

Leo S Nordine

RIN Active

Residential Income  
10222 WOODWORTH Ave

Fri, Jun 19, 2009 10:27 AM  
Inglewood (ING)

Price \$ 439,000\*

Ref: 1



CLW-09365851 [Media: 11](#) Los Angeles County (LA) APNO 4030007034  
 Have Area South Inglewood (102)  
 Entry Location  
 Style  
 XSTS Aerial Map

Price/Unit \$  
Cap Rate %

Features **Garbage Disposal, Floor Furnace, Carport**  
 Terms **Cash To New Loan**  
 List Type **Exclusive Right To Sell or Lease/Full Service**  
 Zip 90303-

Gr Schd Inc \$  
 TG **703F5**  
 Units 6

View

Remarks **REO. Huge 2 story stucco 6 plex on quiet street, all empty!!! 4474 sqft, on 53x128 lot. No rent control in Inglewood. Completely gated, 6 gated carports, separate meters. New paint, carpet, etc. Legal 4 units converted to 6. May be able to get conventional financing.**  
 Directions **W. of Crenshaw, S. of Century**

Financial Analysis (ANNUAL)		Water Tax Rate	
Gross Sched Income	\$	Tax Area	
Vacancy Allow	100% \$	Tax Rate Yr	
Actual Annual Vacancy	\$		
Gross Oper Income	\$ 0	Land	\$ %
Actual Gross Annual Income	\$		
Operating Exp	% \$	Imprvmnts	% \$
Net Oper Income	\$ 0	Per Prop	\$ %
Loan Payment	\$		
Gross Spend Income	\$	Legal:	Lot#
Cap Rate	%	Zoning	Lot Size
Gross Multiplier	0 X Gross	LTsqft	#Bdgs
			Blk#
			Tract #
			Yr Blt
			1956

Financial Info As Of		Legal:		Lot#		Blk#		Tract #	
No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo	
4	1	1		0.0		New Tax	\$	Lender	
2	2	1		0.0		Ins	\$	Assumable	Fee
						Wrk Comp	\$	@ \$	/Mo
						Gas	\$	Lender	Fee
						Electric	\$	Assumable	
						Water/Sw	\$		
						Trash	\$		
						Supplies	\$	# Sep Mt:	Water
						Cable TV	\$	Approx Total SqFt:	Gas
						Mnt	\$ %	4474	Elec
						Pest Ctl	\$	App Avg Apt SqFt:	1BR/
						Licenses	\$	2BR/	Tot Bld Sqft
						Gardener	\$	3BR/	Assessor
						Pool	\$	SubArea/Tract	Name
#Leased				Tot		Manager	\$	Land	/Mo
Other Income						Prof Mgt	\$	Zones: Spc Std	Cstl
						Furn Rep	\$	Land	Bldg Permit
Garage, # cars	@	\$		\$		Other:	\$	Lse \$	#Caprt
Laund Eqmt \$						Advertising	\$	Garage, # cars	Rec Room
Monthly GSI \$						Elevator	\$	# Uncovered Spcs 6	Elec Yes
Actual Annual Gross Rent \$						Security	\$	Tenant Pays	Water
Tax Year				Total Property Tax		Total	\$ 0	Private Transfer	Trash
								Rent Control	
								Special Conditions	
								Taxes	
								Total Assessed Value	
								REO/Lender-Owned	

Additional Property Features		Exterior/Structural Information	
Stry	#Cpts	Swr	Cent A/C
Wtr Htrs	#Drap	#Rnges	#Refrg
Pool	Wtr Htr Desc	Water District	Alley
Cnst	Htd	Spa	Sauna
ADA Compliant		Exterior Construction	Firs
Kitchen Desc		Disability Access	Roof Composition
Structures, Other			Heat Floor Furnace

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

Contact Information	
<b>This Report was created by:</b>	
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Listing Activity	
LP/SqFt \$0.00	Orig Price \$ 459,000
	Prev Price \$
	Current Price \$439,000

MLS#: CLW-09365851 - 10222 WOODWORTH



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**