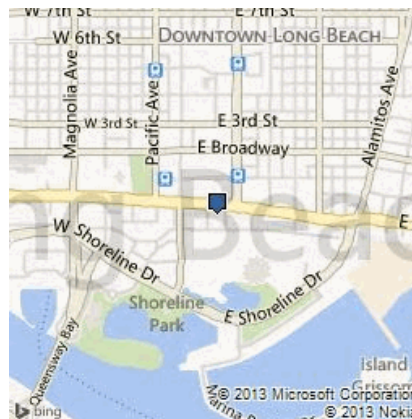


Status: **Active**
List Date: **12/05/2013**

ML#: **OC13242937**

List Price: **\$65,000,000**
Original List Price: **\$ 65,000,000**



APN:	7278007034	DOM:	0	CDOM:	0	# Units:	0
Area:	Downtown Area- Alamitos	County:	Los Angeles	Land:		# Buildings:	1
Map Book:		Sqft:	134,523	Lot Dim:		View:	
Yr Built:	1926/ASR	Ac/LSqft(S):	0.49/21,280 (A)	Poss:		Stories:	
Zone:		Structure Att?:	Attached	Rent Ctrl?:	No	Entry Loc:	Ground Level No
Sale Type:	Standard			Fence?(Y/N):			
Tenant Pays:							

Directions: **From I-710 heading South, left on W Ocean Blvd, pass S Pine Ave, building is on the right.**

Description: **Breakers Hotel is a landmark 14-story building on Ocean Avenue in downtown Long Beach. The building opened in 1926 as a luxury oceanfront resort hotel. The building has been renamed at various times the Hilton, the Wilton, and the Breakers International Hotel. It has had a history of ups and downs but now is prospering and operated as a high-end retirement home. The building has been designated as a Long Beach Historic Landmark.**

After a \$23 million earthquake retrofitting and restoring its 1920s-style Romanesque architecture, the building re-opened in November 1990 as a residence for senior citizens. As of October 1991, the Breakers had 38 residents with an average age of 84, paying rents starting at \$1,000 a month, including three meals a day, housekeeping and local transportation. The now very vibrant community is active and immersed in recreational and cultural activities.

In 1997, the Sky Room, originally developed by Conrad Hilton in 1938, was restored and re-opened by the property's new owner Bernard Rosenson. Mr. Rosenson restored the Art Deco look of the Sky Room and redesigned it to focus on its 360-degree view. The new Sky Room offered an "ultra-retro menu" and music by a swing and jazz band called the Sky Room Orchestra.

List Price Excludes: **From I-710 heading South, left on W Ocean Blvd, pass S Pine Ave, building is on the right.**

List Price Includes: **From I-710 heading South, left on W Ocean Blvd, pass S Pine Ave, building is on the right.**

Features

Fireplace:	Bath, Bonus Room, Den, Dining Room, Family Room, Game Room, Library, Living Room, Master Bedroom, Master Retreat, Outdoors, Patio	Roofing:	
Cooling:	Central, Zoned	Community Feat:	Sidewalks, Street Lighting
Heating:	Central Furnace, Zoned	Construction Mats:	
Laundry:	Area, Community, Dryer Included	Exterior Feat:	
Interior Feat:	Bar, Bathtub, Cathedral-Vaulted Ceilings	Fencing:	
Rooms:	Center Hall, Converted Bedroom	Lot Feat:	36-40 Units/Acre
Floor:	Wall-To-Wall Carpet	Foundation:	
Appliances:	Dishwasher, Electric Oven	Disclosures:	
Floor:	Wall-To-Wall Carpet	Structural Condition:	
Utilities:	Cable TV	Other Structures:	
Accessibility Feat:	Elevator	Security Feat:	
Pool:	None	Sewer/Septic:	Sewer Connected
Spa:		Water Source:	District/Public
View:		Window Feat:	
Common Wall:	2+ common walls	Parking:	Unassigned
Door Feat:		HOA:	
Style:		Direction Faces:	

© 2012 CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Financial Information

GSI: \$0	Gross Mlt:	Cap Rate:	Land\$/%: /
SI:	Net Oper Income: \$0	Operating Expense\$/%: \$0/	Improv\$/%: /
GOI:	Loan Payment:	Vacancy Allowance\$/%: /	Prsn Prop\$/%: /

Unit Information

	# of Units	# of Bdr:	# of Baths:	Furnished?:	Actual Rent:	Total Rent:	Pro Forma:	Number of Units With:
1.	0	0	0.00	Furnished	\$0	\$0	\$0	Sprte Elctrc Mtrs: 0
2.								Gas Meters: 0
3.								Water Meters: 0
4.								Carpet:
5.								Dishwasher:
6.								Disposal:
7.								Drapes:
8.								Patio:
9.								Ranges:
10.								Refrigerator:
11.								Wall AC:
12.								
13.								

#Leased:

Total:

Approx Unit Sizes:

Other Inc #1:

Studio SqFt:

Other Inc #2:

1 Bdr SqFt:

Gar Inc.:

2 Bdr SqFt:

Other Exp:

3 Bdr SqFt:

Gar: @

LaunInc:

Monthly GSI: **\$0**

LaunEqp:

Projected Rent:

Annual Operating Expense

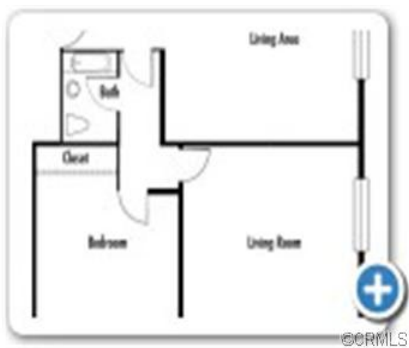
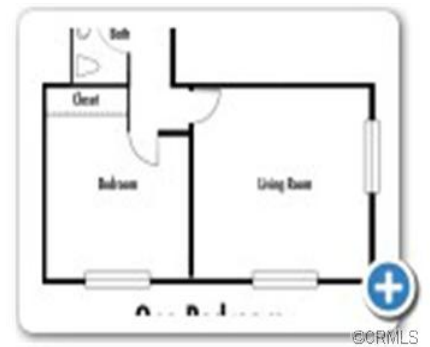
New Tax: \$0	Water/Swr: \$0	Pest Control:	Prof Mgt:
Insurance: \$0	Trash: \$0	Licenses:	Furn Rep:
Work Comp:	Supplies:	Gardener:	Security:
Gas: 0	Cable TV:	Pool:	Oth Exp Amt:
Electric: 0	Maintenance: /	Manager:	Total: \$0

Parking Information

Garage Spaces: 0	Parking Spaces: 0	Carport Spaces:	Total Parking: Spaces: 0
Parking: Unassigned			

Property Photos





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