

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 | Fee |
| 1 | 1 | 1 | U | 849 | 849 | Wrk Comp \$ 0 | @ \$ | /Mo |
| 1 | 1 | 1 | U | 849 | 849 | Gas \$ 0 | Due | Lender |
| | | | | | | Electric \$ 0 | Assumable | Fee |
| | | | | | | Water/Sw \$ 0 | | |
| | | | | | | Trash \$ 0 | | |
| | | | | | | Supplies \$ 0 | # Sep Mt: | Water 1 Gas 5 Elec 4 |
| | | | | | | Cable TV \$ 0 | Approx Total | 3463 |
| | | | | | | Mnt \$ 0 % | SqFt: | 3463 |
| | | | | | | | App Avg Apt | Studio / 1BR/ 850 |
| | | | | | | | SqFt: | |
| | | | | | | 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 |
| | | | | | | Prof Mgt \$ 0 | Tot Prkg 4 | Garage, # cars #Caprt # Garages 0 |
| Garage, # cars | @ \$ | | | \$ | | Furn Rep \$ 0 | # Uncovered Spcs#Patio | Rec Room |
| Laund Eqmt \$ | | | | | | Other: \$ 0 | Tenant Pays | Gas Yes Elec Yes Water No |
| Monthly GSI \$ 3,398 | | | | | | Advertising \$ 0 | Rent Control No | Cable TV Yes Water Heater No Trash No |
| | | | | | | | Private Transfer | Conditions |
| Actual Annual Gross Rent \$ 40,776 | | | | | | Elevator \$ 0 | Taxes No | Standard Sale/None |
| Tax Year 2008 | | | | | | Total Property Tax 8038 | Total Assessed Value | 711960 |
| | | | | | | Security \$ 0 | | |
| | | | | | | 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**

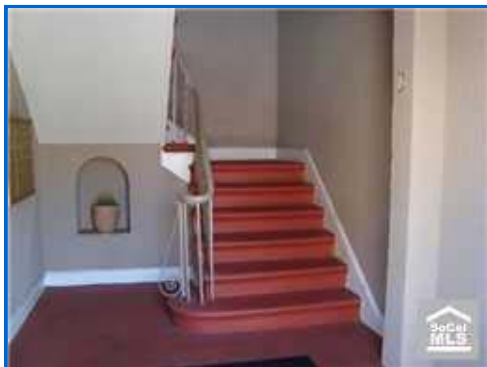
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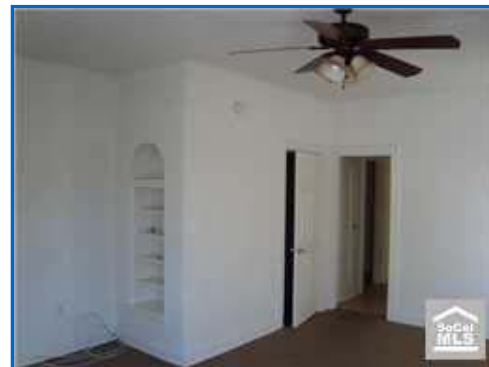
Front View 1



Front View 2



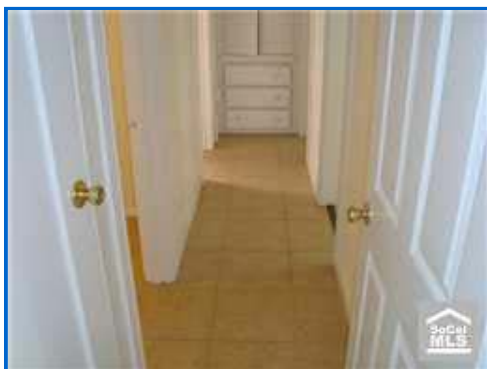
Foyer



Living Room



New Carpet



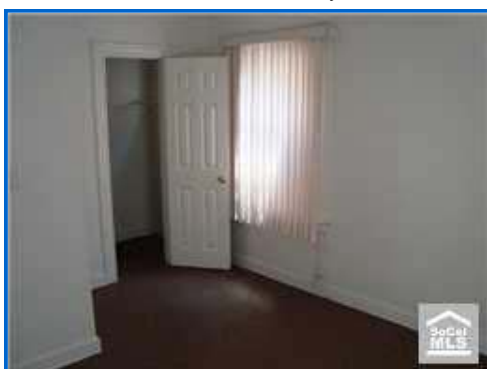
New Tile - Hallway



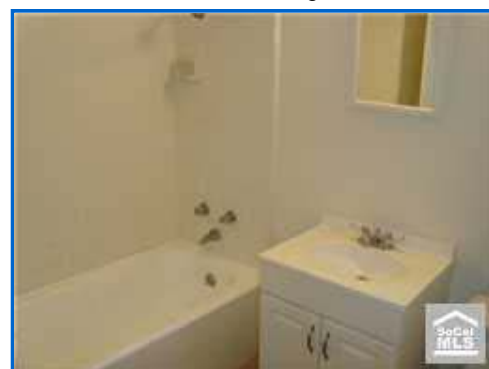
Built-in Storage



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®

