

Residential Income

RIN Active

Long Beach (LONG)

Price \$ 750,000



Media: 3

Los Angeles County (LA)

Have 4 PLEX BUILT 1977

Area North Long Beach (7)

Entry Location Ground Level w/steps

Style Other

XSTS E/PARAMOUNT S/91 FRWY

Aerial Map

Features Frame & Stucco, Garage Detached, No Pool, No Spa

Terms Cash, Cash To New Loan

Gr Schd Inc \$ 47,724

List Type Exclusive Right To Sell/Full Service

TG 765H2

Zip 90805-

Loans

Units 4

Price/Unit \$
Cap Rate 4.65%

Gross Equity

Poss Close of Escrow

View

Remarks Built in 1977. Good unit mix of one 3 br. 2 ba., one 2 br. 2 ba. and two 1 br. units. All units have A/C and enclosed garages. Room to increase rents. See actual (ACT) and market (MKT) rents below. Only 14.3 x gross on realistic market rents.

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 47,724	Tax Area	Water	District
Vacancy Allow	2% \$ 954	Tax Rate Yr	Tax Rate	
Actual Annual Vacancy	\$ 954	Land	\$ %	
Gross Oper Income	\$ 46,770	Imprvmnts	% \$	
Actual Gross Annual Income	\$ 47,724	Per Prop	\$ %	
Operating Exp	25% \$ 11,931	Total	\$	
Net Oper Income	\$ 34,839	Legal:	Lot# 0	Blk#
Loan Payment	\$	Zoning	Lot Size	Tract #
Gross Spend Income	\$	LtSqft	/ #Bdgs	1
Cap Rate	4.65%			Yr Blt
Gross Multiplier	15.72 X Gross			1977

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
ACT						New Tax	Due	Lender	Fee	
1	3	2		1339	1339	Ins	Assumable	Type	/Mo	@ %
1	2	2		950	950	Wrk Comp	2nd \$	@ \$		
1	1	1		863	863	Gas	Due	Lender	Fee	
1	1	1		825	825	Electric	Assumable	Type		
						Water/Sw	Fin Rmrks			
MKT						Trash	# Sep Mt:	Water 1	Gas 4	Elec 4
1	3	2		1400	1400	Supplies	Approx Total			
1	2	2		1150	1150	Cable TV	SqFt:	3516		
2	1	1		900	1800	Mnt	App Avg Apt	Studio /	1BR/	
							SqFt:	2BR/	3BR/	Tot Bld Sqft
						Pest Ctl		UNKN		3,516
						Licenses	SubArea/Tract	Land Fee	Lse \$	Name Unknown
						Gardener		Zones: Spc Std Fld		/Mo
#Leased				Tot		Pool	Adds, Alts, Repairs?	Tot Prkg 4	#Garage 4	Bldg Permit
Other Income						Manager		#Spaces	#Patio	#Caprt
#Gar 4	@	\$		\$		Prof Mgt		Tenant Pays	Gas Yes	Rec Room No
Laund Eqmt \$						Furn Rep		Rent Control	NoCable TV Yes	Elec Yes
Monthly GSI \$ 3,977						Other:				Water No
Actual Annual Gross Rent \$ 47,724						Advertising				Trash No
						Elevator				
						Security				
						Total				

Additional Property Features

Stry Two Levels	Swr In, Connected & Paid	Cent A/C No	#Wall A/C 4	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	Sauna No		Heat
ADA Compliant No	Exterior Construction Stucco	Roof Wood Shingles		

Agent: Mike Lembeck
Office: Keller Williams Realty

Phone: 949-282-2502
Fax: 949-282-0099

Email: mikelembeck@cox.net

Website: mikelembeck.com

