

Residential Income

RIN Active

Long Beach (LONG)

Price \$ 797,000



Media: 2

Los Angeles County (LA)

Have OCEAN CLOSE 4 PLEX

Area Downtown Area, Alamitos Beach (4)

Entry Location Ground Level w/steps

Style Other

XSTS N/OCEAN W/CHERRY

Aerial Map

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

Terms Cash, Cash To New Loan, Owner May Carry

Gr Schd Inc \$ 43,200

List Type Exclusive Right To Sell/Full Service

TG 825F4

Zip 90802-3640

Loans

Units 4

Price/Unit \$
Cap Rate 3.96%

Gross Equity
Poss Close of Escrow

View

Remarks Alamitos Beach 4-plex. Very nice neighborhood. Walk to beach and downtown. Good curb appeal. Newer exterior paint. All large approx. 827 sq. ft. 1 br. 1 ba. units. Two units upstairs and two units downstairs. One two car garage and yard area in back. Room to increase rents. Market rents in the area are as high as \$925. OWNER WILL CARRY 10% 2ND TD. GET OWNER OCCUPANT FINANCING WITH JUST 10% DOWN!

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 43,200	Tax Area	5500	Water	District
Vacancy Allow	2% \$ 864	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$ 864	Land	\$ %		
Gross Oper Income	\$ 42,336	Imprvmnts	% \$		
Actual Gross Annual Income	\$ 43,200	Per Prop	\$ %		
Operating Exp	25% \$ 10,800	Total	\$ 2,942		
Net Oper Income	\$ 31,536	Legal:		Lot# 42	Blk#
Loan Payment	\$	Zoning		Lot Size	Tract #
Gross Spend Income	\$	LtSqft	3223/Assessor	#Bdgs	Yr Blt
Cap Rate	3.96%			1	1920
Gross Multiplier	18.45 X Gross				

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
4	1	1		900	3600	New Tax	Due	Lender	Fee	
						Ins	Assumable	Type	/Mo	@ %
						Wrk Comp	2nd \$	@ \$		
						Gas	Due	Lender	Fee	
						Electric	Assumable	Type		
						Water/Sw	Fin Rmrks	OWNER WILL CARRY 2ND TD. SUBMIT TERMS		
						Trash	# Sep Mt:	Water 1	Gas 4	Elec 4
						Supplies	Approx Total	SqFt:	3308	
						Cable TV	App Avg Apt	SqFt:	Studio /	1BR/
						Mnt			2BR/	3BR/
						Pest Ctl			Tot Bld Sqft	3,308
						Licenses	SubArea/Tract	UNKN	Name	Unknown
						Gardener	Land Fee	Lse \$	/Mo	YrExp
						Pool	Zones: Spc Std Fld		Cstl	Sld
						Manager	Adds, Alts, Repairs?		Bldg Permit	
						Prof Mgt	Tot Prkg 3	#Garage 2	#Caprt	
						Furn Rep	#Spaces 3	#Patio	Rec Room No	
						Other:	Tenant Pays	Gas Yes	Elec Yes	Water No
						Advertising	Rent Control	Cable TV Yes	Water Heater	Trash No
						Elevator	No		No	
						Security				
						Total				\$ 10,800

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 No	Paved
Cnst Frame & Stucco	Flrs	Sauna No		Heat
ADA Compliant No	Exterior Construction Stucco	Roof		

Agent: Mike Lembeck

Phone: 949-282-2502

