

LIST PRICE: **\$975,000**

A large, snow-covered chalet with a prominent gabled roof and a central staircase leading up to the entrance, surrounded by snow-laden trees and a bright, cloudy sky.

OF UNITS TOTAL: **4**
SQFT(src): **1,870**
PRICE PER SQFT: **\$521.39**
LOT(src): **3,937/0.0904 (A)**
LEVELS: **Two**
YEAR BLT(src): **2003 (ASR)**
DOM / CDOM: **0/61**
SLC: **Standard**
TOTAL OP. EXP: **\$0.00**
NET OP. INCOME: **\$0**
PARCEL #: **0309103040000**
LISTING ID: **NP24135468**

Location, Location and Location! This 4-plex suite hotel with great guest reviews (99.5% positive under prior Lindberg Suites brand) is one of the best located lodging facilities in the very heart of Big Bear Lake Village whose strong cash flows used to rival a big hotel. It is within walking distance to the Village with access to all the fine dining, cinema, bowling alley and fun zone for the kids. Only 4 minutes' drive to the skiing resort at Snow Summit, 2 minutes' drive to Big Bear Marina, and 3 minutes' drive to Alpine Slide at Magic Mountain. Guests are greeted to the property by a separately located 24-hour front desk. This is most visitors' favorite part of Big Bear Lake, according to independent reviews. Couples in particular love the convenient location for a romantic mountain getaway. This 4-plex has consistently generated more revenue than other nearby larger 10- to 20-room motels. The guest suites are designed with a modern Euro chic image after a complete renovation since the owner took over 5 years ago. It enjoys one of the best online reviews. There is free WiFi access and free parking are available right on site. Each guest room comes with a spa bath, a cable flat-screen TV with a DVD player, a microwave, and a refrigerator. The private bathrooms are equipped with a hairdryer and free toiletries. Big Bear Lake is the vacation mecca for Southern California local residents and out-of-town visitors. The lake in Big Bear Lake is eight miles long and approximately one mile across at its widest point. It has about 23 miles of shoreline and is located at an elevation of 6,743.20 feet. To the millions of tourists who visit this forested paradise every year, Big Bear Lake offers world-class snowboarding, skiing, sledding, hiking, nature walks, mountain biking, boating, fishing, kayaking, sailing, water-skiing, wake-boarding, parasailing, golfing, shopping and entertainment for the whole family young and old who come to play in the snow.

INCLUSIONS:

CONCESSIONS IN PRICE:
LIST \$ ORIG: **\$975,000**
SUB TYPE: **QUAD/D**
CMN WALLS: **No Common Walls**
PARKING: **Gravel**
OF BUILDINGS TOTAL: **1**
RENT CONTROL?: **No**
PROPERTY ATTACHED?: **No**

SELLER WILL CONSIDER
CONCESSIONS IN OFFER: **No**
ROOM TYPE:
UTILITIES:
ELECTRIC:
WATER: **Public**

COOLING: **None**
HEATING: **Central**
VIEW:
WATERFRONT:
LAUNDRY: **None**
PROBATE AUTHORITY:

INCOME

GROSS SCHEDULE INCOME: \$0
VACANCY ALLOWANCE \$/ %: /
GROSS OPERATING INCOME:
NET OPERATING INCOME: \$0
OPERATING EXPENSE \$/ %: \$0/
LAND DOLLAR VALUE \$/ %: /

GROSS SPENDABLE INCOME:
LOAN PAYMENT(ANNUAL):
GROSS MULTIPLIER:
CAP RATE:
IMPROVEMENTS TOTAL \$/ %: /
PERSONAL PROPERTY \$/ %: /

OF RENTED GARAGES:
GARAGE RENTAL RATE:
GARAGES RENTAL INCOME:
LAUNDRY INCOME:
LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
OTHER INCOME 2:
OTHER INC. DESCRIPTION:

TOTAL OPERATING EXPENSE: \$0
ELECTRIC: \$0
GAS: \$0
LICENSES:
NEW TAXES:

FURNITURE REPLACEMENT:
TRASH: \$0
CABLE TV:
GARDENER:
INSURANCE: \$0

MAINTENANCE:
WORKMAN'S COMP:
PROFESSIONAL MANAGEMENT:
WATER/SEWER: \$0

OTHER EXPENSE:
OTHER EXPENSE DESCRIPTION:

