

Leo S Nordine

RIN Active

Residential Income
1345 E South St

Thu, May 21, 2009 10:54 AM
 Long Beach (LONG) Price \$ 224,900

Ref: 1



R903137 [Media: 14](#) Los Angeles County (LA) APNO **7123-021-030**
 Have **2 on lot** Area **North Long Beach (7)**
 Entry Location **Ground Level - no steps**
 Style **Traditional**
 XSTS **E. of Atlantic, W. of Cherry** Aerial Map

Features
 Terms **Cash To New Loan** Gr Schd Inc \$ **0**
 List Type **Exclusive Right To Sell or Lease/Full Service** TG **765F2**
 Zip **90805-4336** Loans Units **2**
 Gross Equity
 Poss **Close of Escrow**

Price/Unit \$
 Cap Rate **0%**

View

Remarks **Bank owned. Sold for 420K in 2005. 2 remodeled houses on lot: 1345 E South Street + 5803 Gundry Avenue. 40x110 corner lot, separate gas & electric meters, 2 garages, laundry in each unit, raised foundations, hardwood floors, private yards. Both unoccupied, no rent control. See agent remarks.**

Directions **E. of Atlantic, W. of Cherry**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 0	Tax Area		Water		District/Public
Vacancy Allow	% \$	Tax Rate Yr		Tax Rate		
Actual Annual Vacancy	\$ 0					
Gross Oper Income	\$	Land	\$ %			
Actual Gross Annual Income	\$ 0					
Operating Exp	% \$ 0	Imprvmnts	% \$			
Net Oper Income	\$ 0	Per Prop	\$ %			
Loan Payment	\$					
Gross Spend Income	\$	Legal:		Lot# 30	Blk# B	Tract # 6773
Cap Rate	0%	Zoning	LBCNR	Lot Size	40x110	
Gross Multiplier	X Gross	LtSqft	4400/Assessor	#Bdgs	1	Yr Blt 1941

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	1	1	U	0	0	New Tax	\$ 0	Lender
1	1	1	U	0	0	Ins	\$ 0	Assumable
						Wrk Comp	\$ 0	@ \$
						Gas	\$ 0	Lender
						Electric	\$ 0	Assumable
						Water/Sw	\$ 0	Fee
						Trash	\$ 0	
						Supplies	\$ 0	# Sep Mt:
						Cable TV	\$ 0	Water 1
								Gas 2
								Elec 2
						Mnt	\$ 0 %	App Avg Apt
								SqFt:
								Studio /
								1BR/
								Tot Bld Sqft
								1,271
								Assessor
								Name Bank owned
								/Mo
								Lse \$
								#/Mo
								YrExp
								Cstl
								Sld
								Bldg Permit
								#Caprt
								# Garages
								Rec Room
								Elec
								Water
								Trash
								Water Heater
								Special
								Conditions
								Private Transfer
								Taxes No
								REO/Lender-
								Owned
								Total Assessed Value 445706
								Total Property Tax 4966
								Security
								\$ 0
								Total
								\$

Additional Property Features

Stry	Swr In, Connected & Paid	Cent A/C	#Wall A/C
#Cpts	#Rnges	#Refrg	#Displs
Wtr Htrs	Water District	Alley Paved	Walking distance to beach (miles)
Pool	Spa	Sauna	
Cnst		Flrs	Roof Composition/Shingle
ADA Compliant No	Exterior Construction Stucco		Heat
Kitchen Desc	Disability Access None		
Structures, Other			

Exterior/Structural Information

Pato Characteristics
 Structures, Other

Doors & Windows

Contact Information

This Report was created by:

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Listing Activity

LP/SqFt **\$176.95**

Orig Price \$ **224,900**

Prev Price \$

Current Price **\$224,900**

MLS#: R903137 - 1345 South





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,

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