



Status: **Active**
 ML#: **OC13217796**
 APN: **7127022024**
 Orig. List Price: **\$529,000**
 Price Per Unit:
 Price Per Sqft: **\$216.45**
 County: **Los Angeles**
 Sqft Structure: **2,444**
 Sqft Lot/Source: **5,816/A**
 Gross Equity:
 Present Loans:
 Have:

Area: **7/North Long Beach**

Sqft Studio Avg:
 Sqft 1 Bed Avg:
 Sqft 2 Bed Avg:
 Sqft 3 Bed Avg:
 Map Book:

Stories: **Two Level**
 Stories Total: **2**
 Entry Location:
 Entry Level:
 Year Built: **1950/ASR**
 Senior Community: **No**
 Rent Control: **No**

Cross Street: **N/Del Amo
 W/Atlantic Ave.**
 Number of Units: **4**
 Number of Bldgs: **2**
 DOM/CDOM: **2/2**
 Sale Type: **Standard**
 Fence?:

Driving Directions: **North of Del Amo and West of Atlantic. Drive by only. Do not disturb tenants. Do not walk on property.**

Description

House and 3 units. 2 bedroom 1 bath house in front and triplex in the rear consisting of one 3 bedroom 2 bath and two 1 bedroom 1 bath units. All new exterior paint. Very low expenses. Tenants pay all utilities including water and trash. Room to increase rents. See actual and market rents below. Long term tenants - two tenants have been there for many years. First time on the market in over 10 years. Great street exposure allows for quick and easy renting. Plenty of off street parking for tenants.

Interior Features

Fireplace:
 Cooling:
 Heating:
 Laundry:
 Interior Feat:
 Rooms:
 Floors:
 Appliances:
 Utilities:
 Accessibility Feat:

Exterior Features

Pool: **None**
 Spa:
 View:
 Common Walls: **2+ common walls**
 Door Feat:
 Style:
 Roofing:
 Community Feat: **Suburban**
 Const Mats:
 Exterior Feat:
 Fencing:

Lot Feat: **2-5 Units/Acre**
 Foundation:
 Disclosures:
 Stru Condi:
 Other Stru:
 Security Feat:
 Sewer/Septic: **Sewer Connected District/Public**
 Water Source:
 Window Feat:
 Direction Faces:

Garage and Parking

Garage Spaces: **0** Parking Spaces: **0** Carport Spaces: Total Parking: Spaces: **4**
 Parking: Uncovered Spaces:

Land

Lot Number: **1** Zone:
 Block Number:
 Tract Number: **1** Builder's Name:
 Association Name:
 Association Phone:
 Association Amenities:
 Model Name:
 Complex/Community:
 Lot Dimensions:

Tax Information

Tax Rate:
 Taxes Total: **\$4,367**
 Tax Rate Year: **2012**
 Tax Area:
 Assessment:

Lease/Fees

Land Fee/Lease: **Fee** Land Lease Expires:

Terms

Possession:
 Listing Terms: **Cash, Cash To New Loan**
 Financial Info. As of:

Analysis

Gross Scheduled Income: **\$44,040**
Vacancy Allow (\$/%): **\$880/2.00**
Gross Operating Income: **\$43,160**
Operating Expense (\$/%): **\$6,799/15.40**
Net Operating Income: **\$36,361**
Gross Spendable Income:
Loan Payment:
Gross Multiplier: **12**
Cap Rate: **6.87**
Improvements (\$/%): **/**

Income Information

Rented Garages #:
Garage Rental Rate:
Garage Rental Income:
Laundry Income:
Laundry Own/Lease:
Other Income1:
Other Income2:
Monthly GSI: **\$3,670**
Other Income:

Annual Operating Expense

Total Annual Operating Expense: **\$6,799**
Cable TV: **\$0** New Taxes: **\$5,819**
Electric: **\$0** Pest Control:
Gardener: **\$480** Security:
Gas: **\$0** Supplies:
Insurance: **\$500** Trash: **\$0**
Licenses: Water/Sewer: **\$0**
Maintenance: Other:
Manager:
Workmans's Comp. Exp:
Furniture Replacement: **\$0**

Unit Information

	<u># of Units</u>	<u># of Bdr:</u>	<u># of Baths:</u>	<u>Furnished?:</u>	<u>Actual Rent:</u>	<u>Total Rent:</u>	<u>Pro Forma:</u>	<u>Number of Units With:</u>
1.	1	3	2.00	Unfurnished	\$1,275	\$1,275	\$1,400	Separate Electric Meters: 4
2.	1	2	1.00	Unfurnished	\$850	\$850	\$1,100	Gas Meters: 4
3.	1	1	1.00	Unfurnished	\$795	\$795	\$875	Water Meters: 1
4.	1	1	1.00	Unfurnished	\$750	\$750	\$875	Carpet:
5.								Dishwasher:
6.								Disposal:
7.								Drapes:
8.								Patio:
9.								Ranges:
10.								Refrigerator:
11.								Wall AC:
12.								
13.								

Total Actual Rent:

Office/MLS

Show Instr: **Appointment Only, Do Not
Contact Occupants, Drive By Only,
Subject To Inspection**

Owner's Name:
Show Name:
Show Phone:
Show Type: **Agent**

Phone Contact Priority

1. LA Direct: **949-705-0395**
2. LA Email: **mikelembeck@cox.net**
3. Office Fax:
4. LA Direct: **949-705-0395**
5. LA Direct: **949-705-0395**
6. LA Email: **mikelembeck@cox.net**
