



Media: 6 Orange County (OR)

Have OCEAN CLOSE 9 UNITS

Area West Huntington Beach (15)

XSTS N/PCH W/MAIN

Aerial Map

Features Frame & Stucco, Subterranean Parking, No Pool, No Spa

Terms Cash, Cash To New Loan

Gr Schd Inc \$ 226,464

List Type Exclusive Right To Sell/Full Service

TG 887H1

Zip 92648-5060

Loans

Units 9

Price/Unit \$

Gross Equity

Cap Rate 3.94%

Poss Close of Escrow

View

Remarks RARELY AVAILABLE! Downtown HB 9 units on three lots. Two blocks to the beach. Built in 1976. Newer exterior paint. Property shows extremely well. Great unit mix. Eight of nine units are townhouse style. Some units have balconies. 16 space underground parking plus 3 enclosed garages. Large deck area at rear of building. Possible condo conversion (check with city). Rents are low-market rents for area are 3 br. @ \$2500, 2 br. @ \$1950. Market rents used for financial analysis. See actual rents below

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 226,464	Tax Area	4035	Water Tax Rate		District	
Vacancy Allow	2% \$ 4,529	Tax Rate Yr					
Gross Oper Income	\$ 221,935	Land	\$ %				
Operating Exp	26% \$ 58,646	Imprvmnts	% \$				
Net Oper Income	\$ 163,289	Per Prop	\$ %				
Loan Payment	\$	Total	\$ 5,690				
Gross Spend Income	\$	Legal:		Lot# 14	Blk# 205	Tract #	352
Cap Rate	3.94%	Zoning		Lot Size	75 x117	Yr Blt	1976
Gross Multiplier	18.28 X Gross	LtSqft	8813/Assessor	#Bdgs	2		

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
1	3	2		2500	2500	New Tax	\$ 0	Due	Lender	
1	3	2		1950	1950	Ins	\$ 0	Assumable	Type	Fee
1	2	2		1700	1700	Wrk Comp	\$ 0	2nd \$	@ \$	/Mo
2	2	1.5		1950	3900	Gas	\$ 0	Due	Lender	@ %
1	2	1.5		1690	1690	Electric	\$ 0	Assumable	Type	Fee
1	2	1.5		1645	1645	Water/Sw	\$ 0	Fin Rmrks		
1	2	1.5		1535	1535	Trash	\$ 0	# Sep Mt:	Water 1	Gas 9
1	2	1.5		1410	1410	Supplies	\$ 0	Approx Total	9086	Elec 9
						Cable TV	\$ 0	SqFt:		
						Mnt	\$ 0 %	App Avg Apt	Studio/	1BR/
						Pest Ctl	\$ 0	SqFt:		
						Licenses	\$ 0	2BR/	3BR/	Tot Bld Sqft
						Gardener	\$ 0	SubArea/Tract	DOWN	9,086
						Pool	\$ 0	Land Fee	Lse \$	Name Downtown Area
#Leased				Tot 16330		Manager	\$ 0	Zones: Spc Std Fld		/Mo
Other Income						Prof Mgt	\$ 0	Adds, Alts, Repairs?		YrExp
#Gar 3	@	\$		\$100		Furn Rep	\$ 0	Tot Prkg 19	#Garage 3	Sld
Laund Eqmt \$122						Other:	\$ 0	#Spaces	#Patio	Bldg Permit
Monthly GSI 16,552						Total	\$ 58,646	Tenant Pays	Gas Yes	Rec Room No
								Rent Control	NoCable TV Yes	Elec Yes
										Water No
										Trash No

Additional Property Features

Stry Two Levels	Swr In, Connected & Paid	Cent A/C No	#Wall A/C	Elevtr No
#Cpts 9	#Rnges 9	#Refrg	#Displs 9	#D/W
Wtr Htrs Yes	Htd N	Spa No Spa	Alley Yes	Paved Yes
Cnst Frame & Stucco	Firs Wall-to-Wall Carpet	Sauna No		Heat

Agent: Michael Lembeck
Office: Keller Williams Realty

Phone: 949-282-2502
Fax: 949-282-0099

Email: mikelembeck@cox.net

Website: www.mikelembeck.com

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