

Residential Income

RIN Active

Long Beach (LONG)

Price \$ 862,500



Media: 3 Los Angeles County (LA)

Have HUGE 4 PLEX

Area Downtown Area, Alamitos Beach (4)

Entry Location Ground Level w/steps

Style Other

XSTS S/10TH W/PACIFIC

Aerial Map

Features Frame & Stucco, Parking Space, No Pool, No Spa

Terms Cash, Cash To New Loan, Exchange

Gr Schd Inc \$ 69,276

List Type Exclusive Right To Sell/Full Service

TG 795D6

Zip 90813-4207

Loans

Units 4

Price/Unit \$
Cap Rate 5.86%

Gross Equity
Poss Close of Escrow

View

Remarks Huge 4 plex - approx. 5,045 sq. ft. Three 3 br. 1.5 ba. and one 3 br. 2 ba. units. All units are approx. 1,250 sq. ft. each. Clean, quiet area of Long Beach. Excellent rental area. Professionally managed property. **DRIVE BY ONLY - DO NOT DISTURB TENANTS OR WALK ON PROPERTY!**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 69,276	Tax Area	11934	Water		District	
Vacancy Allow	2% \$ 1,385	Tax Rate Yr		Tax Rate			
Actual Annual Vacancy \$	1,385	Land	\$ %				
Gross Oper Income	\$ 67,891	Imprvmnts	% \$				
Actual Gross Annual Income \$	69,276	Per Prop	\$ %				
Operating Exp	25% \$ 17,319	Total	\$ 5,375				
Net Oper Income	\$ 50,572	Legal:		Lot# 4	Blk# 15	Tract #	0
Loan Payment	\$	Zoning		Lot Size		Yr Blt	1920
Gross Spend Income	\$	LtSqft	3746/Assessor	#Bdgs	1		
Cap Rate	5.86%						
Gross Multiplier	12.45 X Gross						

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
1	3	1.5		1350	1350	New Tax \$ 0	Due	Lender		
1	3	1.5		1439	1439	Ins \$ 0	Assumable	Type	Fee	
1	3	1.5		1445	1445	Wrk Comp \$ 0	2nd \$	@ \$	/Mo	@ %
1	3	2		1539	1539	Gas \$ 0	Due	Lender		
						Electric \$ 0	Assumable	Type	Fee	
						Water/Sw \$ 0	Fin Rmrks			
						Trash \$ 0	# Sep Mt:	Water 1	Gas 4	Elec 4
						Supplies \$ 0	Approx Total	SqFt:		
						Cable TV \$ 0	App Avg Apt	SqFt:		
						Mnt \$ 0 0%	Studio /	1BR/		
						Pest Ctl \$ 0	2BR/	3BR/	Tot Bld Sqft	Assessor
						Licenses \$ 0	SubArea/Tract	UNKN	5,045	
						Gardener \$ 0	Land Fee	Lse \$	Name Unknown	
						Pool \$ 0	Zones: Spc Std Fld	Adds, Alts, Repairs?	/Mo	YrExp
#Leased				Tot 5773		Manager \$ 0	Tot Prkg 3	#Garage	Cstl	Sld
Other Income						Prof Mgt \$ 0	#Spaces 3	#Patio	Bldg Permit	
#Gar						Furn Rep \$ 0	Tenant Pays	Gas Yes	#Caprt	
Laund Eqmt \$						Other: \$ 0	Rent Control	No Cable TV Yes	Rec Room No	Water No
Monthly GSI \$ 5,773						Advertising \$ 0			Elec Yes	Trash No
Actual Annual Gross Rent \$ 69,276						Elevator \$ 0			Water Heater	
						Security \$ 0				
						Total \$ 17,319				

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	Htd N	Spa No Spa	Alley Yes	Paved Yes
Cnst Frame & Stucco	Flrs	Roof Composition		Heat
ADA Compliant No	Exterior Construction Stucco			

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