



Media: 2

Los Angeles County (LA)

Have **NEWER 8 UNITS**

Area **Wrigley Area (5)**

Entry Location **Ground Level w/steps**

Style **Other**

XSTS **N/HILL W/LONG BEACH BLVD.**

Aerial Map

Features **Frame & Stucco, Covered Parking, Garage Detached, No Pool, No Spa**

Terms **Cash, Cash To New Loan, Exchange**

Gr Schd Inc \$ **104,256**

List Type **Exclusive Right To Sell/Lease/Full Service**

TG **795D3**

Zip **90806-3015**

Loans

Units **8**

Price/Unit \$

Cap Rate **7.26%**

Gross Equity

Poss **Close of Escrow**

View

Remarks **PRICE REDUCED! MOTIVATED SELLER! SUBMIT ALL OFFERS! Condo conversion opportunity. Property can be converted to condos. Only 10 x gross and 7.26% cap rate!! Built in 1987. Four 2 br. 1.5 ba. and four 1 br. 1 ba. units. Three story security building with first floor parking garage with 16 parking spaces. Located in nice area of Wrigley in area with mix of single family homes and small apt. buildings. Only 10 x gross and 7.26% cap rate!! See actual (ACT) and market (MKT) rents below. On site laundry room currently not being used could generate more income. Seller is willing to trade down to smaller property. Submit your ideas.**

Directions **N/HILL W/LONG BEACH BLVD. Drive By Only! Do Not Disturb Tenants Or Walk On Property!**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 104,256	Tax Area	11934	Water		District/Public	
Vacancy Allow	2% \$ 2,085	Tax Rate Yr		Tax Rate			
Actual Annual Vacancy	\$ 2,085						
Gross Oper Income	\$ 102,171	Land	\$ %				
Actual Gross Annual Income	\$ 104,256						
Operating Exp	25% \$ 26,064	Imprvmnts	% \$				
Net Oper Income	\$ 76,107	Per Prop	\$ %				
Loan Payment	\$						
Gross Spend Income	\$	Legal:		Lot# 10	Blk# B	Tract #	3572
Cap Rate	7.26%	Zoning		Lot Size			
Gross Multiplier	10.05 X Gross	LtSqft	5401/Assessor	#Bdgs	1	Yr Blt	1987

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
ACT						New Tax	\$ 0	Lender	Fee	
1	2	1.5		1235	1235	Ins	\$ 0	Assumable		
1	2	1.5		1210	1210	Wrk Comp	\$ 0	2nd \$	@ \$	@ %
2	2	1.5		1200	2400	Gas	\$ 0	Due	Lender	
1	1	1		936	936	Electric	\$ 0	Assumable	Fee	
2	1	1		920	1840	Water/Sw	\$ 0			
1	1	1		880	880	Trash	\$ 0			
						Supplies	\$ 0	# Sep Mt:	Water 1	Gas 8
MKT						Cable TV	\$ 0	Approx Total SqFt:	5490	
4	2	1.5		1236	4944	Mnt	\$ 0 0%	App Avg Apt SqFt:	Studio /	1BR/
4	1	1		936	3744	Pest Ctl	\$ 0	2BR/	3BR/	Tot Bld Sqft
						Licenses	\$ 0	SubArea/Tract OTHR		5,490
						Gardener	\$ 0	Land Fee	Lse \$	Name Other
#Leased			Tot			Pool	\$ 0	Zones: Spc Std	Fld	/Mo
Other Income						Manager	\$ 0	Adds, Alts, Repairs?		YrExp
						Prof Mgt	\$ 0	Tot Prkg 16	#Garage 16	Sld
#Gar 16	@	\$	\$			Furn Rep	\$ 0	# Uncovered Spcs 16#Patio		Bldg Permit
Laund Eqmt \$						Other:	\$ 0	Tenant Pays	Gas Yes	#Caprt
Monthly GSI \$ 8,314						Advertising	\$ 0	Rent Control No	Cable TV Yes	Rec Room
								Private Transfer	Special	Elec Yes
Actual Annual Gross Rent \$ 104,256						Elevator	\$ 0	Taxes No	Conditions	Water No
						Security	\$ 0		None	Trash No
						Total	\$ 26,064			

Additional Property Features

Stry Three or More Levels	Swr In, Connected & Paid	Cent A/C No	#Wall A/C	Elevtr No
#Cpts 8	#Rnges 8	#Refrg	#Displs 8	#D/W
Wtr Htrs Yes	Water District	Alley Yes	Paved Yes	
Pool No Pool	Htd N	Sauna No		
Cnst Frame & Stucco	Exterior Construction Stucco	Flrs	Roof	
ADA Compliant No	Disability Access None		Heat	
Kitchen Desc				
Structures, Other				

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Contact Information

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