

Michael Lembeck

Residential Income

Ref: 1

RIN Active [1841 W Crestwood Ln](#)

Anaheim (ANA)

Price \$ 860,000



S614757 [Media: 7](#)
 Have **WELL MAINTAINED 6 UNITS**
 Entry Location **Ground Level w/steps**
 Style **Bungalow**
 XSTS **N/KATELLA W/EUCLID**
 Features **Garage Detached, No Spa**
 Terms **Cash, Cash To New Loan**
 List Type **Exclusive Right To Sell or Lease/Full Service**
 Zip **92804-6624**

Orange County (OR)

APNO **128-551-01**
Area **Anaheim West of Harbor (79)**

[Aerial Map](#)

Gr Schd Inc **\$ 82,800**
TG **798E2**

Loans
Gross Equity
Poss **Close of Escrow**

Units **6**

Price/Unit \$
Cap Rate **6.93%**

[View](#)

Remarks **Well maintained single story 6 units. Long term owner. Brand new exterior paint. Newer roof. One of the best maintained properties in the area. Four 2 br. 1 ba. and two 1 br. 1 ba. units. Six enclosed garages. Only 10.3 x gross on ACTUAL rents. Individually metered for gas and electric. Leased washer/dryer produces approx. \$50 monthly. Garage rented at \$200 monthly.**

Directions **N/KATELLA W/EUCLID**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 82,800	Tax Area	01054	Water	District/Public
Vacancy Allow	3% \$ 2,484	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$ 2,484				
Gross Oper Income	\$ 80,316	Land	\$ %		
Actual Gross Annual Income	\$ 82,800				
Operating Exp	25% \$ 20,700	Imprvmnts	% \$		
Net Oper Income	\$ 59,616	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot# 46	Blk# Tract # 2222
Cap Rate	6.93%	Zoning		Lot Size	
Gross Multiplier	10.39 X Gross	LtSqft	8317/Assessor	#Bdgs 1	Yr Blt 1961

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper	Exp	@ \$	/Mo
4	2	1		1175	4700	New Tax	\$ 0	Due	Lender
2	1	1		975	1950	Ins	\$ 0	Assumable	Fee
						Wrk Comp	\$ 0	@ \$	/Mo
						Gas	\$ 0	Due	Lender
						Electric	\$ 0	Assumable	Fee
						Water/Sw	\$ 0		
						Trash	\$ 0		
						Supplies	\$ 0	# Sep Mt:	Water 1 Gas 6 Elec 6
						Cable TV	\$ 0	Approx Total	SqFt: 5042
						Mnt	\$ 0 0%	App Avg Apt	SqFt: Studio / 1BR/
						Pest Ctl	\$ 0	2BR/ 3BR/	Approx. Tot
						Licenses	\$ 0	SubArea/Tract OTHR	Sqft 5,042 Assessor
						Gardener	\$ 0	Land Fee	Lse \$ /Mo YrExp
#Leased				Tot 6650		Pool	\$ 0	Zones: Spc Std	Fld Cstl Sld
Other Income						Manager	\$ 0	Adds, Alts, Repairs?	Bldg Permit
						Prof Mgt	\$ 0	Tot Prkg 6	Garage, # cars #Caprt # Garages 6

Garage, # cars @ \$	\$200	Furn Rep	\$ 0	# Uncovered Spcs	#Patio	Rec Room	No
Laund Eqmt	\$50	Other:	\$ 0	Tenant Pays	Gas Yes	Elec Yes	Water No
Monthly GSI	\$ 6,900	Advertising	\$ 0	Rent Control	No	Water Heater	Trash No
Actual Annual Gross Rent	\$ 82,800	Elevator	\$ 0	Private Transfer Taxes	No	Special Conditions	Standard
Tax Year	2009	Total Property Tax	\$2,352	Total Assessed Value	\$128,873	Sale or Lease/None	
		Security	\$ 0				
		Total	\$ 20,700				

Additional Property Features

Stry	One Level	Swr In, Connected & Paid	Cent A/C	#Wall A/C	
#Cpts	6	#Rnges	6	#Displs	6
Wtr Htrs	Yes	Water District	Alley	Yes	Paved
Pool	Htd	No	Spa	No	Spa
Cnst		Exterior Construction	Wood	Roof	Composition/Shingle
ADA Compliant	No	Disability Access	None	Heat	
Kitchen Desc					
Structures, Other					

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity

LP/SqFt	\$170.57	Orig Price	\$ 860,000	Prev Price	\$	Current Price	\$860,000
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Contact Information

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