

Residential Income

RIN Active

Long Beach (LONG)

Price \$ 610,000



Media: 2 Los Angeles County (LA)

Have 6 STUDIOS

Area Downtown Area, Alamitos Beach (4)

Entry Location Ground Level w/steps

Style Other

XSTS S/ANAHEIM W/ALAMITOS

Aerial Map

Features Frame & Stucco, No Pool, No Spa

Terms Cash, Cash To New Loan, Submit

Gr Schd Inc \$ 45,000

List Type Exclusive Right To Sell/Full Service

TG 795F6

Zip 90813-3641

Loans

Units 6

Gross Equity

Poss Close of Escrow

Price/Unit \$
Cap Rate 5.39%

View

Remarks Six studio units. Single story building. Great rental area south of Anaheim Blvd. Easy to rent with street exposure. Ceramic tile in kitchens and baths. Owner has done lots of recent improvements to interiors. Market rents used for cash flow analysis. Only 13.5 x gross on leveled/market rents. Market rents for area are as high as \$650. See actual (ACT) and market (MKT) rents below. Actual annual income \$43,440. Expenses are estimated. **DRIVE BY ONLY - DO NOT DISTURB TENANTS OR WALK ON PROPERTY!**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 45,000	Tax Area	11933	Water Tax Rate		District	
Vacancy Allow	2% \$ 900	Tax Rate Yr					
Actual Annual Vacancy \$ 900		Land	\$ %				
Gross Oper Income	\$ 44,100	Imprvmnts	% \$				
Actual Gross Annual Income \$ 43,440		Per Prop	\$ %				
Operating Exp	25% \$ 11,250	Total	\$ 4,710				
Net Oper Income	\$ 32,850	Legal:		Lot# 18	Blk# 1	Tract #	0
Loan Payment	\$	Zoning		Lot Size	25x135	Yr Blt	1922
Gross Spend Income	\$	LtSqft	3371/Assessor	#Bdgs	1		
Cap Rate	5.39%						
Gross Multiplier	13.56 X Gross						

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
ACT						New Tax	\$ 0	Lender		
2	S	1		625	1250	Ins	\$ 0	Assumable	Fee	
2	S	1		600	1200	Wrk Comp	\$ 0	2nd \$	@ \$	/Mo
2	S	1		585	1170	Gas	\$ 0	Due	Lender	@ %
						Electric	\$ 0	Assumable	Type	Fee
MKT						Water/Sw	\$ 0	Fin Rmrks		
6	S	1		625	3750	Trash	\$ 0	# Sep Mt:	Water 1	Gas 6
						Supplies	\$ 0	Approx Total	0	Elec 6
						Cable TV	\$ 0	SqFt:		
						Mnt	\$ 0 0%	App Avg Apt	Studio /	1BR/
						Pest Ctl	\$ 0	SqFt:	2BR/	3BR/
						Licenses	\$ 0	SubArea/Tract	UNKN	Tot Bld Sqft
						Gardener	\$ 0	Land Fee	Lse \$	Name Unknown
#Leased				Tot		Pool	\$ 0	Zones: Spc Std Fld	/Mo	YrExp
Other Income						Manager	\$ 0	Adds, Alts, Repairs?	Cstl	Slid
						Prof Mgt	\$ 0	Tot Prkg 0	Bldg Permit	
#Gar		@ \$		\$		Furn Rep	\$ 0	#Garage	#Caprt	
Laund Eqmt \$						Other:	\$ 0	#Patio	Rec Room No	
Monthly GSI \$ 3,620						Advertising	\$ 0	Tenant Pays	Gas Yes	Elec Yes
Actual Annual Gross Rent \$ 43,440						Elevator	\$ 0	Rent Control	No Cable TV Yes	Water No
						Security	\$ 0		Water Heater	No Trash No
						Total	\$ 11,250			

Additional Property Features

Stry One Level	Swr In, Connected & Paid	Cent A/C No	#Wall A/C	Elevtr No
#Cpts 6	#Rnges 6	#Refrg	#Displs 6	#D/W
Wtr Htrs Yes	Htd N	Spa No Spa	Sauna No	Paved Yes
Cnst Frame & Stucco	Flrs	Roof	Alley Yes	Heat
ADA Compliant No	Exterior Construction Stucco			

Contact Information

Agent: Mike Lembeck **Phone:** 949-282-2502 **Website:** mikelembeck.com
Office: Keller Williams Realty **Fax:** 949-282-0099 **Email:** mikelembeck@cox.net

