

Mike Lembeck  
714-742-3700

**RIN Active**

**Residential Income**

Ref: 1

**Long Beach (LONG)**

Price \$ 835,000



[Media: 8](#)

Los Angeles  
County (LA)

Have **Bixby House and 4 Units**

Area **Bixby, Bixby Knolls, Los Cerritos, Cal Hts, Mem Hts (6)**

Entry Location **Ground Level w/steps**

Style **Other**

XSTS **E/Long Beach Blvd. N/San Antonio** [Aerial Map](#)

Features **Garage Detached, No Pool, Unit Water Heaters, No Spa**

Terms **Cash, Cash To New Loan, Exchange**

Gr Schd Inc \$ 67,920

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

TG 765E5

Zip **90807-2147**

Loans  
Gross Equity

Units **5**

Poss **Close of Escrow**

Price/Unit \$  
Cap Rate **5.94%**

[View](#)

Remarks **Great location in Bixby. Apartment buildings in this area are RARELY AVAILABLE! Corner lot. House and 4 units with 4 enclosed garages. All 2 br. 1 ba. units. Two garages rented at \$55 each. Low expenses. Separately metered for gas and electric. Separate water heaters. Always rented and easy to rent. Just put out a sign. Room to increase rents. Market rents for the area for 2 br. units are \$1,200 a month. Projected GSI of \$76,860. Projected GRM of 10.8 x gross. Actual rents shown below.**

Directions **E/Long Beach Blvd. N/San Antonio.**

**Financial Analysis (ANNUAL)**

Gross Sched Income	\$ 67,920	Tax Area	5500	Water	District/Public
Vacancy Allow	2% \$ 1,358	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$ 1,358				
Gross Oper Income	\$ 66,562	Land	\$ %		
Actual Gross Annual Income	\$ 67,920				
Operating Exp	25% \$ 16,980	Imprvmnts	% \$		
Net Oper Income	\$ 49,582	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot# 41	Blk# Tract # 13130
Cap Rate	5.94%	Zoning		Lot Size	
Gross Multiplier	12.29 X Gross	LtSqft	10102/Assessor	#Bdgs 1	Yr Blt 1957

**Financial Info As Of**

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	2	1		1495	1495	New Tax	\$ 0	Due Lender
1	2	1		860	860	Ins	\$ 0	Assumable Fee
1	2	1		960	960	Wrk Comp	\$ 0	@ \$ /Mo
1	2	1		1040	1040	Gas	\$ 0	Due Lender
1	2	1		1195	1195	Electric	\$ 0	Assumable Fee
						Water/Sw	\$ 0	
						Trash	\$ 0	
						Supplies	\$ 0	
						Cable TV	\$ 0	
						Mnt	\$ 0 0%	
						Pest Ctl	\$ 0	
						Licenses	\$ 0	
						Gardener	\$ 0	
						Pool	\$ 0	

#Leased Tot **5550**

Other Income	Manager	\$ 0	Adds, Alts, Repairs?	Bldg Permit
	Prof Mgt	\$ 0	Tot Prkg 4	Garage, # cars 4 #Caprt # Garages 4
Garage, # cars 4 @ \$	Furn Rep	\$ 110	# Uncovered Spcs	#Patio Rec Room No
Laund Eqmt \$	Other:	\$ 0	Tenant Pays	Gas Yes Elec Yes Water No
Monthly GSI \$ 5,660	Advertising	\$ 0	Rent Control No	Cable TV Yes Water Heater Yes Trash No
Actual Annual Gross Rent \$ 67,920	Elevator	\$ 0	Private Transfer Taxes No	Special Conditions Standard Sale or Lease/None
Tax Year 2009	Total Property Tax	\$4,359	Total Assessed Value	\$325,122
	Security	\$ 0		
	Total	\$ 16,980		

**Additional Property Features**

Stry Two Levels	Swr	Cent A/C No	#Wall A/C
#Cpts 5 #Drap 5	#Rnges 5	#Refrg	#Displs 5 #D/W
Wtr Htrs Yes Wtr Htr Desc Gas	Water District	Alley Yes Paved Yes	Distance to Beach (miles)
Pool No Pool Htd N	Spa No Spa	Sauna No	
Cnst	Flrs	Roof Composition/Shingle	
ADA Compliant No	Exterior Construction	Stucco	Heat
Kitchen Desc	Disability Access	None	
Fireplace No Fireplace Description	Fireplace Fuel		Fireplace Location
Structures, Other			

**Exterior/Structural Information**

Pato Characteristics	Doors & Windows
Structures, Other	

**Listing Activity**

LP/SqFt \$193.56	Orig Price \$ 835,000	Prev Price \$	Current Price \$835,000
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**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](mailto:mikelembeck@cox.net)      Website address: [www.mikelembeck.com](http://www.mikelembeck.com)

See additional photos below





