

Eric Paine

RIN Active
Residential Income
10945-10953 Campbell Ave

Thu, Feb 3, 2011 07:01 PM

Ref: 1

Riverside (City) (RVSD)

Price \$ 239,900

**S644552**

Media: 6

Riverside County (RI)

APNO **149-190-008**Area **Riverside (252)**

Have

Entry Location **Ground Level - no steps, Ground Level w/steps**Style **Mid-Century**XSTS **La Sierra Ave and Cypress Ave**

Aerial Map

Features **Cooktop - Gas, Gas/Elec Range, Range Hood, Wall Gas, Shared Driveway, Uncovered, Updated/Remodeled**Terms **Cash To New Loan, FHA Loan**Gr Schd Inc **\$ 30,000**List Type **Exclusive Right To Sell or Lease/Full Service**TG **714C4**Zip **92505-2439**

Loans

Units **3**

Price/Unit \$

Gross Equity

View

Cap Rate **8.34%**

Poss

Don't miss out on this great investment opportunity. This property includes two buildings, 10953 is a 3 bedroom/2 bath unit, and 10945 is a duplex with a 2 bedroom/1 bath unit in front and a 1 bedroom/1 bath unit in the rear. The property has new paint, new flooring in the duplex on the right, new kitchens and stoves, and a brand new water heater. Amazing potential for rental income and the ability to live in in one house and rent the other out. FHA FINANCEABLE! This property will not last.

Directions Heading East on the CA-91 take exit 55A to merge onto Magnolia Ave, turn left on La Sierra Ave, continue North on La Sierra to Campbell Ave, turn right and property will be located on the Left, behind the house at 10947.

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 30,000	Tax Area	9175	Water	District/Public, Meter on Property		
Vacancy Allow	% \$	Tax Rate Yr		Tax Rate			
Actual Annual Vacancy	\$ 0						
Gross Oper Income		Land	\$ %				
Actual Gross Annual Income	\$ 0						
Operating Exp	% \$ 10,000	Imprvmnts	% \$				
Net Oper Income	\$ 20,000	Per Prop	\$ %				
Loan Payment	\$						
Gross Spend Income	\$	Legal:		Lot# 3	Blk# A	Tract #	0
Cap Rate	8.34%	Zoning		Lot Size			
Gross Multiplier	8 X Gross	LtSqft		#Bdgs	2	Yr Blt	1952

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp		@ \$	/Mo
						New Tax	\$ 2,136	Due	Lender
						Ins	\$ 0	Assumable	Fee
						Wrk Comp	\$ 0		@ \$
						Gas	\$ 0	Due	Lender
						Electric	\$ 0	Assumable	Fee
						Water/Sw	\$ 0		
						Trash	\$ 0		
						Supplies	\$ 0	# Sep Mt:	Water 2
						Cable TV	\$ 0	Approx Total SqFt:	2500
						Mnt	\$ 0 %	App Avg Apt SqFt:	Studio /
						Pest Ctl	\$ 0	2BR/	3BR/
						Licenses	\$ 0	SubArea/Tract OTHR	Name N/A
						Gardener	\$ 0	Land Fee	Lse \$
#Leased				Tot		Pool	\$ 0	Zones: Spc Std	Fld
Other Income						Manager	\$ 0	Adds, Alts, Repairs?	Bldg Permit
						Prof Mgt	\$ 0	Tot Prkg 3	Garage, # cars
Garage, # cars	@	\$		\$		Furn Rep	\$ 0	# Uncovered Spcs	3#Patio
Laund Eqmt	\$					Other:	\$ 0	Tenant Pays	Gas
Monthly GSI	\$ 0					Advertising	\$ 0	Rent Control	No
						Elevator	\$ 0	Private Transfer	Special
Actual Annual Gross Rent	\$ 0							Taxes	No
Tax Year	2009					Total Property Tax	\$ 2,980	Conditions	Flip
						Security	\$ 0	Total Assessed Value	\$ 264,975
						Total	\$		

Additional Property Features

Stry One Level	Swr Public Sewer	Cent A/C No	#Wall A/C
#Cpts	#Rnges	#Refrg	#Displs
Wtr Htrs Yes	Water District	Alley	#D/W
Pool	Spa	Sauna No	Paved Distance to Beach (miles)
Cnst		Firs Carpet - Partial, Ceramic Tile, Laminate	Roof Composition/Shingle
ADA Compliant No	Exterior Construction Stucco		Heat Wall Gas
Kitchen Desc Remodeled, Skylight(s)	Disability Access None		Fireplace Location
Fireplace No	Fireplace Description		
Structures, Other Shed			

Showing Instructions

Instr Call Listing Agent	Owner EWCP TS Fund	Show Phone 949-922-3578
Comp 3 %	Dual/Var No	Possession
Addl Comp		
LockBox Front Door, Supra iBox	List Type Exclusive Right To Sell or Lease/Full Service	Gate Code
Management Company Name		Management Company Phone

Exterior/Structural Information

Pato Characteristics Covered Porch, Porch - Rear	Doors & Windows
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Structures, Other **Shed****List Office/Agent Info**

List Office **Volant Realty Partners Inc (H04193)** Office **888/454-1949** OfcFax **888/454-1949** AgtFax **888-454-1949** Res **949-922-3578** LA Direct
 List Agent **Kyle Paine (SPAINKYL)** DRE# **01702702** Pager Cell Primary **949-922-3578** LA Toll Free
 Agt E-Mail **Yes** Agt WSite Co List Office Co/LA OfcFax
 List Agent Contact Priority: **Preferred Phone, Toll Free Phone, Direct Phone, Mobile Phone, E-mail, Office Phone**
 Recip Listing **No**

Agent Remarks

Priv Rmks **Regular sale and seller is eager to sell so property will not last long. Supra key on front door at 10953, property is vacant, so go direct, but please call or email Kyle Paine with questions at 949-922-3578 or kpaine@volantreo.com. - FHA FINANCEABLE AND IT IS PRICED TO SELL QUICK. All offers need to cross-qualify with Bill Boyd at bboyd@bhcapitalgroup.com.**

Owner **EWCP TS** Show Phone **949-922-3578**
 Fund

Listing Activity

List Date **1/17/2011** Date Added **1/17/2011** Tran Date **2/1/2011** DOM **17** Exp Date **3/31/2011** LP/SqFt **\$95.96** Price/Unit \$
 Orig Price \$ **239,900** Prev Price \$ Cur List Price **\$239,900** CDOM **17** Off Market Comp **3%**

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