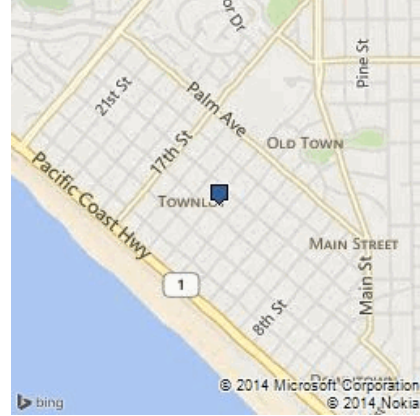


408 14th ST Huntington Beach 92648

Status: **Active**
List Date: **08/03/2014**

ML#: **OC14165059**

List Price: **\$799,000**
Original List Price: **\$ 827,500**



APN: 02402207	DOM: 58	CDOM: 58	# Units: 2
Area: South Huntington Beach	County: Orange	Land: Fee	# Buildings: 2
Map Book:	Sqft: 1,064	Lot Dim:	View:
Yr Built: 1972/ASR	Ac/LSqft(S): 0.07/3,049 (A)	Poss:	Stories/Total: One Level/1.00
Zone:	Structure Att?: Attached	Rent Ctrl?: No	Entry Loc: Ground Level No
Sale Type: Standard		Fence?(Y/N):	
Tenant Pays: Electricity, Gas			

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

Description: **Lowest priced duplex currently on the market in downtown HB. Clean and well maintained. Short walk to the beach. Built in 1972. Two 1 bdrm. 1 bath units. Both unit interiors are in good condition and were remodeled approx. 1-2 years ago. Front unit has small patio and back unit has a good sized yard. Newer roof. Tenants share detached two car garage. Two long term month to month tenants. Washer/dryer hookups in front unit. Separate water heaters. Low expenses. Owner only pays water, property tax and insurance.**

Features

Fireplace:		Roofing:	Tar, Mansard
Cooling:		Community Feat:	Fishing, Sidewalks, Street Lighting, Suburban
Heating:		Construction Mats:	Siding, Stucco
Laundry:	Inside	Exterior Feat:	
Interior Feat:	Formica Counters	Fencing:	Average Condition
Rooms:	All Bedrooms Down	Lot Feat:	0-1 Unit/Acre
Floor:	Partially Carpeted	Foundation:	Concrete Slab
Appliances:	Garbage Disposal, Gas Oven, Gas Stove, Gas Water Heater, Water Heater Unit	Disclosures:	
Floor:	Partially Carpeted	Structural Condition:	
Utilities:		Other Structures:	
Accessibility Feat:		Security Feat:	
Pool:	None	Sewer/Septic:	Sewer Connected
Spa:	None	Water Source:	District/Public
View:		Window Feat:	
Common Wall:	1 common wall	Parking:	Assigned
Door Feat:		HOA:	
Style:	Contemporary	Direction Faces:	West

Financial Information

GSI: \$32,400	Gross Mlt:	Cap Rate:	Land\$/%: /
SI:	Net Oper Income: \$25,920	Operating Expense\$/%: \$6,480/	Improv\$/%: /
GOI: 31,752	Loan Payment:	Vacancy Allowance\$/%: \$2/648.00	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	1	1.00	Unfurnished	\$1,400	\$1,400	\$1,500	Sprte Elctr Mtrs: 2
2.	1	1	1.00	Unfurnished	\$1,300	\$1,300	\$1,500	Gas Meters: 2
3.								Water Meters: 1
4.								Carpet:
5.								Dishwasher:
6.								Disposal:
7.								Drapes:
8.								Patio:
9.								Ranges:
10.								Refrigerator:
11.								Wall AC:
12.								
13.								

#Leased:	Total:	<u>Approx Unit Sizes:</u>
	Other Inc #1:	Studio SqFt:
	Other Inc #2:	1 Bdr SqFt: 532
# Gar: @	Gar Inc.:	2 Bdr SqFt:
LaunInc:	Other Exp:	3 Bdr SqFt:
LaunEqp:	Monthly GSI: \$2,700	
	Projected Rent:	

Annual Operating Expense

New Tax: \$0	Water/Swr: \$0	Pest Control:	Prof Mgt:
Insurance: \$0	Trash: \$0	Licenses:	Furn Rep:
Work Comp:	Supplies:	Gardener:	Security:
Gas: 0	Cable TV:	Pool:	Oth Exp Amt:
Electric: 0	Maintenance: /	Manager:	Total: \$0

Parking Information

Garage Spaces: 2 Parking Spaces: 2 Carport Spaces: Total Parking: Spaces: 3
 Parking: Assigned

Property Photos



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