

Leo S Nordine

RIN Active
Residential Income
13502 S VERMONT Ave

Thu, Jan 21, 2010 10:36 AM
 Gardena (GR)

Price \$ 299,000

Ref: 1



MRM-S10006695 [Media: 12](#) Los Angeles County (LA) APNO 6119001013
 Have Area **North Gateway (116)**
 Entry Location
 Style **Traditional**
 XSTS **E. of Normandie, N. of Rosecra** Aerial Map
 Features **Forced Air, No Pool**
 Terms **Cash To New Loan** Gr Schd Inc \$ 0
 List Type **Exclusive Right To Sell or Lease/Full Service** TG [734B2](#)
 Zip 90247- Loans Units 2
 Gross Equity
 Poss **Close of Escrow**

Price/Unit \$
 Cap Rate %

View

Remarks **On service road east of Vermont, corner of 135th St. Units actually face 135th, garages are on 135th. 1st time offered in 30 years. Remodeled duplex on gargantuan completely gated 11,979 sqft LARD3 corner lot. Verify with city what can be built. Rear unit vacant. FHA O.K! 2 identical 2 bed units, raised foundations, laundry rooms, all separate meters (even water), 2 separate garages w/ sectional doors & overhead storage, biggest yard in Gardena. Seller just spent 60K: new stucco, paint in & out (3 coats!), floors, baths, blinds, doors, wired smoke detectors etc.**

Directions **E. of Normandie, N. of Rosecrans**

Financial Analysis (ANNUAL)

Gross Sched Income	\$ 0	Tax Area		Water	
Vacancy Allow	% \$	Tax Rate Yr	2009	Tax Rate	
Actual Annual Vacancy	\$				
Gross Oper Income	\$	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		Lot Size	Tract #
Gross Multiplier	X Gross	LtSqft	11979/Assessor	#Bdgs	Yr Blt
				1	1948

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	2	1	U	0	0	New Tax	\$	Lender
1	2	1	U	900	900	Ins	\$	Assumable
						Wrk Comp	\$	@ \$
						Gas	\$	Lender
						Electric	\$	Assumable
						Water/Sw	\$	Fee
						Trash	\$	
						Supplies	\$	
						Cable TV	\$	# Sep Mt: Water 2 Gas 2 Elec 2
						Mnt	\$ %	Approx Total SqFt:
						Pest Ctl	\$	App Avg Apt SqFt: Studio / 1BR/ 3BR/
						Licenses	\$	2BR/ Approx. Tot Sqft
						Gardener	\$	SubArea/Tract Name
#Leased				Tot		Pool	\$	Land Fee Lse \$ /Mo
Other Income						Manager	\$	Zones: Spc Std Fld Cstl
						Prof Mgt	\$	Adds, Alts, Repairs? Bldg Permit
Garage, # cars 2	@	\$				Furn Rep	\$	Tot Prkg Garage, # cars 2 #Caprt # Garages
Laund Eqmt \$						Other:	\$	# Uncovered Spcs #Patio Rec Room
Monthly GSI \$ 0						Advertising	\$	Tenant Pays Gas Elec
Actual Annual Gross Rent \$						Elevator	\$	Rent Control Cable TV Water Heater Trash
Tax Year				Total Property Tax	\$	Security	\$	Private Transfer Special Conditions
						Total	\$ 0	Taxes Total Assessed Value \$

Additional Property Features

Stry One Level		Swr	Cent A/C	#Wall A/C
#Cpls	#Drap	#Rnges	#Refrg	#Displs
Wtr Htrs	Wtr Htr Desc	Water District	Alley	Distance to Beach (miles)
Pool No Pool	Htd	Spa	Sauna	#D/W
Cnst			Firs Wall-to-Wall Carpet	
ADA Compliant		Exterior Construction	Stucco/Brick	Roof Composition
Kitchen Desc		Disability Access		Heat Forced Air
Structures, Other				

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity

LP/SqFt \$179.80	Orig Price \$ 299,000	Prev Price \$	Current Price \$299,000
------------------	-----------------------	---------------	-------------------------

Contact Information

Presented By: Leo Nordine	DRE License: 00961679	Preferred Phone: 310-379-8800
Preferred Phone Ext:	Agent Direct Phone Number: 310-379-8800	Agent Toll Free Phone Number:
Preferred Fax: 310-379-5220	Mobile Phone:	Pager:
Voicemail: 310-379-8800	Blog:	Office Phone: 310-379-8800
Primary e-mail address: nordine@nordine.com	Website address: www.nordine.com	Office Name: Leo Nordine Realtors

MLS#: MRM-S10006695 - 13502 VERMONT



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