

3101 E Pacific Coast , Signal Hill 90755

8 - Signal Hill

STATUS: Active

LISTING ID: PW23055855

PARCEL #: 7217014010

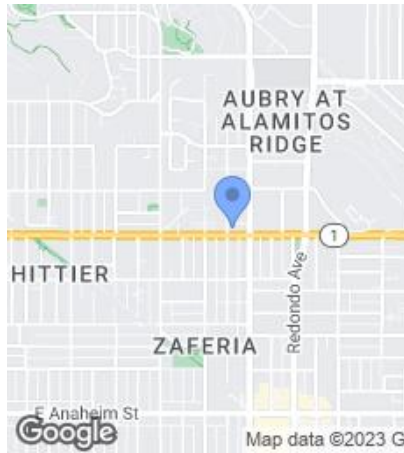
LIST PRICE: \$3,200,000

LIST CONTRACT: 04/03/23

PROP TYPE: Commercial Sale

PROP SUB TYPE: Hotel/Motel

LIST \$ ORIGINAL: \$3,200,000



SQFT(SRC): 5,038  
 SQFT LOT: 10,981  
 ACRES: 0.252  
 BUSINESS NAME:  
 BUSINESS TYPE: Hospitality, Hotel/Motel  
 YEAR ESTABLISHED:  
 YEAR BUILT: 1950  
 SLC: Standard, Trust  
 LEVELS:  
 CURRENT USE:  
 MONTHLY RENT:  
 RENT MIN - MAX \$/SF/YR:  
 NUMBER OF UNITS: 16  
 ENTRY LEVEL:  
 BUILDING STATUS: Existing  
 OCCUPANCY:  
 BUILDING \$/PER SQFT: \$635.17  
 LAND \$/PER SQFT:  
 DAYS ON MARKET: 8  
 COUNTY: Los Angeles  
 PARCEL MASTER:  
 INVEST?: A/C:  
 FENCE: HEAT:

DESCRIPTION

COMPLETELY REMODELED 16 UNIT MOTEL LOCATED IN SIGNAL HILL, BORDERING TO LONG BEACH WITH A WIDE VARIETY OF ACTIVITIES AND FESTIVALS, 15 MINUTES DRIVE TO THE BEACH, LONG BEACH CONVENTION CENTER, LONG BEACH AIRPORT, GOLF COURSES, ANNUALE GRAND PRE, SHORT DISTANCE TO DISNEYLAND, AND LOS ANGELES DOWNTOWN. ALL ROOMS HAVE BEEN REMODELED, NEW EXTERIOR PAINT, MOTEL SIGN, REPAVED PARKING LOT, SECURITY LIGHTS, NEW UPGRADED SERVICE PANELS, ROOF, RAIN GUTTERS, NEWER FURNITURE, ALL NEW HARDWOOD FLOORS, PLENTY OF PARKING FOR GUESTS, CLOSE TO RESTAURANTS, ENTERTAINMENT AND FREEWAYS. PRIVATE MOTEL MANAGER QUARTERS WITH BEDROOM, BATH, LIVING ROOM, KITCHEN, DINING AREA, SECURED CHECK IN AREA, PRIVATE LAUNDRY AREA FOR MANAGERS, ATM MACHINE AND SOFT DRINK MACHINE, LOCATED RIGHT ON PACIFIC COAST HIGHWAY VERY HIGHLY VISIBLE LOCATION. MOTEL IS TURN KEY, LOCATED ON A LARGE LOT 11,000 SQ FT IDEAL FOR FUTURE DEVELOPMENT FOR HOUSING OR COMMERCIAL. OTHER MOTELS IN SIGNAL HILL HAVE BEEN SOLD AND DEVELOPED INTO HOUSING UNITS GREAT INVESTMENT OPPORTUNITY. 4 ROOMS HAVE 2 BEDROOMS WITH TWO BEDS, 4 ROOMS ARE KING SIZE BEDS REST ARE QUEEN SIZE

BUSINESS URL:

BUILDING DETAILS

FEATURES:  
 HEATING:  
 LAUNDRY: None  
 CLEARANCE:  
 INDUSTRIAL TYPE:

OFFICE CLASS:  
 ROOFING:  
 SECURITY:  
 CONSTRUCTION:  
 LOT: Corner Lot, Lot 10000-19999 Sqft

UTILITIES

ELECTRICITY:  
 AMPERAGE:  
 VOLTS:  
 UTILITIES: Sewer Connected  
 WATER: Public

BUSINESS DETAILS

OWNERSHIP:  
 DAYS / HOURS OPEN:  
 FULLTIME EMPLOYEES:  
 LEASE EXPIRES:  
 EQUIPMENT VALUE:

SPECIAL LICENSES:  
 PART TIME EMPLOYEES  
 ACTUAL RENT:  
 INVENTORY VALUE:

YEARS CURRENT OWNER:  
 HOURS OWNER WORKS:  
 LEASABLE SQFT:  
 MONTHLY NNN:  
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:  
 HIGH TECH FLEX SQFT:  
 RETAIL SQFT:  
 TOTAL SQFT:

INDUSTRIAL SQFT:  
 INDUSTRIAL MIN/MAX:  
 DIVISIBLE SQFT:  
 LAND \$/PER ACRE:

OFFICE SQFT:  
 OFFICE MIN/MAX:  
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:  
 UNCOVERED:

CARPORT:  
 PARKING RATIO:

LAND

LAND USE:

BUILDER NAME:

PARK NAME:

LOT SIZE DIM.:

TOPOGRAPHY:

ZONING:

SURVEY TYPE:

PHASE:

**TERMS**

LEASE RENEW OPTION?:

LISTING TERMS: **Cash, Cash to New Loan**

EXISTING LEASE TYPE:

INCLUSIONS:

EXCLUSIONS:

LEASE ASSIGNABLE?:

FINANCIAL RMKS:

CLOSE DATE:

MIN. DOWN AMOUNT:

OWNERSHIP TYPE:

**OWNER / TENANT**

OWNERS NAME: **NAUSH BROKER**

OWNER PHONE: **562-900-1891**

OWNER PAYS:

TENANT PAYS:

# of UNITS LEASED:

ANCHORS / CO-TENANTS:

MOVE-IN:

**FINANCIAL**

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

**ANNUAL EXPENSE INFORMATION**

EXPENSE YEAR:

REAL ESTATE TAX:

PERSONAL PROPERTY:

ACCOUNTING/LEGAL:

ADVERTISING:

INSURANCE:

ELECTRICITY:

WATER/SEWER:

TRASH:

PROFESSIONAL MANAGER:

RESIDENTIAL MANAGER:

MAINTENANCE:

SUPPLIES:

OTHER:

BUILDING EXPENSE:

RESERVES:

INVENTORY VALUE:

**ANNUAL OPERATING INFORMATION**

GROSS SCHEDULED RENTS:

VACANCY ALLOWANCE:

LAUNDRY:

OTHER:

EFFECTIVE GROSS:

TOTAL EXPENSE:

NET OPERATING INCOME:

**INVESTMENT INFORMATION**

ACCOUNTING: **Actual**

OPERATING EXPENSES:

GROSS OPERATING INCOME:

NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:

CAP RATE:

**TAXES**

TAX RATE:

TAX OTHER ASSESSMENT: • \$4,644 (Estimated)

TAX ANNUAL \$:

TAX YEAR:

**PHOTOS**