

## Property Details

CONTROL: Partner VALUE: \$574,500  
LOAN: \$0  
EQUITY: \$574,500

TITLE: OCEAN FRONT CONDO  
TYPE: Homes/Condos  
HAVE: one bedroom one bath 732 sq.ft. furnished condo with ocean view (from balcony) on the beach. Pool, Spa, BBQ, Gym, Sauna, underground secured parking with private storage. Literally "on the sand" Great location. About 30 miles south of Los Angeles

ADDRESS: 1140 E Ocean Blvd #331., Long Beach, California  
BENEFITS TO NEW OWNER: low price for an ocean front condo crankable

GROSS SCHEDULED INCOME: \$30,000 Projected  
VACANCY LOSS: \$1,500  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$13,400  
NOI: \$15,100  
DEBT SERVICE: \$0  
CASH FLOW: \$15,100  
CAP RATE: 2.63%

BENEFITS SOUGHT: Sale package. Dn and Out. In MLS

MOTIVATION: took this in exchange for a first TD Goal is to generate cash and paper

CAN ADD: other packages in the book paper, cash, ask

REMARKS: HOA just completing \$1M new roof. No new assessments on the horizon that we know of. 129 units in bldg. all 1 br's. quiet adult bldg.

OWNER: walsh brothers Inv LLC

COUNSELOR: Bob Zweig Phone: 714-633-5969  
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