RIN Active Downey (DOW) Price \$ 1,399,000



Price/Unit \$ Cap Rate 4.63%

Los Angeles County Media: 11

Area Southwest Downey, S of Have Pride 4 plex Firestone, W of Downey (D3)

Entry Location Ground Level w/steps

Style Cape Cod

Zip 90242-2183

View

XSTS Stewart and Gray/Rives

Aerial Map Features Central, Garage Detached, No Pool, Unit Water Heaters, No Spa

Terms Cash, Cash To New Loan Gr Schd Inc \$ 88,800

List Type Exclusive Right To Sell or Lease/Full Service

Units 4 Loans

TG 705H5

Gross Equity

Poss Close of Escrow

Remarks It doesn't get any better than this. Absolute pride of ownership 4 plex. Like 4 separate homes. No common/shared walls. Built in 1987. Meticulously maintained by original owner/builder. All units are 3 br. 2 ba. approx. 1250 sq. ft. with 3 car enclosed garages. Located in an area of small apartment buildings and single family homes. Freshly painted exterior. New roll up garage doors with openers. All units have central A/C, laundry hookups, dishwashers, tile countertops, oak cabinets, large private patios. Manicured landscaping. Termite work already completed. Huge 21,601 sq. ft. lot. Rents shown are actual. Great property for owner occupant buyer. Live in one unit and rent the other units to help with the mortgage. One unit was recently completely rehabbed with new carpet, paint, etc.

Directions DRIVE BY ONLY - DO NOT WALK ON PROPERTY. DO NOT DISTURB TENANTS. TENANTS DO NOT KNOW PROPERTY IS FOR SALE.

						Fina	ıncial Analysis	(ANNUAL)			
Gross Sched Income Vacancy Allow Actual Annual Vacancy						\$ 88,800 2% \$ 1,776 \$ 1,776	Tax Area 3305 76 Tax Rate Yr		Water Tax Ra		strict/Public
Gross Oper Income						\$ 87,024 \$ 88,800	Land	\$ %			
Actual Gross Annual Income Operating Exp Net Oper Income Loan Payment						\$ 88,800 25% \$ 22,200 \$ 64,824 \$	Imprvmnts Per Prop	% \$ 64,824 \$ %			
Gross Spend Income						\$	Legal:		Lot# 1		act # 4236
Cap Rate						4.63%	Zoning		Lot Siz		
Gross Multiplier					1	15.75 X Gross	LtSqft	21601/Assess	or #Bdgs	4 Yr	Blt 1987
Financial Info As Of											
No ACT	BR	Bath	Р	Rent	Rent	Annual Oper Exp New Tax	p \$0	Due	@ \$ Lender	/Mo	
2	3	2		1950	3900		\$ 0 \$ 0	Assumable	Lender	Fee	
1	3	2			1900		\$ 0	7 loodinable	@ \$	/Mo	
1	3	2		1600	1600	Gas	\$ 0	Due	Lender		
						Electric	\$ 0	Assumable		Fee	
MKT	•	•		4050	7000	Water/Sw	\$ 0				
4	3	2		1950	7800	Trash Supplies	\$ 0 \$ 0	# Sep Mt:	Water 1	Gas 4	Elec 4
						• •	•	Approx Total		Gas 4	Elec 4
						Cable TV	\$ 0	SqFt:	5000		
						Mnt	\$ 0 0%	App Avg Apt SqFt:	Studio /	1BR/	
						Pest Ctl	\$ 0	2BR/	3BR/ 1250	Tot Bld Sqft 5,000	Assessor
						Licenses	\$ 0	SubArea/Tract O		Name Othe	
#Leased To				Tot 7 4	400	Gardener Pool	\$ 0 \$ 0	Land Fee	Lse \$ Fld	/Mo Cstl	YrExp Sld
Other Income				1017	+00	Manager	\$ 0 \$ 0	Zones: Spc Std Adds, Alts, Repai		Bldg Permit	
Ouic	i iiicoii					Prof Mgt	\$ 0	Tot Prkg 12	Garage, # cars 12	#Caprt	# Garages 12
Gara	_	@	\$		\$	Furn Rep	\$ 0	# Uncovered Spc	s#Patio 4	Rec Room I	No
cars 12 Laund Eqmt \$						Other:	\$ 0	Tenant Pays	Gas Yes	Elec Yes	Water No
	hly GS		00			Advertising	\$ 0	Rent Control No	Cable TV Yes	Water Heat	^{er} Trash No
Actual Annual Gross Rent \$ 88,800						Elevator	\$ O	Private Transfer Taxes No	Special Conditions None	103	
Tax Year 2008				Total	Proper	rty Tax 7577		Total Assessed Value 633754			

Security \$0 \$ 22,200 Total

Additional Property Features

Stry One Level Swr In, Connected & Paid Cent A/C Yes #Wall A/C 0

#D/W 4 #Cpts 4 #Drap 4 #Refrg 0 #Displs 4 #Rnges 4 Wtr Htrs Yes Wtr Htr Desc Gas Water District Alley **No** Paved **No** Walking distance to beach (miles)

Pool **No Pool** Spa No Spa Htd N Sauna No

Cnst Firs Roof Composition/Shingle Heat Central ADA Compliant No Exterior Construction Stucco/Wood

Kitchen Desc Disability Access None

Structures, Other

Exterior/Structural Information

Pato Characteristics Concrete Slab Doors & Windows

Structures, Other

Contact Information

This Report was created by:

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Listing Activity

LP/SqFt \$279.80 Orig Price \$ 1,399,000 Prev Price \$ Current Price \$1,399,000

If a listing displays "Short Sale/Subj to Lender Approval**" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the

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