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13902 Doty AV , Hawthorne 90250

List Price: \$273,743

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Status: **Active**
 ML#: **S10040813**
 APN: **4051024019**
 Orig. List Price: **\$288,150**
 Price Per Sqft: **\$159.62**
 County: **Los Angeles**
 Sqft Structure: **1,715**
 Sqft Lot/Source: **4,195/Assessor's Data**
 Gross Equity:
 Present Loans Amount:
 Have:



Area: **110-East Hawthorne**
 Sqft Studio Avg:
 Sqft 1 Bedroom Avg:
 Sqft 2 Bedroom Avg:
 Sqft 3 Bedroom Avg:

Stories: **One Level**
 Year Built: **1951**
 Senior Community: **No**
 Rent Control: **No**

Thomas Guide: **733E3**

Cross Street: **Prairie & Rosecrans**
 Number of Units Total: **2**
 Number of Buildings Total: **1**
 DOM/CDOM: **19/19**
 SaleType: **Real Estate Owned**

Description

Bank owned. 2 bed SFR on Doty + M1 building on 139th St. 40x105 corner lot. SFR has raised foundation, hardwood floors, remodeled bath and its own driveway. M1 building has 2 car rollup door & 1/2 bath.

Interior Features

Fireplace: **None**
 Cooling: **None**
 Heating: **Floor Furnace**
 Laundry: **Area**
 Appliances: **Garbage Disposal**
 Interior:
 Rooms:
 Floor: **Hardwood**
 Utilities:

Exterior Features

Pool:
 Spa:
 Style: **Traditional**
 Construction:
 Exterior Construction: **Stucco**
 Roofing: **Composition**
 View: **None**
 Structure:
 Lot/Community: **Corner Lot**
 Outdoors:
 Legal:

Garage and Parking

Garage Spaces: **3** Parking Spaces: Carport Spaces: Total Parking Spaces: **5**

Land

Lot Number: **0** Zone: **M1**
 Block Number:
 Lot Dimensions: **40x105** Tract Sub Area Code:
 Tract Number: **0**
 Association Amenities: Community/Complex Name:

Tax Information

Tax Rate:
 Taxes Total:
 Tax Rate Year:
 Tax Area:
 Assessment: **None**

Lease/Fees

Land Fee/Lease: **Fee** Date of Land Lease Expires:

Terms

Possession: **Close Of Escrow**
 Listing Terms: **Cash To New Loan**
 Financial Info. As Of:

Analysis:

Gross Schedule Income: **\$**
 Vacancy Allowance \$/ %: **/**
 Gross Operating Income:
 Operating Expense \$/ %: **\$/**
 Net Operating Income: **\$**
 Gross Spendable Income:
 Loan Payment (Annual):
 Gross Multiplier:
 Cap Rate:
 Improvements Total \$/ %: **/**
 Land Dollar Value \$/ %: **/**
 Personal Property \$/ %: **/**

Income Information:

Number of Rented Garages:
 Garage Rental Rate:
 Garage Rental Income:
 Laundry Income:
 Laundry Income Own/Lease?:
 Other Income 1:
 Other Income2:
 Mnthly Gross Scheduled Income: **\$**
 Income Other Description:

Annual Operating Expense:

Total Annual Operating Expnse: **\$**
 Cable TV:
 Electric:
 Gardener:
 Gas:
 Insurance:
 Licenses:
 Maintenance:
 Manager:
 Workmans's Comp. Expense:
 Furniture Replacement:
 Professional Management:

Unit Information

	# of Units	# of Bedrooms	# of Baths	Unit Furnished?:	Actual Rent	Total Rent:	Pro Forma:	Number of Units with:
1.	1	2	1.00	Unfurnished	\$	\$	\$	Separate Electric Mtrs: 2
2.	1	0	1.00	Unfurnished	\$	\$	\$	Gas Meters: 2
3.								Water Meters: 1
4.								Carpet:
5.								Dishwasher:
6.								Disposal:
7.								Drapes:
8.								Patio:
9.								Ranges:

10.
11.
12.
13.

Refrigerator:
Wall AC:

Number of Units Leased: Total Actual Rent:

Tenant Pays:

Office/MLS

S.O. Compensation: 2.500%	Showing Instructions: Go Direct	Occupant Name:
Dual Variable Rate of Com: No	Showing Phone:	
Listing Office: (SS460) Leo Nordine REALTORS	Listing Office Ph: 310-379-8800	Phone Contact Priority:
Listing Agent: (SNORDLEO) Leo Nordine	Listing Office Fax: 310-379-5220	1.LoPh: 310-379-8800
LA DRE: 00961679	List Type: Exclusive Right To Sell	
Co-Listing Agent:	Service Type: Full Service	
Co LA DRE:	Listing Paid:	
Date Of Listing: 04/16/2010	Internet, Send?/Address?: Yes/Yes	
Date Modified: 05/05/2010	VOW, AVM?/Comm?: Yes/Yes	
Date of Expiration: 04/16/2011		

Agent Remarks: **COMBO 8590. Please submit offers & follow-up emails to offers@nordine.com. Include with your offer: 1) Property address & buyers' name in the subject line, 2) Pre-qual/approval from direct lender w/PROOF OF FUNDS in Buyers name & all Buyers FICO scores, 3) EMD check. Offers without FICO's, EMD, & Pre-approval letter will not be submitted. Sold "AS-IS". Conventional offers w/ less than 10% down AND FICO under 720 will not be responded to. The banks take about 3 days to respond.**

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Agent Full Single - Residential Income

ML#: S10040813

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