

Leo Nordine

SFR Detached

RES Active

Residential  
11442 Albers St

Wed, May 5, 2010 10:29 AM

Ref: 1

North Hollywood (NHO)

Price \$279,900



East South SFV (ES)  
Los Angeles County (LA)

Zip 91601-2603  
XSTS W. of Tujunga Ave, S. of Burbank Blvd

TGNO 562J2  
Aerial Map

**R1003070** [Media: 11](#) Builder Tract **Bank owned (OTHR)**  
 Bed 3 Model **REO (0)**  
 Baths 2 Style **Traditional** Stories **One Level** Floor  
 View **No View** HOA Dues \$ **0 +** Land Lse/Yr \$  
 ASqFt **1,321 Assessor** YrBlt **1916 Assessor** Land Fee  
 ALotSize **7,335 Assessor** Dim **53x138** Acres **0.17 Assessor**  
 Prkng **Garage Detached**  
 Garage, # cars Rem # Uncovered Spaces Cprt # Garages RV Range \$:  
**2 D** **2** **Acc** **No**

Bank owned. Sold for 560K in '07. Classic Craftsman on 53x138 R4 lot. Prior owner had approved plans for 8 unit apt. Directions W. of Tujunga Ave, S. of Burbank Blvd

Rooms

Bedrooms Living Rm **Living Room**  
 Kitchen Dining **Dining Ell**  
 Total Baths 2 Full Baths 2 3/4 Baths 0 1/2 Baths 0 1/4 Baths 0  
 Baths Desc  
 Other

Amenities

Pool **No Pool** Spa **No Spa** TV  
 Appliances Water Heater  
 High or Mid-Rise Amenities Security Firepl  
 Other

Interior/Exterior/Structural

Heating **Wall Gas** Cooling **No Air Conditioning** Floors **Ceramic Tile, Hardwood**  
 Disability Access **None**  
 Roof **Composition/Shingle** Entry Location **Ground Level - no steps** Common Walls  
 Cond Plumbing Exterior Construction **Stucco** Patio  
 Sprinklers Doors/Windows

Lot/Community/Association

APNO [2350-009-024](#) Zoning **REO** Lot/Block/Tract **16//1455**  
 Lot Legal City Inspection Required **No** Mello Roos **No**  
 Sewer **In, Connected & Paid** Water **District/Public** Water District Yard  
 HS Dist **ABC Unified School District** Elemen **Call** Junior **School** High Sch **District**  
 Amenities  
 Units HOA-1 \$ **0** HOA1 Fees Frequency HOA-2 \$ **0** HOA2 Fees Frequency Builder's Name **REO**  
 Other Association Fees HOA Phone Total HOA Dues  
 Land **Fee** Land Lse/Yr \$ Distance to Beach (miles) Total HOA Dues Frequency **Monthly**

Financial Information

Terms **Cash To New Loan**  
 Private Transfer Taxes **No** Special Conditions **REO/Lender-Owned**  
 Tax Year **2009** Total Property Tax **\$6,088** Total Assessed Value **\$485,300**

Showing Instructions

Instr **Go Direct** Occupant **Vacant / Vacant** Phone to Show **310 379-8800**  
 Comp **3%** Occupant Phone **310 379-8800** Consider Lease **No** Possession **Close of Escrow**  
 Addl Comp Dual/Var **No**  
 LockBox **Front Door, Combo-See Remarks** List Type **Exclusive Right To Sell or Lease/Full Service** Gate Code Misc

List Office/Agent Info

List Office **Leo Nordine Realtors (RLNR)** Office **310-379-8800** OfcFax **310-379-3471** AgtFax **310-379-5220** Res **LA Direct 310-379-8800**  
 List Agent **Leo Nordine (rnordleo)** DRE# [00961679](#) Pager Cell Primary **310-379-8800** LA Toll Free  
 Agt E-Mail **Yes** Agt WSite [www.nordine.com](#) Co List Office Co/LA OfcFax

Priv Rmks **COMBO 1144. Please submit offers & follow-up emails to offers@nordine.com. Include with your offer: 1) Property address & buyers' name in the subject line, 2) Pre-qual/approval from direct lender w/PROOF OF FUNDS in Buyers name & all Buyers FICO scores, 3) EMD check. Offers without FICO s, EMD, & Pre-approval letter will not be submitted. Sold 'AS-IS'. Conventional offers w/ less than 10% down AND FICO under 720 will not be responded to. The banks take about 3 days to respond.**

Price Excl  
 Price Includes  
 Occupant **Vacant** Occupant Name **Vacant** Occupant Phone **310 379-8800** Show Phone **310 379-8800**  
 List Agent Contact Priority: **Preferred Phone, Toll Free Phone, Direct Phone, Mobile Phone, E-mail, Office Phone**  
 Recip Listing **No**

Listing Activity

List Date **5/4/2010** Date Added **5/4/2010** Tran Date **5/5/2010** DOM **1** Exp Date **5/1/2011** LP/SqFt **\$211.88**  
 Org Price \$ **279,900** Prev Price \$ Cur List Prc **\$279,900** CDOM **1** Off Market Comp **3%**

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