

Leo S Nordine

RIN Active

**Residential Income**  
10024 S SAN PEDRO ST

Tue, Jan 26, 2010 10:25 AM  
 Los Angeles (City) (LA)

Price \$ 242,900

Ref: 1



CLW-09416927 [Media: 10](#) Los Angeles County (LA) APNO 6063003044  
 Have Area Metropolitan South (C37)  
 Entry Location  
 Style Traditional  
 XSTS Aerial Map

Price/Unit \$  
 Cap Rate %

Features **Garbage Disposal, Other Parking, No Pool**  
 Terms **Cash To New Loan** Gr Schd Inc \$  
 List Type **Exclusive Right To Sell or Lease/Full Service** TG **704D4**  
 Zip 90003- Loans Units 2  
 Gross Equity  
 Poss

View

Remarks **Bank owned. Sold for \$575K in 07. No rent control! Built 2006. Both vacant! Large sharp duplex: 2 story townhouse style units, good floorplan, nice kitchens and baths, mirrored closets, separate meters, 2 car garage + tons of gated off street parking, completely gated street to alley lot.**  
 Directions **Century Blvd**

Financial Analysis (ANNUAL)	
Gross Sched Income	\$
Vacancy Allow	100% \$
Actual Annual Vacancy	\$
Gross Oper Income	\$ 0
Actual Gross Annual Income	\$
Operating Exp	% \$
Net Oper Income	\$ 0
Loan Payment	\$
Gross Spend Income	\$
Cap Rate	%
Gross Multiplier	0 X Gross
Tax Area	Water Tax Rate
Tax Rate Yr	
Land	\$ %
Imprvmnts	% \$
Per Prop	% \$
Legal: Zoning	LARD2
LtSqft	3020/Assessor
Lot#	Lot Size
Blk#	#Bdgs
Tract #	1
Yr Blt	2006

Financial Info As Of								
No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	3	2		0		New Tax	\$	Lender
1	2	2		0		Ins	\$	Assumable
						Wrk Comp	\$	@ \$
						Gas	\$	Lender
						Electric	\$	Assumable
						Water/Sw	\$	Fee
						Trash	\$	
						Supplies	\$	
						Cable TV	\$	
						Mnt	\$ %	
						Pest Ctl	\$	
						Licenses	\$	
						Gardener	\$	
						Pool	\$	
						Manager	\$	
						Prof Mgt	\$	
						Furn Rep	\$	
						Other:	\$	
						Advertising	\$	
						Elevator	\$	
						Taxes	\$	
						Total Assessed Value	\$	
						Security	\$	
						Total	\$ 0	

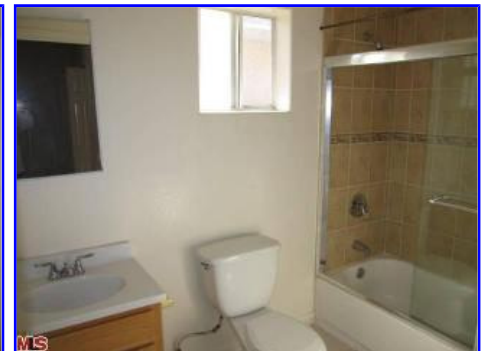
Additional Property Features			
Stry	Swr	Cent A/C	#Wall A/C
#Cpts	#Rnges	#Refrg	#Displs
Wtr Htrs	Water District	Alley	Distance to Beach (miles)
Pool <b>No Pool</b>	Spa	Sauna	#D/W
Cnst		Firs	
ADA Compliant	Exterior Construction		Roof Composition
Kitchen Desc	Disability Access		Heat
Structures, Other			

Exterior/Structural Information	
Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity	
LP/SqFt \$0.00	Current Price \$242,900
Orig Price \$ 242,900	Prev Price \$

Contact Information		
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MLS#: CLW-09416927 - 10024 SAN PEDRO



If a listing displays "Short Sale/Subj to Lender Approval" then that listing has been identified by the seller and the listing broker as a "short sale". This means that, at the listed price, the proceeds from the sale may not be adequate to pay all liens and costs of sale. Any offer made that does not fully cover the existing amount(s) owed to the lienholder(s) plus the costs of sale could be subject to lienholder approval, which approval may be exercised at the sole and exclusive discretion of the lienholder(s). The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. © Copyright, SoCalMLS®, Copyright, CRISNet Regional MLS®, Copyright, CARETS® CARETS