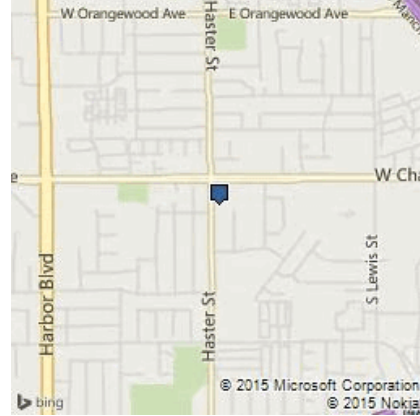


12082 Haster ST ,Garden Grove 92840

Status: **Active**
List Date: **02/19/2015**

ML#: **OC15035462**

List Price: **\$898,000**
Orig Price: **\$ 898,000**



APN: 23115123	DOM: 0	CDOM: 0	# Units: 4
Area: Garden Grove S of Chapman	County: Orange	Land: Fee	# Buildings: 1
Map Book:	Sqft: 3,856	Lot Dim:	# Grg Spcs: 4
Yr Built: 1962/ASR	Ac/LSqft(S): 0.18/7,841 (A)	Poss:	View: Neighborhood
Zone:	Structure Att?: Attached	Rent Ctrl?: No	Stories/Total: Two Level/2.00
Sale Type: Standard		Fence?(Y/N):	Entry Loc: Ground Level Wit
Tenant Pays: Cable TV, Electricity, Gas			

Directions: **DRIVE BY ONLY - DO NOT DISTURB TENANTS OR WALK ON PROPERTY.**

Description: **Freshly painted large Covington style 4 plex in great location near Crystal Cathedral and UCI Medical Center. One 3 bdrm 1.75 bath, two 2 bdrm. 1.75 bath and 1 bdrm. 1 bath. Four enclosed garages. Three units have patios. All units have fireplaces. Three units have newer carpet. Rents are close to market for the area. One 2 bdrm. unit currently rented to family member at reduced rate. Rent for this unit will be increased at close of escrow to \$1,200. Building rarely has a vacancy and units are easy to rent. Good street exposure allows owner to just put out a sign and prospective tenants call to inquire.**

Features

Fireplace: Living Room	Roofing:	Composition
Cooling:	Community Feat:	Sidewalks, Suburban
Heating:	Construction Mats:	Stucco
Laundry: None	Exterior Feat:	
Interior Feat:	Fencing:	
Rooms:	Lot Feat:	11-15 Units/Acre, Alley Access, Alley Paved
Floor: Wall-To-Wall Carpet	Foundation:	
Appliances: Garbage Disposal	Disclosures:	
Floor: Wall-To-Wall Carpet	Structural Condition:	
Utilities:	Other Structures:	
Accessibility Feat:	Security Feat:	
Pool: None	Sewer/Septic: Sewer Connected	
Spa: None	Water Source: District/Public	
View: Neighborhood	Window Feat:	
Common Wall: 2+ common walls	Parking: Garage	
Door Feat:	HOA:	
Styl:	Direction Faces:	

Financial Information

GSI: \$51,000	Gross Mlt:	Cap Rate: 4.14	Land\$/%: /
SI:	Net Oper Income: \$37,230	Operating Expense\$/%: \$13,066/25.70	Improv\$/%: /
GOI: 49,980	Loan Payment:	Vacancy Allowance\$/%: \$1,020/2.00	Prsn Prop\$/%: /

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Accuracy of square footage, lot size and other information is not guaranteed.

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	1.75	Unfurnished	\$1,600	\$1,600	\$1,700	Separate Electric Meters: 4
2.	1	2	1.75	Unfurnished	\$300	\$300	\$1,350	Gas Meters: 4
3.	1	2	1.75	Unfurnished	\$1,200	\$1,200	\$1,350	Water Meters: 1
4.	1	1	1.00	Unfurnished	\$1,100	\$1,100	\$1,100	Carpet:
5.								Dishwasher:
6.								Disposal: 4
7.								Drapes:
8.								Patio:
9.								Ranges: 4
10.								Refrigerator:
11.								Wall AC:
12.								
13.								
#Leased:				Total:	\$4,250			<u>Approx Unit Sizes:</u>
				Other Inc #1:	\$50			Studio SqFt:
				Other Inc #2:				1 Bdr SqFt:
				Gar Inc:				2 Bdr SqFt:
# Gar: @				Other Exp:	\$45			3 Bdr SqFt:
Laundry Inc:				Monthly GSI:	\$4,250			
Laundry Eq:				Projected Rent:				

Annual Operating Expense

New Tax: \$7,543	Water/Swr: \$1,883	Pest Control: \$696	Prof Mgt:
Insurance: \$700	Trash: \$1,874	Licenses: \$47	Furn Rep:
Work Comp:	Supplies:	Gardener:	Oth Exp Amt: \$45
Gas:	Cable TV:	Pool:	Total: \$13,111
Electric: 323	Maintenance: /	Manager:	

Parking Information

Garage Spaces: 4	Parking Spaces: 6	Carport Spaces:	Total Parking: Spaces: 6
Parking: Garage			Uncovered Spaces: 2

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