FOR SALE

8 Units
816 E. 19th Street
Long Beach, CA 90806

Property Name:	
Add.:	816 E. 19th Street
City,State,Zip:	Long Beach, CA 90806
Thomas Guide:	795-E4
No. of Units:	8
Zoning:	
Age/Yr.Blt.:	1923
Approx.Bldg.SF:	5,652
Approx.Lot SF:	3,598
Parking:	Street
Utility Paid by Tenants:	Gas/Elect.

FINANCIAL SUMMARY:		
Price:		$ 760,000
Down Pmt.	27%	$ 202,000
GRM (Current):		9.7
GRM(Projected):		
CAP.(Current):		6.4%
CAP (Proj.):		
Cost Unit/$:		$ 95,000
Cost Sq.Ft./$:		$ 134.47
Exp. Unit/$:		$ 3,375
Exp.Sq.Ft./$:		$ 4.78
Rent Per SF.:		$ 1.13
Cash on Cash Return:		4.5%

ANNUAL OPERATING DATA:		CURRENT
Scheduled Gross Income:		$78,120
Less: Vacancy	3%	$2,344
Gross Operating Income:		**$75,776**
Less: Expenses:	35%	$27,000
Net Operating Income:		**$48,776**
Less: Loan Payment:	-51%	-$39,624
Estimated Pre-Tax Cash Flow:		**$9,152**
Plus Principal Reduction:		
Total Return Before Taxes:		

RENT SCHEDULE: **CURRENT:**

No. Units:	Bed/Bath	Sq.Ft.	Unit Rent Range	Mo. Gross:
8	1/1		$ 795	$ 6,360

Total Schedule Rents:	$ 6,360
Laundry & Other Income:	$ 150
Garage Income:	$ -
Total Monthly Sch. Income:	$ 6,510

Located just north of Pacific Coast Highway and east of Atlantic Avenue, within easy reach of public Transportation, and I-710 and I-405 freeways, as well as large employment base. Building was refurbished in 2007. **Existing Loan approximately $563,000 @5.4% with M.I. of $3,302.**

Exclusively listed by:
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562-366-0716

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