

Stephen D Snell

Residential Income

Wed, Aug 5, 2009 01:52 PM

Ref: 1


RIN Active

120 W 12th St

Long Beach (LONG)

Price \$ 539,000



P698096 Media: 10 Los Angeles County (LA) APNO **7273-005-004**
 Have Area **Downtown Area, Alamitos Beach (4)**
 Entry Location **Ground Level w/steps**
 Style **Spanish**
 XSTS **Long Beach Blvd & Anaheim St** Aerial Map 
 Features **Freestanding Electric Range, Wall Electric, On Street Parking, Updated/Remodeled**
 Terms **Cash, Cash To New Loan** Gr Schd Inc **\$ 40,776**
 List Type **Exclusive Right To Sell or Lease/Full Service** TG **795D6**
 Zip **90813-3163** Loans Units **4**
 Gross Equity
 Poss **COE Plus 1**

Price/Unit \$
 Cap Rate **5.3%**

View

Remarks **Terrific Pride of Ownership 4-plex in great rental area of Long Beach. Close to Downtown shopping, restaurants, and more. This property is truly turn-key with all units extensively refurbished within the last year. New carpet, paint, ceramic tile floors, etc. Newer double pane windows too. Very large one bedroom units with built in storage in hallways and lots of closet space. Fully occupied with excellent tenants and plenty of room to increase rents. (Market rent = \$950/unit or \$45,600 GSI annually / 11.8 GRM / 6.1% Cap Rate) Bring your fussy investors and don't miss this one!**

Directions **East of Long Beach Blvd / West of Anaheim St**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 40,776	Tax Area	11934	Water		District/Public	
Vacancy Allow	% \$	Tax Rate Yr		Tax Rate			
Actual Annual Vacancy	\$ 0						
Gross Oper Income	\$	Land	\$ %				
Actual Gross Annual Income	\$ 40,776						
Operating Exp	30% \$ 12,233	Imprvmnts	% \$				
Net Oper Income	\$ 28,543	Per Prop	\$ %				
Loan Payment	\$						
Gross Spend Income	\$	Legal:		Lot# 182	Blk# C	Tract #	0
Cap Rate	5.3%	Zoning		Lot Size			
Gross Multiplier	13.22 X Gross	LtSqft	2495/Assessor	#Bdgs	1	Yr Blt	1925

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	1	1	U	900	900	New Tax	\$ 6,199	Due Lender
1	1	1	U	800	800	Ins	\$ 0	Assumable
1	1	1	U	849	849	Wrk Comp	\$ 0	@ \$ /Mo
1	1	1	U	849	849	Gas	\$ 0	Due Lender
						Electric	\$ 0	Assumable
						Water/Sw	\$ 0	Fee
						Trash	\$ 0	
						Supplies	\$ 0	# Sep Mt: Water 1 Gas 5 Elec 4
						Cable TV	\$ 0	Approx Total SqFt: 3463
						Mnt	\$ 0 %	App Avg Apt SqFt: Studio / 1BR/ 850
						Pest Ctl	\$ 0	2BR/ 3BR/ Tot Bld Sqft 3,463
						Licenses	\$ 0	SubArea/Tract DT Name Downtown
						Gardener	\$ 0	Land Fee Lse \$ /Mo YrExp
#Leased				Tot		Pool	\$ 0	Zones: Spc Std Fld Cstl Sld
Other Income						Manager	\$ 0	Adds, Alts, Repairs? Bldg Permit
Garage, # cars	@ \$			\$		Prof Mgt	\$ 0	Tot Prkg 4 Garage, # cars #Caprt # Garages 0
Laund Eqmt \$						Furn Rep	\$ 0	# Uncovered Spcs#Patio Rec Room
Monthly GSI \$ 3,398						Other:	\$ 0	Tenant Pays Gas Yes Elec Yes Water No
						Advertising	\$ 0	Rent Control No Cable TV Yes Water Heater No Trash No
						Elevator	\$ 0	Private Transfer Conditions Standard Sale/None
Tax Year 2008				Total Property Tax	8038	Security	\$ 0	Total Assessed Value 711960
						Total	\$	

