

Leo S Nordine

RIN

Active

Residential Income
11513 RAMONA Ave

Fri, Mar 5, 2010 09:53 AM
Hawthorne (HAWT)

Price \$ 699,000

Ref: 1



MRM-W10008022 [Media: 4](#) Los Angeles County (LA) APNO 4044007018
 Have OWC1 Area North Hawthorne (108)
 Entry Location
 Style
 XSTS E of Inglewood, S of Imperial Aerial Map

Price/Unit \$
Cap Rate %

Loans
Gross Equity 699,000
Poss

Gr Schd Inc \$ 55,500
TG 703C7
Units 4

View River View

Remarks OWC 1st TD: 15% down, 6% fixed 30 years. No banks! Sharp gargantuan 4plex:1700 sq. ft 3 bed 2 bath owner unit with fireplace and three 2 beds, over 1100 sq. ft each. 5008 total sq. ft. Newer roof, copper pipes, separate meters. 2 garages, 2 carports and 4 spaces. 40 x 139 street to alley lot. Nice quiet residential street West of Hawthorne Blvd., with single family residences on either side of it. Upside in rents, and no rent control. Good rental area 5 minutes to LAX and El Segundo. Nothing else like it!

Directions E. of Inglewood Ave, S. of Imperial

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 55,500	Tax Area		Water	
Vacancy Allow	% \$	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$				
Gross Oper Income	\$ 55,500	Land	\$ %		
Actual Gross Annual Income	\$				
Operating Exp	% \$ 0	Imprvmnts	% \$		
Net Oper Income	\$ 0	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot# 0	Blk#
Cap Rate	%	Zoning	HAR3YY	Lot Size	40x129
Gross Multiplier	X Gross	LtSqft	5540/Assessor	#Bdgs	1
				Yr Blt	1963
				Tract #	0

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp		@ \$	/Mo
1	3	2		1400		New Tax	\$	Lender	
2	2	1		1100		Ins	\$	Assumable	Fee
3	2	1		1150		Wrk Comp	\$	@ \$	/Mo
4	2	1		975		Gas	\$	Lender	
						Electric	\$	Assumable	Fee
						Water/Sw	\$		
						Trash	\$		
						Supplies	\$	# Sep Mt:	Water 1 Gas 4 Elec 4
						Cable TV	\$	Approx Total SqFt:	
						Mnt	\$ %	App Avg Apt SqFt:	Studio / 1BR/
						Pest Ctl	\$	2BR/ 3BR/	Approx. Tot Sqft
						Licenses	\$	SubArea/Tract 993	Name
						Gardener	\$	Land Fee	/Mo
						Pool	\$	Lse \$	YrExp
#Leased				Tot		Manager	\$	Zones: Spc Std	Fid
Other Income						Prof Mgt	\$	Adds, Alts, Repairs?	Bldg Permit
						Furn Rep	\$	Tot Prkg	#Caprt 0
Garage, # cars 4	@	\$		\$		Other:	\$	# Uncovered Spcs	#Patio 2
Laund Eqmt \$						Advertising	\$	Tenant Pays	Gas
Monthly GSI \$ 0						Elevator	\$	Rent Control	Cable TV
Actual Annual Gross Rent \$								Private Transfer	Water Heater
Tax Year				Total Property Tax	\$			Taxes	Special Conditions
					Security	\$		Total Assessed Value	\$
					Total	\$ 0			

Additional Property Features

Stry		Swr		Cent A/C		#Wall A/C 0	
#Cpts 4	#Drap 4	#Rnges 4		#Refrg 4		#Displs 4	#D/W 4
Wtr Htrs	Wtr Htr Desc	Water District		Alley	Paved	Distance to Beach (miles)	
Pool	Htd	Spa		Sauna			
Cnst				Firs	Roof Composition	Heat	
ADA Compliant		Exterior Construction					
Kitchen Desc		Disability Access					
Structures, Other							

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity

LP/SqFt \$139.58	Orig Price \$ 699,000	Prev Price \$	Current Price \$699,000
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Contact Information

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MLS#: MRM-W10008022 - 11513 RAMONA



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