

RIN Active

Residential Income
Long Beach (LONG)

Price \$ 765,000



Media: 4 _____ Los Angeles County (LA)
Have 8 UNITS **Area** Downtown Area, Alamitos Beach (4)
Entry Location Ground Level - no steps
Style Other
XSTS N/7TH E/MAGNOLIA
Features Frame & Stucco, No Pool, No Spa
Terms Cash, Cash To New Loan, Exchange **Gr Schd Inc** \$ 62,400
List Type Exclusive Right To Sell/Full Service **TG** 795D6
Zip 90813-4148 **Loans** **Units** 8
Gross Equity
Poss Close of Escrow

Price/Unit \$
Cap Rate 5.95%

View

Remarks Eight units in good rental area. Two townhouse style 1 br. units plus two additional 1 brs. and four studio units. Room to increase rents - market GSI is \$67,200. Only 11.3 x gross on realistic market rents. See actual (ACT) and market (MKT) rents below.

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 62,400	Tax Area	11934	Water Tax Rate	
Vacancy Allow	2% \$ 2	Tax Rate Yr			
Actual Annual Vacancy \$	1,248	Land	\$ %		
Gross Oper Income	\$ 61,152	Imprvmnts	% \$		
Actual Gross Annual Income \$	62,400	Per Prop	\$ %		
Operating Exp	25% \$ 15,600	Total	\$ 6,793		
Net Oper Income	\$ 45,552	Legal:		Lot# 5	Blk#
Loan Payment	\$	Zoning		Lot Size	Tract #
Gross Spend Income	\$	LtSqft	4400/Assessor	#Bdgs	Yr Blt
Cap Rate	5.95%			3	0
Gross Multiplier	12.26 X Gross				1922

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	1st \$	@ \$	/Mo	@ %
ACT						New Tax	Due	Lender		
1	1	1		675	675	\$ 0	Assumable	Type	Fee	
3	1	1		650	1950	\$ 0	2nd \$	@ \$	/Mo	@ %
1	S	1		550	550	\$ 0	Due	Lender		
2	S	1		575	1150	\$ 0	Assumable	Type	Fee	
1	S	1		600	600	\$ 0	Fin Rmrks			
						Water/Sw	# Sep Mt:	Water 1	Gas 8	Elec 8
						Trash	Approx Total	SqFt:	3472	
MKT						Supplies	App Avg Apt	SqFt:		
4	1	1		750	3000	\$ 0	Mnt	\$ 0	0%	
4	S	1		650	2600	\$ 0	Pest Ctl	\$ 0		
						Cable TV	Licenses	\$ 0		
						Mnt	Gardener	\$ 0		
							Pool	\$ 0		
#Leased				Tot			Manager	\$ 0		
Other Income							Prof Mgt	\$ 0		
#Gar		@ \$		\$			Furn Rep	\$ 0		
Laund Eqmt \$							Other:	\$ 0		
Monthly GSI \$	5,200						Advertising	\$ 0		
Actual Annual Gross Rent \$	62,400						Elevator	\$ 0		
							Security	\$ 0		
							Total	\$		

Additional Property Features

Stry Two Levels	Swr In, Connected & Paid	Cent A/C No	#Wall A/C	Elevtr No
#Cpts 8	#Rnges 8	#Refrg	#Displs 8	#D/W
Wtr Htrs Yes	Htd N	Spa No Spa	Alley Yes	Paved Yes
Cnst Frame & Stucco	Flrs	Roof	Sauna No	Heat
ADA Compliant No	Exterior Construction Stucco			

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