

**Residential Income**

RIN Active

Long Beach (LONG)

Price \$ 1,099,000\*



**Media:** 2 Los Angeles County (LA)  
**Have** LARGE 4 PLEX **Area** Eastside, Circle Area (3)  
**Entry Location** Ground Level w/steps  
**Style** Other  
**XSTS** ANAHEIM/REDONDO **Aerial Map**   
**Features** Frame & Stucco, Carport, No Pool, No Spa  
**Terms** Cash, Cash To New Loan **Gr Schd Inc** \$ 72,000  
**List Type** Exclusive Right To Sell/Full Service **TG** [795J5](#)  
**Zip** 90804-1838 **Loans**  
**Gross Equity**  
**Poss** Close of Escrow **Units** 4

**Price/Unit** \$  
**Cap Rate** 4.78%

**View**

**Remarks** Huge 4 plex! All 3 br. 1.75 ba units approx. 1,230 sq. ft. each. Great location near Traffic Circle. Mix of single family homes & small apartment buildings in the area. Built 1972. Tremendous upside in rents. Long term owner has not been aggressive with rent increases. XInt opportunity for new owner. See actual (ACT) and market (MKT) rents below. Four carports in rear may be able to be converted to enclosed garages. Expenses are estimated. DRIVE BY ONLY-DO NOT DISTURB TENANTS OR WALK ON PROPERTY!

**Financial Analysis (ANNUAL)**

<b>Gross Sched Income</b>	\$ 72,000	<b>Tax Area</b>	5500	<b>Water</b>	District
<b>Vacancy Allow</b>	2% \$ 1,440	<b>Tax Rate Yr</b>		<b>Tax Rate</b>	
<b>Actual Annual Vacancy</b>	\$ 1,440	<b>Land</b>	\$ %		
<b>Gross Oper Income</b>	\$ 70,560	<b>Imprvmnts</b>	% \$		
<b>Actual Gross Annual Income</b>	\$ 54,120	<b>Per Prop</b>	\$ %		
<b>Operating Exp</b>	25% \$ 18,000	<b>Total</b>	\$ 5,130	<b>Lot# 45</b>	<b>Blk#</b>
<b>Net Oper Income</b>	\$ 52,560	<b>Legal:</b>		<b>Tract #</b>	0
<b>Loan Payment</b>	\$	<b>Zoning</b>		<b>Lot Size</b>	
<b>Gross Spend Income</b>	\$	<b>LtSqft</b>	6747/Assessor	<b>#Bdgs</b>	2
<b>Cap Rate</b>	4.78%			<b>Yr Blt</b>	1972
<b>Gross Multiplier</b>	15.26 X Gross				

**Financial Info As Of**

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
ACT						<b>New Tax</b>	<b>Due</b>	<b>Lender</b>	<b>Fee</b>	
1	3	1.75		1350	1350	<b>Ins</b>	<b>Assumable</b>	<b>Type</b>	<b>Fee</b>	
1	3	1.75		1160	1160	<b>Wrk Comp</b>	<b>2nd \$</b>	<b>@ \$</b>	<b>/Mo</b>	@ %
1	3	1.75		1025	1025	<b>Gas</b>	<b>Due</b>	<b>Lender</b>	<b>Fee</b>	
1	3	1.75		975	975	<b>Electric</b>	<b>Assumable</b>	<b>Type</b>	<b>Fee</b>	
MKT						<b>Water/Sw</b>	<b>Fin Rmrks</b>			
4	3	1.75		1500	6000	<b>Trash</b>	<b># Sep Mt:</b>	<b>Water 1</b>	<b>Gas 4</b>	<b>Elec 4</b>
						<b>Supplies</b>	<b>Approx Total</b>			
						<b>Cable TV</b>	<b>SqFt:</b>	4920		
						<b>Mnt</b>	<b>App Avg Apt</b>			
						<b>Pest Ctl</b>	<b>SqFt:</b>	<b>Studio /</b>	<b>1BR/</b>	
						<b>Licenses</b>	<b>2BR/</b>	<b>3BR/</b>	<b>Tot Bld Sqft</b>	Assessor
						<b>Gardener</b>	<b>SubArea/Tract</b>	<b>OTHR</b>	<b>Name Other</b>	
						<b>Pool</b>	<b>Land Fee</b>	<b>Lse \$</b>	<b>/Mo</b>	<b>YrExp</b>
<b>#Leased</b>				<b>Tot</b>		<b>Manager</b>	<b>Zones: Spc Std Fld</b>	<b>Cstl</b>	<b>Bldg Permit</b>	<b>Sld</b>
<b>Other Income</b>						<b>Prof Mgt</b>	<b>Adds, Alts, Repairs?</b>	<b>Bldg Permit</b>	<b>#Caprt 4</b>	
<b>#Gar</b>	@	\$		\$		<b>Furn Rep</b>	<b>Tot Prkg 6</b>	<b>#Garage</b>	<b>Rec Room No</b>	
<b>Laund Eqmt \$</b>						<b>Other:</b>	<b>#Spaces</b>	<b>#Patio</b>	<b>Elec Yes</b>	<b>Water No</b>
<b>Monthly GSI \$</b>	4,510					<b>Advertising</b>	<b>Tenant Pays</b>	<b>Gas Yes</b>	<b>Water Heater</b>	<b>Trash No</b>
<b>Actual Annual Gross Rent \$</b>	54,120					<b>Elevator</b>	<b>Rent Control</b>	<b>Cable TV Yes</b>		
						<b>Security</b>	<b>No</b>			
						<b>Total</b>				

**Additional Property Features**

<b>Stry</b> Two Levels	<b>Swr</b> In, Connected & Paid	<b>Cent A/C</b> No	<b>#Wall A/C</b>	<b>Elevtr</b> No
<b>#Cpts</b> 4	<b>#Rnges</b> 4	<b>#Refrg</b>	<b>#Displs</b> 4	<b>#D/W</b>
<b>Wtr Htrs</b> Yes	<b>Htd</b> N	<b>Spa</b> No Spa	<b>Alley</b> No	<b>Paved</b>
<b>Cnst</b> Frame & Stucco	<b>Flrs</b>	<b>Sauna</b> No		<b>Heat</b>
<b>ADA</b> Compliant No	<b>Exterior Construction</b> Stucco			



