


RIN Active

Residential Income
Long Beach (LONG)

Price \$ 765,000



Media: 4 _____ Los Angeles County (LA)
Have 8 UNITS
Entry Location Ground Level - no steps
Style Other
XSTS N/7TH E/MAGNOLIA
Features Frame & Stucco, No Pool, No Spa
Terms Cash, Cash To New Loan, Exchange
List Type Exclusive Right To Sell/Full Service
Zip 90813-4148
Loans
Gross Equity
Poss Close of Escrow

Area Downtown Area, Alamitos Beach (4)
Aerial Map 
Gr Schd Inc \$ 62,400
TG 795D6
Units 8

Price/Unit \$
Cap Rate 5.95%

View

Remarks Eight units in good rental area. Two townhouse style 1 br. units plus two additional 1 brs. and four studio units. Room to increase rents - market GSI is \$67,200. Only 11.3 x gross on realistic market rents. See actual (ACT) and market (MKT) rents below.

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 62,400	Tax Area	11934	Water Tax Rate	
Vacancy Allow	2% \$ 2	Tax Rate Yr			
Actual Annual Vacancy \$	1,248	Land	\$ %		
Gross Oper Income	\$ 61,152	Imprvmnts	% \$		
Actual Gross Annual Income \$	62,400	Per Prop	\$ %		
Operating Exp	25% \$ 15,600	Total	\$ 6,793		
Net Oper Income	\$ 45,552	Legal:		Lot# 5	Blk#
Loan Payment	\$	Zoning		Lot Size	Tract #
Gross Spend Income	\$	LtSqft	4400/Assessor	#Bdgs	Yr Blt
Cap Rate	5.95%			3	0
Gross Multiplier	12.26 X Gross				1922

Financial Info As Of

No ACT	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
1	1	1		675	675	New Tax \$ 0	Due	Lender	Fee	
3	1	1		650	1950	Ins \$ 0	Assumable	Type	/Mo	@ %
1	S	1		550	550	Wrk Comp \$ 0	2nd \$	@ \$		
2	S	1		575	1150	Gas \$ 0	Due	Lender	Fee	
1	S	1		600	600	Electric \$ 0	Assumable	Type		
						Water/Sw \$ 0	Fin Rmrks			
						Trash \$ 0	# Sep Mt:	Water 1	Gas 8	Elec 8
MKT						Supplies \$ 0	Approx Total	3472		
4	1	1		750	3000	Cable TV \$ 0	SqFt:			
4	S	1		650	2600	Mnt \$ 0 0%	App Avg Apt	Studio /	1BR/	
						Pest Ctl \$ 0	SqFt:	2BR/	3BR/	Tot Bld Sqft
						Licenses \$ 0	SubArea/Tract	OTHR	3,472	Assessor
						Gardener \$ 0	Land Fee	Lse \$	/Mo	Name Other
#Leased				Tot		Pool \$ 0	Zones: Spc Std	Fld	Cstl	YrExp
Other Income						Manager \$ 0	Adds, Alts, Repairs?	Bldg Permit		Sld
						Prof Mgt \$ 0	Tot Prkg 0	#Garage	#Caprt	
#Gar		@ \$		\$		Furn Rep \$ 0	#Spaces	#Patio	Rec Room No	
Laund Eqmt \$						Other: \$ 0	Tenant Pays	Gas Yes	Elec Yes	Water No
Monthly GSI \$						Advertising \$ 0	Rent Control No	Cable TV Yes	Water Heater	No Trash No
Actual Annual Gross Rent \$						Elevator \$ 0				
						Security \$ 0				
						Total \$				

Additional Property Features

Stry Two 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	Htd N	Spa No Spa	Alley Yes	Paved Yes
Cnst Frame & Stucco	Flrs	Roof		Heat
ADA Compliant No	Exterior Construction Stucco	Sauna No		

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