

Leo S Nordine

RIN Active

**Residential Income**  
1517 E 21ST St

Los Angeles (City) (LA) Thu, Apr 23, 2009 10:50 AM

Price \$ 234,900

Ref: 1



CLW-09356897 [Media: 10](#) Los Angeles County (LA) APNO 5118-002-005  
 Have Area Downtown Los Angeles (C42)  
 Entry Location  
 Style Traditional  
 XSTS Aerial Map

Price/Unit \$  
Cap Rate %

Features Floor Furnace, Other Parking  
 Terms Cash To New Loan  
 List Type Exclusive Right To Sell or Lease/Full Service  
 Zip 90011- Loans  
 Gross Equity  
 Poss

View

Remarks Bank owned. Sold for 570K in 2006. 2 story 3 bed SFR + duplex, 1 bed each, on completely gated 40x140 R2 lot. Quiet street just S. of the 10 near downtown. Great rental area. Only one of the one beds in occupied. Units are updated, w/ separate gas & electric meters. 1 block to Metrorail Station.  
 Directions S. of 10, E. of Central

**Financial Analysis (ANNUAL)**

Gross Sched Income	\$	Tax Area		Water	
Vacancy Allow	95% \$	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	LARD2	Lot Size	40x140
Gross Multiplier	0 X Gross	LTSqft	5619/Assessor	#Bdgs	1
				Tract #	1952

**Financial Info As Of**

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	3	1		0.0		New Tax	\$	Lender
1	1	1		525.0		Ins	\$	Assumable
1	1	1		0.0		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	Cent A/C	#Wall A/C
#Cpts	#Refrg	#Displs
Wtr Htrs	Alley	Paved
Pool	Sauna	Firs
Cnst		
ADA Compliant	Exterior Construction	Roof Composition
Kitchen Desc	Disability Access	Heat Floor Furnace
Structures, Other		

**Exterior/Structural Information**

Pato Characteristics	Doors & Windows
Structures, Other	

**Contact Information**

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**Listing Activity**

LP/SqFt \$0.00	Orig Price \$ 234,900	Prev Price \$	Current Price \$234,900
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MLS#: CLW-09356897 - 1517 21ST



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