Additional Property Features

Stry Two Levels	Swr In, Connected & Paid	Cent A/C No	#Wall A/C 4
#Cpts 4 #Drap 4	#Rnges 4	#Refrg 1	#Displs 4 #D/W 0
Wtr Htrs Wtr Htr Desc Gas	Water District	Alley Yes	Paved Yes Distance to Beach (miles) 1
Pool Htd	Spa	Sauna	
Cnst		FIRS Carpet - Partial, Ceramic Tile	Roof Flat Tile
ADA Compliant No	Exterior Construction Stucco		Heat Wall Electric
Kitchen Desc	Disability Access No Interior Steps		
Structures, Other			

Exterior/Structural Information

Pato Characteristics
Structures, Other

Doors & Windows **Double Pane Windows, Mini Blinds, Vertical Blinds**

Contact Information

This Report was created by:

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Listing Activity

LP/SqFt **\$155.65**

Orig Price **\$ 539,000**

Prev Price \$

Current Price **\$539,000**

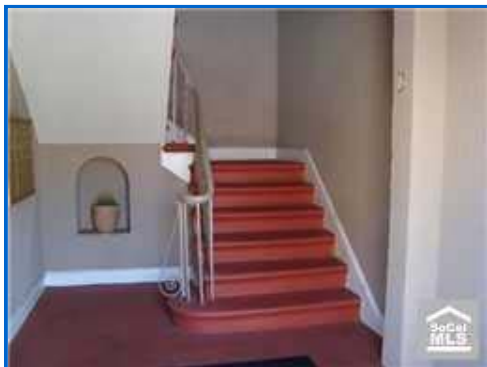
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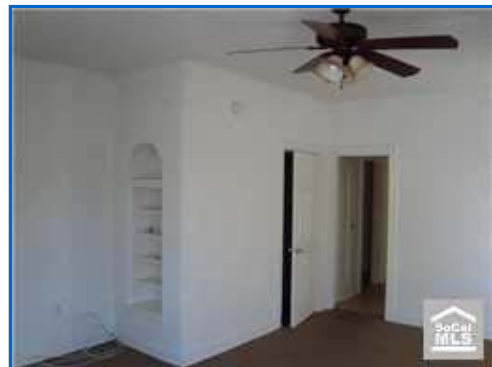
Front View 1



Front View 2



Foyer



Living Room



New Carpet



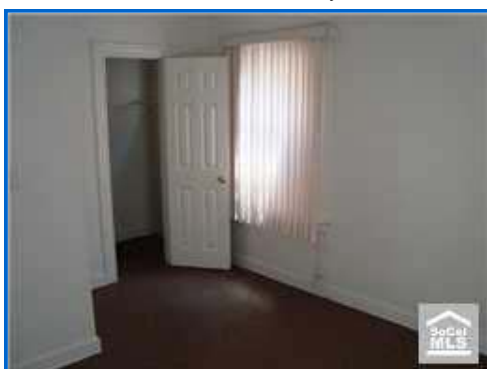
New Tile - Hallway



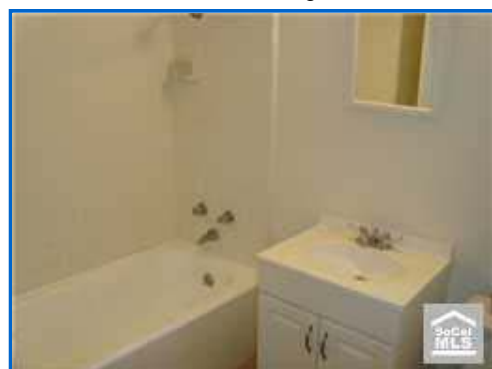
Built-in Storage



Spacious Kitchen



Bedroom w/Large Closet



Bathroom

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 appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS®

