

Leo S Nordine

RIN Active Residential Income
1252 W MARTIN LUTHER KING JR

Fri, Mar 5, 2010 09:54 AM
 Los Angeles (City) (LA)

Ref: 1

Price \$ 395,000



CLW-10426415 [Media: 14](#) Los Angeles County (LA) APNO **5020016015**
 Have Area **Los Angeles Southwest (C34)**
 Entry Location
 Style **Craftsman**
 XSTS [Aerial Map](#)
 Features **Garbage Disposal, Other Parking, As Is**
 Terms **Cash To New Loan, FHA Loan** Gr Schd Inc \$
 List Type **Exclusive Agency/MLS Entry Only** TG [674A2](#)
 Zip **90037-** Loans Units **3**
 Gross Equity Poss

Price/Unit \$
 Cap Rate %

View

Remarks **Sold for 530k in '06. Total remodel. Craftsman SFR + duplex, all vacant, 3151sq.ft, 8 beds, 4 baths, raised foundations, bright kitchens & baths, granite counters, copper plumbing, newer windows, jacuzzi tub, new paint, carpet & floors, covered porch, completely wrought iron gated 50x128 corner lot. FHA OK! Subject to cancellation of prior escrow. JExcellent rental area 3-6 blocks to Coliseum and USC.**

Directions **Cross Streets: S of Exposition, E of Normandie**

Financial Analysis (ANNUAL)

Gross Sched Income	\$	Tax Area		Water	
Vacancy Allow	100% \$	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$				
Gross Oper Income	\$ 0	Land	\$ 384,948 %		
Actual Gross Annual Income	\$				
Operating Exp	% \$	Imprvmnts	% \$ 166,464		
Net Oper Income	\$ 0	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot#	Blk#
Cap Rate	%	Zoning	LAR3	Lot Size	50x128
Gross Multiplier	0 X Gross	LTSqft	6403/Assessor	#Bdgs	2
				Tract #	1925

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp		@ \$	/Mo
1	4	2		0		New Tax	\$	Lender	
2	3	1		0		Ins	\$	Assumable	Fee
3	1	1		0		Wrk Comp	\$	@ \$	/Mo
						Gas	\$	Lender	
						Electric	\$	Assumable	Fee
						Water/Sw	\$		
						Trash	\$		
						Supplies	\$	# Sep Mt:	Water
						Cable TV	\$	Approx Total SqFt:	Gas
						Mnt	\$ %	App Avg Apt SqFt:	Elec
						Pest Ctl	\$	Tot Prkg 2	1BR/
						Licenses	\$	2BR/	3BR/
						Gardener	\$	3BR/	Approx. Tot Sqft
						Pool	\$	SubArea/Tract	3,151
						Manager	\$	Land	Name
						Prof Mgt	\$	Zones: Spc Std	/Mo
						Furn Rep	\$	Fld	Cstl
						Other:	\$	Adds, Alts, Repairs?	Bldg Permit
						Advertising	\$	Tot Prkg 2	#Caprt
						Elevator	\$	# Uncovered Spcs 2	Rec Room
							\$	Tenant Pays	Gas Yes
							\$	Rent Control	Elec Yes
							\$	Private Transfer	Water Heater
							\$	Taxes	Trash
							\$	Special Conditions	
							\$	Total Assessed Value	

Additional Property Features

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

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity

LP/SqFt \$0.00	Orig Price \$ 395,000	Prev Price \$	Current Price \$395,000
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Contact Information

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MLS#: CLW-10426415 - 1252 MARTIN LUTHER KING JR





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