



#Leased	Tot <b>10000</b>	Gardener	<b>\$ 900</b>	Land Fee	Lse \$	/Mo	YrExp
Other Income		Pool	<b>\$ 0</b>	Zones: Spc Std	Fld	Cstl	Sld
		Manager	<b>\$ 0</b>	Adds, Alts, Repairs?		Bldg Permit	
		Prof Mgt	<b>\$ 0</b>	Tot Prkg <b>20</b>	Garage, # cars	#Caprt	# Garages
Garage, # cars	@ \$ \$	Furn Rep	<b>\$ 0</b>	# Uncovered Spcs	#Patio	Rec Room	<b>No</b>
Laund Eqmt \$		Other:	<b>\$ 0</b>	Tenant Pays	Gas <b>Yes</b>	Elec <b>Yes</b>	Water <b>No</b>
Monthly GSI <b>\$ 10,000</b>		Advertising	<b>\$ 0</b>	Rent Control <b>No</b>	Cable TV Yes	Water Heater <b>Yes</b>	Trash <b>No</b>
Actual Annual Gross Rent <b>\$ 159,000</b>		Elevator	<b>\$ 0</b>	Private Transfer Taxes <b>No</b>	Special Conditions <b>Standard Sale/None</b>		
Tax Year <b>2008</b>	Total Property Tax <b>6914</b>	Security	<b>\$ 0</b>	Total Assessed Value <b>476213</b>			
		Total	<b>\$ 39,750</b>				

---

#### Additional Property Features

Stry <b>Two Levels</b>	Swr <b>In, Connected &amp; Paid</b>	Cent A/C <b>No</b>	#Wall A/C
#Cpts <b>10</b>	#Rnges <b>10</b>	#Refrg	#Displs <b>10</b>
#Drap <b>10</b>	Water District	Alley <b>Yes</b>	#D/W
Wtr Htrs <b>Yes</b>	Wtr Htr Desc <b>Natural Gas</b>	Paved <b>Yes</b>	Distance to Beach (miles)
Pool	Htd <b>N</b>	Sauna <b>No</b>	
Cnst	Spa <b>No Spa</b>	Flrs	Roof
ADA Compliant <b>No</b>	Exterior Construction <b>Stucco</b>		Heat
Kitchen Desc	Disability Access <b>None</b>		
Structures, Other			

---

#### Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

---

#### Listing Activity

LP/SqFt <b>\$132.64</b>	Orig Price <b>\$ 1,299,000</b>	Prev Price <b>\$ 1,299,000</b>	Current Price <b>\$1,250,000</b>
-------------------------	--------------------------------	--------------------------------	----------------------------------

---

#### Contact Information

Display Name: **Mike Lembeck**

DRE License: [01019397](#)

Preferred Phone: **949-218-3013**



Preferred Phone Ext: Agent Direct Phone Number: **949-218-3013**

Preferred Fax: **949-282-0099**

Mobile Phone:

Agent Toll Free Phone Number:

Pager: **000-0000**

Office Phone: **949 282-0088**



Voicemail: **949-218-3013**

Blog: [www.mikelembeck.com/investment\\_properties.htm](http://www.mikelembeck.com/investment_properties.htm)

Primary e-mail address: [mikelembeck@cox.net](mailto:mikelembeck@cox.net)

Website address: [www.mikelembeck.com](http://www.mikelembeck.com)

If a listing displays "Short Sale/Subj to Lender Approval\*\*\*" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® CARETS



