

Michael Lembeck
714-742-3700

RIN

Residential Income

Ref: 1
Anaheim (ANA)

Price \$ 860,000



[Media: 7](#)

Orange County
(OR)

Have **WELL MAINTAINED 6 UNITS**

Entry Location **Ground Level w/steps**

Style **Bungalow**

XSTS **N/KATELLA W/EUCLID**

[Aerial Map](#)

Features **Garage Detached, No Spa**

Terms **Cash, Cash To New Loan**

Gr Schd Inc \$ 82,800

List Type **Exclusive Right To Sell or Lease/Full Service**

TG 798E2

Zip **92804-6624**

Loans

Units 6

Price/Unit \$
Cap Rate **6.93%**

Gross Equity

Poss **Close of Escrow**

[View](#)

Remarks **Well maintained single story 6 units. Long term owner. Brand new exterior paint. Newer roof. One of the best maintained properties in the area. Four 2 br. 1 ba. and two 1 br. 1 ba. units. Six enclosed garages. Only 10.3 x gross on ACTUAL rents. Individually metered for gas and electric. Leased washer/dryer produces approx. \$50 monthly. Garage rented at \$200 monthly.**

Directions **N/KATELLA W/EUCLID**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 82,800	Tax Area	01054	Water	District/Public
Vacancy Allow	3% \$ 2,484	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$ 2,484				
Gross Oper Income	\$ 80,316	Land	\$ %		
Actual Gross Annual Income	\$ 82,800				
Operating Exp	25% \$ 20,700	Imprvmnts	% \$		
Net Oper Income	\$ 59,616	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot# 46	Blk# Tract # 2222
Cap Rate	6.93%	Zoning		Lot Size	
Gross Multiplier	10.39 X Gross	LtSqft	8317/Assessor	#Bdgs 1	Yr Blt 1961

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper	Exp	@ \$	/Mo
4	2	1		1175	4700	New Tax	\$ 0	Due	Lender
2	1	1		975	1950	Ins	\$ 0	Assumable	Fee
						Wrk Comp	\$ 0	@ \$	/Mo
						Gas	\$ 0	Due	Lender
						Electric	\$ 0	Assumable	Fee
						Water/Sw	\$ 0		
						Trash	\$ 0		
						Supplies	\$ 0	# Sep Mt:	Water 1 Gas 6 Elec 6
						Cable TV	\$ 0	Approx Total	SqFt: 5042
						Mnt	\$ 0 0%	App Avg Apt	SqFt: Studio / 1BR/
						Pest Ctl	\$ 0	2BR/ 3BR/	Approx. Tot
						Licenses	\$ 0	SubArea/Tract OTHR	Sqft 5,042 Assessor
						Gardener	\$ 0	Land Fee	Name Other
#Leased				Tot 6650		Pool	\$ 0	Zones: Spc Std	Lse \$ /Mo YrExp
Other Income						Manager	\$ 0	Adds, Alts, Repairs?	Cstl Sld
						Prof Mgt	\$ 0	Tot Prkg 6	Bldg Permit
								Garage, # cars	#Caprt # Garages 6

Garage, # cars	@ \$	\$200	Furn Rep	\$ 0	# Uncovered Spcs	#Patio	Rec Room	No
Laund Eqmt	\$50		Other:	\$ 0	Tenant Pays	Gas Yes	Elec Yes	Water No
Monthly GSI	\$ 6,900		Advertising	\$ 0	Rent Control	No	Water Heater	Trash No
Actual Annual Gross Rent	\$ 82,800		Elevator	\$ 0	Private Transfer Taxes	No	Special Conditions	Standard
Tax Year	2009	Total Property Tax	\$2,352	Security	\$ 0	Total Assessed Value	\$128,873	Sale or Lease/None
				Total	\$ 20,700			

Additional Property Features

Stry	One Level	Swr In, Connected & Paid	Cent A/C	#Wall A/C			
#Cpts	6	#Rnges	6	#Displs	6	#D/W	
Wtr Htrs	Yes	Water District	Alley	Yes	Paved	Yes	Distance to Beach (miles)
Pool	Htd	No	Spa	No	Spa		
Cnst		Exterior Construction	Wood	Roof	Composition/Shingle	Heat	
ADA Compliant	No	Disability Access	None				
Kitchen Desc							
Structures, Other							

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity

LP/SqFt	\$170.57	Orig Price	\$ 860,000	Prev Price	\$	Current Price	\$860,000
---------	----------	------------	------------	------------	----	---------------	-----------

Contact Information

Presented By: **Mike Lembeck, SFR** DRE License: [01019397](#)

Preferred Phone Ext: Agent Direct Phone Number: **714-742-3700**



Primary e-mail address: mikelembeck@cox.net Website address: www.mikelembeck.com





