

Leo S Nordine

Residential Income
825 E Ocean Blvd

Tue, Dec 22, 2009 10:43 AM

Ref: 1

RIN Active

Long Beach (LONG)

Price \$ 800,000



R907693 [Media: 12](#) Los Angeles County (LA) APNO **7265-003-037**
 Have Area **Downtown Area, Alamitos Beach (4)**
 Entry Location **Ground Level - no steps**
 Style **Traditional**
 XSTS **ocean blvd and shoreline drive** Aerial Map

Features **Wall Gas**
 Terms **Cash To New Loan** Gr Schd Inc \$ **0**
 List Type **Exclusive Right To Sell or Lease/Full Service** TG **825E1**
 Zip **90802-5461** Loans Units **4**
 Gross Equity
 Poss

Price/Unit \$
Cap Rate 0%

View

Remarks **Bank owned. Assessed at \$1,029,000. Huge updated 4plex across from Performing Arts Center, L.B. Civic Center and Marina. Actually 2 buildings with large grass interior courtyard, 2 garages, separate meters, hardwood floors, spot lighting, picture windows and faux fireplace. All vacant! No rent control.**

Directions **Across from the beach and the gothic Villa Riviera tower**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 0	Tax Area	P13	Water	
Vacancy Allow	% \$	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$ 0				
Gross Oper Income	\$	Land	\$ %		
Actual Gross Annual Income	\$ 0				
Operating Exp	% \$ 0	Imprvmnts	% \$		
Net Oper Income	\$ 0	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot# 8	Blk# 59
Cap Rate	0%	Zoning		Lot Size	Tract # 44925
Gross Multiplier	X Gross	LtSqft	3746/Assessor	#Bdgs	2
				Yr Blt	1922

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
825	2	1	U	0	0	New Tax \$ 0	Due	Lender
827	2	1	U	0	0	Ins \$ 0	Assumable	Fee
829	1	1	U	0	0	Wrk Comp \$ 0	@ \$	/Mo
831	1	1	U	0	0	Gas \$ 0	Due	Lender
						Electric \$ 0	Assumable	Fee
						Water/Sw \$ 0		
						Trash \$ 0		
						Supplies \$ 0	# Sep Mt:	Water 1 Gas 4 Elec 4
						Cable TV \$ 0	Approx Total SqFt:	3750
						Mnt \$ 0 %	App Avg Apt SqFt:	Studio / 1BR/
						Pest Ctl \$ 0	2BR/ 3BR/	Approx. Tot Sqft
						Licenses \$ 0	SubArea/Tract AB	3,750 Estimated
						Gardener \$ 0	Land Fee	Name Alamitos Beach
#Leased				Tot		Pool \$ 0	Lse \$	/Mo YrExp
Other Income						Manager \$ 0	Zones: Spc Std	Fld Cstl Sld
						Prof Mgt \$ 0	Adds, Alts, Repairs?	Bldg Permit
Garage, # cars	@ \$			\$		Furn Rep \$ 0	Tot Prkg 2	Garage, # cars
2						Other: \$ 0	# Uncovered Spcs 0	#Patio 0
Laund Eqmt \$						Advertising \$ 0	Tenant Pays	Gas Elec Water
Monthly GSI \$ 0						Elevator \$ 0	Rent Control No	Cable TV Water Heater Trash
							Private Transfer	Special Conditions
Actual Annual Gross Rent \$ 0							Taxes No	REO/Lender-Owned
Tax Year 2009				Total Property Tax	\$12,027	Security \$ 0	Total Assessed Value	\$1,029,371
				Total	\$			

Additional Property Features

Stry Two Levels	Swr In, Connected & Paid	Cent A/C No	#Wall A/C 0
#Cpts 4	#Rnges 4	#Refrg 2	#Displs 4 #D/W 2
Wtr Htrs Wtr Htr Desc	Water District City of Long Beach	Alley Yes	Paved Distance to Beach (miles)
Yes	Strapped	Sauna No	Roof Rolled/Hot Mop
Pool Htd N	Spa	Flrs Carpet - Partial, Ceramic Tile, Hardwood - Partial	Heat Wall Gas
Cnst	Exterior Construction Frame, Stucco	Disability Access None	
ADA Compliant No			
Kitchen Desc			
Structures, Other			

Exterior/Structural Information

Pato Characteristics Doors & Windows

Structures, Other

Listing Activity

LP/SqFt **\$213.33**Orig Price \$ **800,000**

Prev Price \$

Current Price **\$800,000**

Contact Information

Presented By: **Leo Nordine**

Preferred Phone Ext:

Preferred Fax: **310-379-5220**Voicemail: **310-379-8800**Primary e-mail address: nordine@nordine.comDRE License: [00961679](#)Agent Direct Phone Number: **310-379-8800**

Mobile Phone:

Blog:

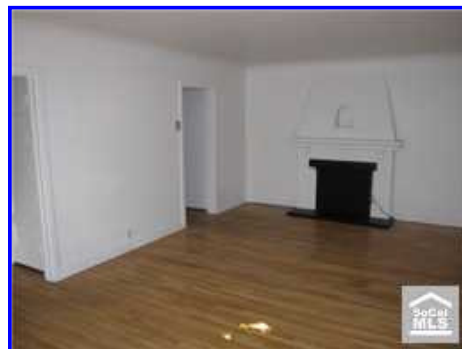
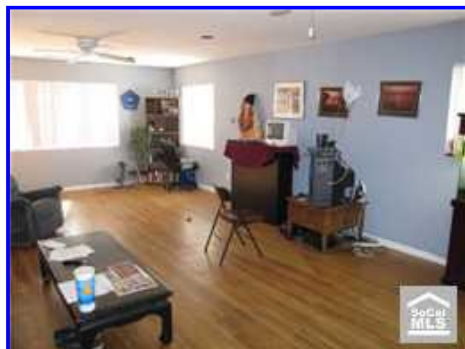
Website address: www.nordine.comPreferred Phone: **310-379-8800**

Agent Toll Free Phone Number:

Pager:

Office Phone: **310-379-8800**Office Name: **Leo Nordine Realtors**

MLS#: R907693 - 825 Ocean



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