

**Nordine Realtors**  
 2629 Manhattan Avenue #290  
 Hermosa Beach, CA 90254  
 310-379-8800 Fax 310-379-5220 Fax On Demand 310-937-4742

**STATUS:** [Pending](#)

**ADDRESS:** [1325 S MANSFIELD AVE, LOS ANGELES, CA 90019](#)

**LP:** [\\$599,900](#)



[Add'l Photos](#)

[Larger Map](#) [Aerial Map](#) [Plat Map](#)

**RESIDENTIAL INCOME**

<b>APN:</b> <a href="#">5070-003-005</a>	<b>DOM:</b> 0	<b>AREA:</b> (19) Beverly Center-Miracle Mile	<b>MLS#:</b> 09-347313	<b>LD:</b> 02/10/2009
<b>NUM UNITS:</b> 2	<b>ADP:</b> No	<b>STYLE:</b> Spanish	<b>MAP:</b> <a href="#">633/D4</a>	<b>SP:</b>
<b>APX SF:</b> 3,087/AS	<b>APX LSZ:</b> 6,882/AS	<b>POOL:</b> No	<b>CVD PKG:</b> 3	<b>SD:</b>
<b>YB:</b> 1937	<b>APX LDM:</b> 50x138/AS	<b>GRM:</b> 0.00	<b>TRASH:</b>	<b>NUM PKG:</b> 6
<b>RC:</b> 100	<b>GI:</b> \$0	<b>CAP:</b>	<b>SCHED/ACT:</b> Actual	<b>WATER:</b>
<b>CONST:</b> stucco	<b>GOI:</b> 0	<b>INS:</b>	<b>TAXES:</b>	<b>VAC:</b> 50%
<b>NUM STO:</b> 2	<b>AOE:</b>	<b>ELEC:</b>	<b>GRDN:</b>	<b>MGMNT:</b>
<b>ZONE:</b> LARD2	<b>ATE:</b> \$0	<b>GAS:</b>	<b>MAINT:</b>	<b>POOL EXP:</b>
<b>ASSED IMP VAL:</b>	<b>NOI:</b> \$0		<b>MGR:</b>	<b>ELEV:</b>
	<b>ASSED TOT VAL:</b>		<b>ASSED LND VAL:</b>	<b>LT:</b> ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	2	1.00	No	\$2,200
Unit 2	1	2	1.00	No	\$0

**DIRECTIONS:** W of La Brea, N of Pico

**REMARKS:** Bank owned. Sold for \$695K way back in 2003. Borrower owed \$750K. Updated Classic Spanish duplex on tree lined street N of Pico. Upper unit will be delivered unoccupied. Great curb, remodeled kitchens and baths, xInt floorplans, views from upper unit, refinished hardwood floors, formal dining rooms + breakfast areas, copper plumbing, updated electrical, dual pane windows, etc. [Private Remarks](#)

[Report a Violation](#)

<b>AIR:</b> None	<b>HEAT:</b> Gravity
<b>ROOF:</b> Tile	<b>FIN:</b> Cash To New Loan
<b>WATERFRONT:</b> None	<b>DISC:</b> Lender Owned/REO
<b>SEWER:</b> In Street,On Site	<b>TYPE:</b> REO duplex
<b>EQUIP:</b> Built-Ins,Dishwasher,Garbage Disposal,Hood Fan,Cable	<b>TENANT PAYS:</b> Electric,Gas
<b>OWNER PAYS:</b> Water	<b>OCC/SHOW:</b> Tenant
<b>SPA:</b> None	

<b>LP:</b> \$599,900	<b>DOM:</b> 0	<b>SP:</b>	<b>SSP:</b>	<b>OLP:</b> \$599,900
<b>LD:</b> 02/10/2009	<b>CD:</b> 02/10/2009	<b>SD:</b>	<b>WD:</b>	

<b>LA1:</b> <a href="#">Leo Nordine</a>	<b>LA1#:</b> 310-379-8800	<b>LA1 CELL:</b>	<b>LA1 OTHER:</b>
<b>LA2:</b>	<b>LA2#:</b>	<b>LA2 CELL:</b>	<b>LA2 OTHER:</b>
<b>LA1 EMAIL:</b> <a href="mailto:nordine@nordine.com">nordine@nordine.com</a>		<b>LA2 EMAIL:</b>	
<b>LO1:</b> Leo Nordine Realtors		<b>LO1#:</b> 310-379-8800	<b>LA1 FAX#:</b> 310-379-5220
<b>LO2:</b>		<b>LO2#:</b>	<b>LA2 FAX#:</b>
<b>CSO:</b> 3%	<b>LT:</b> ER	<b>LBA:</b>	<b>BAC:</b> Yes
		<b>LS:</b> No	<b>EO:</b> No
			<b>PROBATE:</b> No

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