

Leo S Nordine

RIN

Active

Residential Income
126 W 77TH St

Los Angeles (City) (LA)

Wed, Nov 4, 2009 11:01 AM

Price \$ 99,900

Ref: 1



CLW-09409097 [Media: 9](#) Los Angeles County (LA) APNO 6022007012
 Have Area Metropolitan South (C37)
 Entry Location Ground Level w/steps
 Style Traditional
 XSTS E OF MAIN, S OF FLORENCE Aerial Map

Features Garbage Disposal, Frame & Stucco, Floor Furnace, Garage Detached, No Pool, Updated/Remodeled
 Terms Cash To New Loan Gr Schd Inc \$
 List Type Exclusive Right To Sell or Lease/Full Service TG 704C1
 Zip 90003- Loans Units 2
 Gross Equity Poss

Price/Unit \$
Cap Rate %

View

Remarks Bank owned 1152 sq ft duplex, both vacant, gated yard, detached 2 car garage, raised foundation. Separate gas & electric meters, 30x120 lot, good quiet street.
 Directions E of Main, S of Florence

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	\$ %		
Actual Gross Annual Income	\$				
Operating Exp	% \$	Imprvmnts	% \$		
Net Oper Income	\$ 0	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot#	Blk#
Cap Rate	%	Zoning	LAR1	Lot Size	30x120
Gross Multiplier	0 X Gross	LtSqt	3615/Assessor	#Bdgs	2
				Yr Blt	1938

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp		@ \$	/Mo
1	1	1		0		New Tax	\$	Lender	
1	1	1		0		Ins	\$	Assumable	Fee
						Wrk Comp	\$	@ \$	/Mo
						Gas	\$	Lender	
						Electric	\$	Assumable	Fee
						Water/Sw	\$		
						Trash	\$		
						Supplies	\$	# Sep Mt:	Water Gas Elec
						Cable TV	\$	Approx Total SqFt:	1152
						Mnt	\$ %	App Avg Apt SqFt:	Studio / 1BR/
						Pest Ctl	\$	2BR/ 3BR/	Tot Bld Sqft
						Licenses	\$	SubArea/Tract	Name
						Gardener	\$	Land Fee	/Mo
						Pool	\$	Zones: Spc Std	Cstl
#Leased				Tot		Manager	\$	Adds, Alts, Repairs?	Bldg Permit
Other Income						Prof Mgt	\$	Tot Prkg 4	#Caprt
Garage, # cars	@	\$		\$		Furn Rep	\$	# Uncovered Spcs 4	#Patio
Laund Eqmt \$						Other:	\$	Tenant Pays	Gas Yes
Monthly GSI \$						Advertising	\$	Rent Control	Cable TV
Actual Annual Gross Rent \$						Elevator	\$	Private Transfer	Special Conditions
Tax Year				Total Property Tax		Security	\$	Taxes	REO/Lender-Owned
						Total	\$ 0	Total Assessed Value	

Additional Property Features

Sty	#Cpts	#Drap	Swr	Cent A/C	#Wall A/C
Wtr Htrs	Wtr Htr Desc	#Rnges	#Refrg	#Displs	#D/W
Pool No Pool	Htd	Water District	Alley	Distance to Beach (miles)	
Cnst Frame & Stucco		Spa	Sauna	Roof Composition	Heat Floor Furnace
ADA Compliant		Exterior Construction Stucco/Brick	Frls		
Kitchen Desc		Disability Access			
Structures, Other					

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity

LP/SqFt \$0.00	Orig Price \$ 99,900	Prev Price \$	Current Price \$99,900
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Contact Information

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MLS#: CLW-09409097 - 126 77TH



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