

Leo S Nordine

RIN Active

Residential Income  
1357 W 78TH St

Los Angeles (City) (LA) Thu, Jan 7, 2010 10:22 AM

Price \$ 190,000\*

Ref: 1



CLW-09391667 [Media: 4](#) Los Angeles County (LA) APNO 6019005024  
 Have Area Metropolitan Southwest (C36)  
 Entry Location  
 Style Traditional  
 XSTS Aerial Map

Price/Unit \$  
Cap Rate %

Features Garbage Disposal, No Pool  
 Terms Cash To New Loan Gr Schd Inc \$  
 List Type Exclusive Right To Sell or Lease/Full Service TG 703J1  
 Zip 90044- Loans Units 2  
 Gross Equity Poss

View

Remarks Lender owned. 1st time on market since 1966! 2 houses on big 55x118 corner lot. Front house: 2 beds, 1 bath, 749 sq ft, built 1937. Rear house (fronts Normandie): 2 beds, 1 bath, 922 sq ft, built 1920. Present all offers on this one, there's room.  
 Directions E of Normandie, 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	55x118
Gross Multiplier	0 X Gross	LtSqft	6450/Assessor	#Bdgs	2
				Tract #	1937

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	2	1		0		New Tax	\$	Lender
1	2	1		0		Ins	\$	Assumable
						Wrk Comp	\$	@ \$
						Gas	\$	Lender
						Electric	\$	Assumable
						Water/Sw	\$	Fee
						Trash	\$	
						Supplies	\$	
						Cable TV	\$	
						Mnt	\$ %	
						Pest Ctl	\$	
						Licenses	\$	
						Gardener	\$	
#Leased				Tot		Pool	\$	
Other Income						Manager	\$	
						Prof Mgt	\$	
Garage, # cars	@	\$		\$		Furn Rep	\$	
Laund Eqmt \$						Other:	\$	
Monthly GSI \$						Advertising	\$	
Actual Annual Gross Rent \$						Elevator	\$	
Tax Year				Total Property Tax	\$	Security	\$	
					\$ 0	Total	\$ 0	

Additional Property Features

Stry	#Cpts	#Drap	Swr	Cent A/C	#Wall A/C
Wtr Htrs		Wtr Htr Desc	#Rnges	#Refrg	#Displs
Pool No Pool		Htd	Water District	Alley Paved	Distance to Beach (miles)
Cnst			Spa	Sauna	
ADA Compliant			Exterior Construction	Firs	Roof Composition
Kitchen Desc			Disability Access		Heat
Structures, Other					

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity

LP/SqFt \$0.00	Orig Price \$ 239,000	Prev Price \$	Current Price \$190,000
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Contact Information

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MLS#: CLW-09391667 - 1357 78TH



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