>A/C No</b>	#Wall <b>A/C</b>	Elevtr <b>No</b>
#Cpts <b>4</b>	#Rnges <b>4</b>	#Refrg	#Displs <b>4</b>	#D/W
Wtr Htrs <b>Yes</b>	Water District	Alley <b>Yes</b>	Paved <b>Yes</b>	
Pool <b>No Pool</b>	Spa <b>No Spa</b>	Sauna <b>No</b>		
Cnst <b>Frame &amp; Stucco</b>	Exterior Construction <b>Stucco</b>	Flrs	Roof <b>Rock/Stone</b>	Heat
ADA Compliant <b>No</b>	Disability Access <b>None</b>			
Kitchen Desc				

Structures, Other

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**Exterior/Structural Information**

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Pato Characteristics  
Structures, Other

Doors & Windows

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**Contact Information**

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***This Report was created by:***

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**Listing Activity**

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LP/SqFt **\$180.32**                      Orig Price **\$ 559,000**                      Prev Price \$                      Current Price **\$559,000**

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If a listing displays "Short Sale/Subj to Lender Approval\*\*" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder (s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS®

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