

Leo S Nordine

Residential Income

Mon, Mar 15, 2010 04:49 PM

Ref: 1

RIN Active

825 E Ocean Blvd

Long Beach (LONG)

Price \$ 699,900



R1001745 [Media: 12](#) Los Angeles County (LA) APNO **7265-003-037**
 Have **REO** Area **Downtown Area, Alamitos Beach (4)**
 Entry Location **Ground Level w/steps**
 Style **Traditional**
 XSTS **Ocean Blvd & Shoreline Drive** [Aerial Map](#)
 Features **Wall Gas, Drywall Walls, Plaster Walls, Assigned Parking, Garage Attached, No Pool, No Spa, As Is, Faces Southwest, Subfloor - Wood Over Crawl Space**
 Terms **Cash To New Loan** Gr Schd Inc \$ **67,680**
 List Type **Exclusive Right To Sell or Lease/Full Service** TG [825E1](#)
 Zip **90802-5461** Loans Units **4**
 Gross Equity
 Poss **Close of Escrow**

Price/Unit \$
 Cap Rate 0%

View **Harbor 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 **Go towards beach on Alamitos Blvd., turn left (south) on Ocean Blvd., 2nd building on the left from corner of Ocean Blvd. & Shoreline Drive. Across from the beach and the gothic Villa Riviera tower.**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 67,680	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	10.34 X Gross	LtSqft	3746/Estimated	#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 / 414
						Pest Ctl	\$ 0	2BR/1270 3BR/3,750
						Licenses	\$ 0	SubArea/Tract AB
						Gardener	\$ 0	Name Alamitos Beach
#Leased				Tot		Pool	\$ 0	Land Fee Lse \$ /Mo YrExp
Other Income						Manager	\$ 0	Zones: Spc Std No Fld No Cstl Yes Sld
						Prof Mgt	\$ 0	Adds, Alts, Repairs? No Bldg Permit
Garage, # cars		@ \$		\$		Furn Rep	\$ 0	Tot Prkg 2 Garage, # cars 2 #Capt 0 # Garages 0
Laund Eqmt \$						Other:	\$ 0	# Uncovered Spcs 0 #Patio 0 Rec Room No
Monthly GSI \$ 0						Advertising	\$ 0	Tenant Pays Gas Yes Elec Yes Water No
						Elevator	\$ 0	Rent Control No Cable TV Yes No Water Heater Trash Yes
Actual Annual Gross Rent \$ 0							\$ 0	Special Conditions Standard Sale/None
Tax Year 2009					Total Property Tax	\$ 12,027		Private Transfer Taxes No Total Assessed Value \$ 1,029,371
					Security	\$ 0		
					Total	\$		

Additional Property Features

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

Exterior/Structural Information

Pato Characteristics Doors & Windows

Structures, Other

Listing Activity

LP/SqFt \$**186.64**Orig Price \$ **699,900**

Prev Price \$

Current Price **\$699,900**

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**

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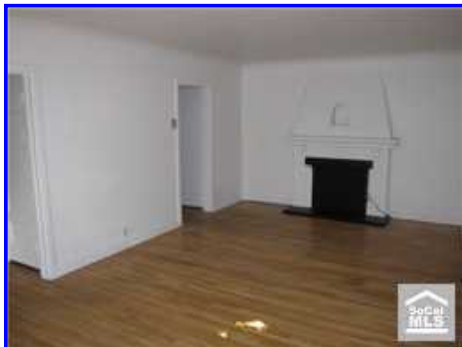
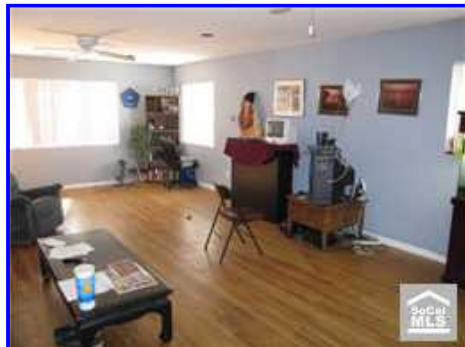
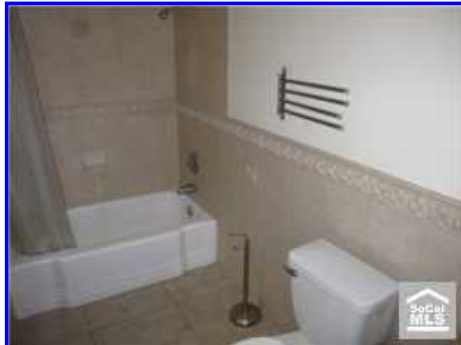
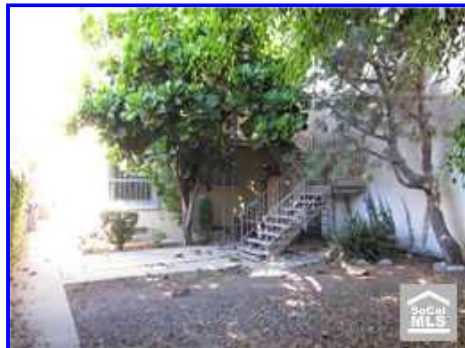
Website address: www.nordine.comPreferred Phone: **310-379-8800**

Agent Toll Free Phone Number:

Pager:

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

MLS#: R1001745 - 825 Ocean



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