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	4	4	0	0	Furnished	\$0	\$0	\$0	0 GAS METERS: 0 WATER METERS: 0

INTERIOR

INTERIOR: ACCESSIBILITY:	APPLIANCES: FLOORING:	ENTRY/LEVEL: 1/1 FIREPLACE: None	SQFT STUDIO AVG: SQFT 1 BED AVG: SQFT 2 BED AVG: SQFT 3 BED AVG:
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EXTERIOR

EXTERIOR: DIRECTION FACES:	SECURITY: SEWER: Public Sewer	LOT: 0-1 Unit/Acre POOL: None	FENCING: SPA:
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BUILDING

BUILDER NAME: BUILDER MODEL:	ARCH STYLE: DOORS: WINDOWS:	ROOF: FOUNDATION DTLS: PROP CONDITION:	CONSTR MTRLS: OTHER STRUCTURES: NEW CONSTRUCTION YN: No
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GARAGE AND PARKING

UNCOVERED SPACES:	PARKING TOTAL: 0	GARAGE SPACES: 0	CARPORT SPACES:
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GREEN

GREEN ENERGY GEN: WALKSCORE:	GREEN ENERGY EFF:	GREEN SUSTAIN:	GREEN WTR CONSERV:
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POWER PRODUCTION

POWER PRODUCTION: No	GREEN VERIFICATION: No
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COMMUNITY

HOA DUES 1: \$0 HOA DUES 2: HOA DUES 3: COMMUNITY: Fishing, Park, Watersports, Suburban, Valley HOA MANAGEMENT NAME: HOA MANAGEMENT NAME 2: HOA MANAGEMENT NAME 3:	HOA 1 NAME: HOA 2 NAME: HOA 3 NAME:	HOA PHONE 1: HOA PHONE 2: HOA PHONE 3:	HOA AMENITIES: STORIES TOTAL: 2
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LAND

LAND LEASE?: No COMMON INTEREST: None LAND LEASE AMOUNT: LAND LEASE AMT FREQ:	ELEVATION: ASSESSMENTS: PARCEL #: 0309103040000 ADDITIONAL PARCEL(s): No	TAX LOT: 179 LOT SIZE DIM:	TAX BLOCK: TAX TRACT #: 1841 ZONING:
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LISTING

BAC: 2% BAC REMARKS: DUAL/VARL. RATE?: No CURRENT FINANCING: POSSESSION: FINANCIAL INFO AS OF: CONTINGENCY LIST:	LIST TERMS: Cash, Conventional, Submit LIST AGRM: Exclusive Right To Sell LIST SERVICE: Full Service AD NUMBER: DISCLOSURES: INTERNET, AVM?/COMM?: Yes/Yes INTERNET?/ADDRESS?: Yes/Yes NEIGHBORHOOD MARKET REPORT YN?: Yes
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DATES

LIST CONTRACT DATE: 07/02/24 START SHOWING DATE: ON MARKET DATE: 07/02/24 PRICE CHG TIMESTAMP: STATUS CHG TIMESTAMP: 07/02/24 MOD TIMESTAMP: 07/02/24 EXPIRED DATE: 01/02/25 PURCH CONTRACT DATE: ENDING DATE:

CONTINGENCY:
PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent SHOW CONTACT NAME: Ralph Liu SHOW CONTACT PHONE: 9493719139 SHOWING INSTRUCTIONS: Call or text agent. DRIVING DIRECTIONS: From Big Bear Village heading East on Big Bear Blvd, it will be on the right after Main St.	LOCK BOX LOCATION: LOCK BOX DESCRIPTION: 	OWNER'S NAME:  Schedule a Showing
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AGENT / OFFICE

LA: (NP41804) Ralph Liu CoLA: LO: (NP5054) InvestorsAlly Realty LO PHONE: 888-388-5432 CoLO: CoLO PHONE:	LA State License: 01342940 CoLA State License: LO State License: 01523183 LO FAX: 888-315-3831 CoLO State License: CoLO FAX: Offers Email: investorsally@gmail.com
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CONTACT PRIORIT

1.LA CELL: 949-371-9139 2.LA DIRECT: 949-371-9139 3.LA FAX: 888-315-3831 4.LA EMAIL: investorsally@gmail.com



