

Residential Income

RIN Active

Orange (ORG)

Price \$ 525,000



Media: 2

Orange County (OR)

Have **SHORT SALE DUPLEX**

Area **Orange & Garden Grove, E of Harbor, N of 22 Fwy (72)**

Entry Location **Ground Level w/steps**

Style **Spanish**

Aerial Map

XSTS **S/CHAPMAN E/GLASSELL**

Features **Garage Detached, No Pool, No Spa**

Terms **Cash, Cash To New Loan**

Gr Schd Inc **\$ 43,200**

List Type **Exclusive Right To Sell or**

TG **799H5**

Lease/Full Service

Zip **92866-2716**

Loans

Units **2**

Gross Equity

Poss **Close of Escrow**

Price/Unit \$

Cap Rate **6.01%**

View

Remarks **Huge Spanish style duplex in great area of Orange near Old Towne and Hart Park. Both units are large 2 br. 2 ba. approx. 1,540 sq. ft. each with huge bedrooms. Both units have laundry hookups, fireplaces, dishwashers, patios and air conditioning. Three enclosed garages. Great property for an owner occupant buyer. Built in 1974.**

Directions **DRIVE BY ONLY - DO NOT DISTURB TENANTS OR WALK ON PROPERTY. TENANTS DO NOT KNOW THE PROPERTY IS FOR SALE.**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 43,200	Tax Area	08001	Water	District/Public
Vacancy Allow	2% \$ 864	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$ 864	Land	\$ %		
Gross Oper Income	\$ 42,336	Imprvmnts	% \$		
Actual Gross Annual Income	\$ 43,200	Per Prop	\$ %		
Operating Exp	25% \$ 10,800	Legal:		Lot# 34	Blk# Tract # 0
Net Oper Income	\$ 31,536	Zoning		Lot Size	58x120
Loan Payment	\$	LtSqft	7009/Assessor	#Bdgs	1 Yr Blt 1974
Gross Spend Income	\$				
Cap Rate	6.01%				
Gross Multiplier	12.15 X Gross				

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	2	2		1875	1875	New Tax	\$ 0	Due
1	2	2		1725	1725	Ins	\$ 0	Assumable
						Wrk Comp	\$ 0	@ \$ /Mo
						Gas	\$ 0	Due
						Electric	\$ 0	Assumable
						Water/Sw	\$ 0	Fee
						Trash	\$ 0	
						Supplies	\$ 0	# Sep Mt: Water 1 Gas 2 Elec 2
						Cable TV	\$ 0	Approx Total SqFt: 3078
						Mnt	\$ 0 0%	App Avg Apt SqFt: Studio / 1BR/
						Pest Ctl	\$ 0	2BR/ 3BR/ Tot Bld Sqft 3,078
						Licenses	\$ 0	SubArea/Tract OTHR Name Other
						Gardener	\$ 0	Land Fee Lse \$ /Mo YrExp
#Leased				Tot 3600		Pool	\$ 0	Zones: Spc Std Fld Cstl Sld
Other Income						Manager	\$ 0	Adds, Alts, Repairs? Bldg Permit
						Prof Mgt	\$ 0	Tot Prkg 3 Garage, # cars #Caprt # Garages 3
Garage, # cars	@ \$			\$		Furn Rep	\$ 0	# Uncovered Spcs#Patio Rec Room No
Laund Eqmt	\$					Other:	\$ 0	Tenant Pays Gas Yes Elec Yes Water No
Monthly GSI	\$ 3,600					Advertising	\$ 0	Rent Control No Cable TV Yes Water Heater Trash No

Special

Actual Annual Gross Rent **\$ 43,200** Elevator **\$ 0** Private Transfer Taxes **No** Conditions **Short Sale/Subj to Lender Approval****
 Tax Year **2008** Total Property Tax **7766** Total Assessed Value **726820**
 Security **\$ 0**
 Total **\$ 10,800**

Additional Property Features

Stry Swr In, **Connected & Paid** Cent A/C #Wall A/C
 #Cpts **2** #Drap **2** #Rnges **2** #Refrg #Displs **2** #D/W **2**
 Wtr Htrs **Yes** Wtr Htr Desc Water District Alley **No** Paved Distance to Beach (miles)
 Pool **No Pool** Htd **N** Spa **No Spa** Sauna **No**
 Cnst Flrs Roof **Spanish Clay Tile**
 ADA Compliant **No** Exterior Construction **Stucco** Heat
 Kitchen Desc Disability Access **None**
 Structures, Other

Exterior/Structural Information

Pato Characteristics Doors & Windows
 Structures, Other

Contact Information

This Report was created by:

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Listing Activity

LP/SqFt **\$170.57** Orig Price **\$ 525,000** Prev Price \$ Current Price **\$525,000**

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

