

RIN Active

Residential Income
Long Beach (LONG)

Price \$ 3,250,000



Media: 9 Los Angeles County (LA)
Have PRIDE 20 UNITS **Area** North Long Beach (7)
Entry Location Ground Level w/steps, Mid Level
Style Other
XSTS ATLANTIC & DEL AMO **Aerial Map**
Features Garage Detached, Parking Space, No Pool, No Spa
Terms Cash, Cash To New Loan, Exchange **Gr Schd Inc** \$ 226,740
List Type Exclusive Right To Sell/Full Service **TG** [735E7](#)
Zip 90805-6566 **Loans**
Gross Equity
Poss Close of Escrow **Units** 20

Price/Unit \$
Cap Rate 4.65%

View

Remarks Pride of ownership 20 units. Built 1979. XInt. upleg property for 1031 exchange buyer. Great unit mix of nine 1 br., ten 2 br. 2 ba. and one 3 br. 2 ba. Enclosed garages. Great upleg property for exchange buyer. Room to increase rents. See actual (ACT) and market (MKT) rents below. Actual income and expenses used for financial analysis. Only 12.3 x gross on realistic market rents! Easy to manage building for passive investor. DRIVE BY ONLY - DO NOT WALK ON PROPERTY OR DISTURB TENANTS!

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 226,740	Tax Area	4992	Water		District	
Vacancy Allow	2% \$ 2	Tax Rate Yr		Tax Rate			
Actual Annual Vacancy	\$ 4,534	Land	\$ %				
Gross Oper Income	\$ 222,206	Imprvmnts	% \$				
Actual Gross Annual Income	\$ 226,740	Per Prop	\$ %				
Operating Exp	31% \$ 71,178	Total	\$ 26,115	Lot# 1		Blk#	
Net Oper Income	\$ 151,028	Legal:		Lot Size		Tract #	29626
Loan Payment	\$	Zoning		#Bdgs		Yr Blt	1979
Gross Spend Income	\$	LtSqft	22647/Assessor				
Cap Rate	4.65%						
Gross Multiplier	14.33 X Gross						

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
ACT						New Tax	Due	Lender		
7	1	1		800	5600	Ins	Assumable	Type	Fee	
1	1	1		825	825	Wrk Comp	2nd \$	@ \$	/Mo	@ %
1	1	1		850	850	Gas	Due	Lender		
2	2	2		900	1800	Electric	Assumable	Type	Fee	
4	2	2		925	3700	Water/Sw	Fin Rmrks			
2	2	2		950	1900	Trash				
2	2	2		1100	2200	Supplies	# Sep Mt:	Water 1	Gas 1	Elec 20
1	3	2		1350	1350	Cable TV	Approx Total	15427		
MKT						Mnt	SqFt:			
9	1	1		900	8100	Pest Ctl	App Avg Apt	Studio /	1BR/	
10	2	2		1150	11500	Licenses	SqFt:	2BR/	3BR/	Tot Bld Sqft
1	3	2		1350	1350	Gardener	SubArea/Tract	UNKN	15,427	Assessor
						Pool	Land Fee	Lse \$	Name Unknown	
#Leased				Tot	18225	Manager	Zones: Spc Std Fld	#Garage 18	/Mo	YrExp
Other Income						Prof Mgt	Adds, Alts, Repairs?	#Patio	Cstl	Sld
#Gar 18	@	\$			\$170	Furn Rep	Tot Prkg 27	#Garage 18	Bldg Permit	
Laund Eqmt \$500						Other:	#Spaces 9	#Patio	#Caprt	
Monthly GSI \$ 18,895						Advertising	Tenant Pays Gas	Gas	Rec Room No	Water No
Actual Annual Gross Rent \$ 226,740						Elevator	Rent Control NoCable TV Yes	Water Heater	Elec Yes	Trash No
						Security				
						Total				

Additional Property Features

Stry Two Levels	Swr In, Connected & Paid	Cent A/C No	#Wall A/C 20	Elevtr No
#Cpts 20	#Rnges 20	#Refrg	#Displs 20	#D/W
Wtr Htrs Yes	Htd N	Spa No Spa	Alley	Paved
Cnst	Firs Vinyl Tile, Wall-to-Wall Carpet	Sauna No		Heat
ADA Compliant No	Exterior Construction Stucco	Roof Concrete Tile		







