

Leo Nordine

Commercial

Wed, Apr 29, 2009 10:11 AM

Ref: 1

COM Active 15326 S Avalon Blvd

Compton (CMP)

Commercial

Price \$ 150,000



R902700 [Media: 4](#) Area Compton West of Central (RQ) Los Angeles County (LA) APNO 6139-008-018
 Have Commercial corner bldg
 Business Park Name
 XSTS S. of Redondo Beach Blvd
 Features
 Terms **Owner Will Carry**
 List Type **Exclusive Right To Sell or Lease/Full Service**
 Zip **90220-2519**
 Enclosed Yard
 Tot Bldg SF **1,542**
 Poss **Close of Escrow**

Aerial Map
 ADA Compliant **No**

TG [734E5](#)
 \$/SF **97**

Gross Equity
 Loans

Assessed @ 212K. Borrower paid 140K way back in 1999. Freestanding office building on 50x100 corner lot. Very best S/W Compton location, S. of Redondo Beach Blvd, 1 block from Carson. Good curb, sits high above street level, gated parking. Good corner exposure on Avalon with signage, 1 block from Redondo Beach Blvd. 2 minutes to 110 & 91 freeways. OWC 1st TD.

Directions **S. of Redondo Beach Blvd**

Special Conditions: **REO/Lender-Owned**

Financial Analysis (ANNUAL)

| | | |
|--------------------------------|-------------|---------------------------------------|
| Gross Sched Income \$ 0 | Tax Area | Water |
| Vacancy Allow % \$ | Tax Rate Yr | Tax Rate |
| Gross Oper Income \$ | Land \$ | Actual Gross Income \$ 0 |
| Operating Exp % \$ 0 | Imprvmnts | Pre Tax Cash \$ 0 |
| Net Oper Income \$ 0 | Per Prop | |
| Loan Payment \$ | | |
| Gross Spend Income \$ | Legal: | Lot# 48 Blk# Trac# 9728 |
| Cap Rate 0% | | |
| Gross Multiplier: | X Gross | |

Financial Info As Of

| | | | | | | | | | | | | |
|------------------|----------------------|------------------------|-----------------|---------------|----------------------------------|--|------------------------------------|---------|--------------|----------------|---------|---------|
| Unit No 1 | Tenant vacant | Size Sqft 1,542 | Type OTH | LEASE Exp /Mo | Rent @ \$ /Mo | Due Lender | Assumable | Down \$ | Land Fee Lse | Zones: Spc Fld | YrExp / | Stl Sld |
| | | | | | Private Transfer Taxes No | Special Conditions REO/Lender-Owned | | | | | | |
| | | | | | Tax Year 2008 | Total Property Tax 2975 | Total Assessed Value 212240 | | | | | |

Building & Land Data

| | | |
|------------------------------------|-------------------------|---------------------------------------|
| Bldg Dim 1542 | Mezz SqFt | Ceiling Height |
| Land SqFt 4,931 | Land Dim 50x100 | Location Corner |
| Const Stucco/Brick | Roof Common Roof | R/Age |
| Fire Spk | Min Clear Ht | Span |
| Total Base Income | /Mo | Stories |
| Overage Income | /Mo | Bldg Prmt |
| Tot Mo Gross Sched Income 0 | /Mo | Sewer In, Connected & Paid |
| | | Lot/Community Desc |
| | | Floors |
| | | % of Total Value 0 |
| | | Total Floors |

Annual Operating Expenses Plant Data

| | | | | | |
|---------------|----------|------------------------------|------------------|-----------|------------|
| Taxes (New) | Elevator | Power | /Amp | /Volt | /Phase |
| Fire Ins | Gardener | Rail | Heat | | Cooling |
| Liability Ins | Pkg Lots | Ldng Drs | #Dck | #Well | #Grd |
| Gas & Elect | Trash | #Toilets | M/ W/ | Foil | Skylt |
| Water | Janitor | Pkg Spc 8 | Ratio 5.2 | Fncd Sqft | Plant SqFt |
| | | Parking Gated Parking | Water District | | |

Office Data

| | | | | | | |
|--|----------------------|-----------------------|----------|-------|----------|------|
| Maint Management | Association | Tot Sqft 1,542 | #Toilets | M/ W/ | #Offices | Heat |
| Advertising \$ | Accountant \$ | | | | | |
| Debt Services \$ | Contract Services \$ | | | | | |
| Reserves \$ | Payroll \$ | | | | | |
| Sewer \$ | Security \$ | | | | | |
| Utilities \$ | Supply Expense \$ | | | | | |
| Source of Annual Expense Owner Provided | Vacancy % | | | | | |
| | | Total \$ 0 | | | | |

Contact Information

This Report was created by:

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Listing Activity

LP/SqFt **\$97.28**

Orig Price \$ **150,000**

Prev Price \$

Current Price **\$150,000**

MLS#: R902700 - 15326 Avalon

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,

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