

Leo S Nordine

**Residential Income**

Fri, Jun 26, 2009 06:08 PM

Ref: 1

RIN Pending Sale [1407 E 99TH St](#)

Los Angeles (City) (LA)

Price \$ 110,900



CLW-09380075 [Media: 8](#) Los Angeles County (LA) APNO 6049019013  
 Have Area Metropolitan South (C37)  
 Entry Location  
 Style  
 XSTS Aerial Map

Features **Garbage Disposal, No Pool**

Terms **Cash To New Loan**

List Type **Exclusive Right To Sell or Lease/Full Service**

Zip 90002-

Gr Schd Inc \$

TG [704F4](#)

Units 2

Price/Unit \$  
Cap Rate %

Loans  
Gross Equity  
Poss

View

Remarks **Bank owned. Sold for \$475K in 2006. Nice tree lined street in county, NO RENT CONTROL. 1952 2 on a lot, 1428 sq ft, 2 bed, 1 bath + 2 bed, 2 bath. Separate meters, raised foundations, 50x149 lot.**

Directions **E of Central, N of Century**

**Financial Analysis (ANNUAL)**

Gross Sched Income	\$	Tax Area		Water	
Vacancy Allow	0% \$	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		Lot Size	50x149
Gross Multiplier	0 X Gross	LTSqft		#Bdgs	2
			LCR1YY	Tract #	
			7450/Assessor	Yr Blt	1952

**Financial Info As Of**

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	2	1		0.0		New Tax	\$	Lender
1	1	1		0.0		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	\$	
						Total	\$ 0	

**Additional Property Features**

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

**Exterior/Structural Information**

Pato Characteristics	Doors & Windows
Structures, Other	

**Contact Information**

**This Report was created by:**

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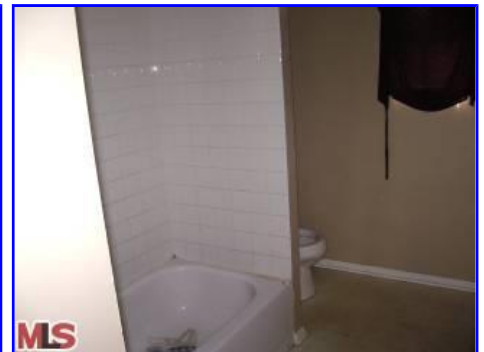
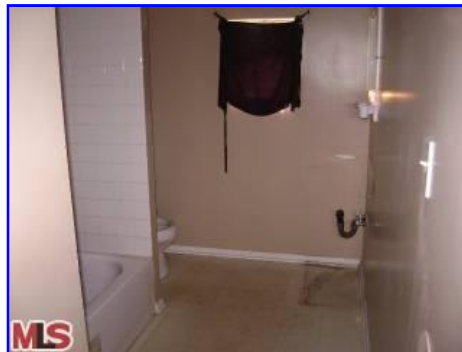
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**Listing Activity**

LP/SqFt \$0.00	Orig Price \$ 110,900	Prev Price \$	Current Price \$110,900	Off Market Date 6/26/2009
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MLS#: CLW-09380075 - 1407 99TH



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