

Leo S Nordine

RIN Active

Residential Income
1639 S LA BREA Ave

Wed, May 6, 2009 10:28 AM
Los Angeles (City) (LA)

Price \$ 489,900

Ref: 1



CLW-09367963 [Media: 7](#) Los Angeles County (LA) APNO 5067-005-028
 Have Area Mid Los Angeles (C16)
 Entry Location
 Style Spanish
 XSTS Aerial Map

Price/Unit \$
Cap Rate %

Features **Garbage Disposal, Other Parking**
 Terms **Cash To New Loan**
 List Type **Exclusive Right To Sell or Lease/Full Service**
 Zip 90019-

Gr Schd Inc \$
 TG **633D4**
 Units 4

View

Remarks **Bank owned. Sold for 875K in 2006. Updated Classic Spanish all vacant!!!SFR + 3 plex in best mid city area near Miracle Mile. Large units: 3 bed, 2.5 bath, SFR + 2 bed, 1 bath, 1 bed, 1 bath units. Raised foundation, big stone fireplace, remodeled kitchens and baths, completely wrought iron gated 40x140 R3 lot. This is a steal! Hasn't been trashed out yet still waiting for approval.**

Directions **On W. side of La Brea, N. of Washington, just S. of Venice**

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	LAR3	Lot Size	40x140
Gross Multiplier	0 X Gross	LtSqft	5619/Assessor	#Bdgs	1
				Tract #	1934

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp		@ \$	/Mo
1	3	2		0.0		New Tax	\$	Lender	
1	2	1		0.0		Ins	\$	Assumable	Fee
1	1	1		0.0		Wrk Comp	\$	@ \$	/Mo
						Gas	\$	Lender	
						Electric	\$	Assumable	Fee
						Water/Sw	\$		
						Trash	\$		
						Supplies	\$	# Sep Mt:	Water
						Cable TV	\$	Approx Total SqFt:	Gas
						Mnt	\$ %	App Avg Apt SqFt:	Elec
						Pest Ctl	\$	2BR/	1BR/
						Licenses	\$	3BR/	Tot Bld Sqft
						Gardener	\$	SubArea/Tract	Name
						Pool	\$	Land	/Mo
						Manager	\$	Lse \$	YrExp
						Prof Mgt	\$	Zones: Spc Std	Cstl
						Furn Rep	\$	Adds, Alts, Repairs?	Bldg Permit
						Other:	\$	Tot Prkg 6	#Caprt
						Advertising	\$	# Uncovered Spcs 6	Rec Room
						Elevator	\$	Tenant Pays	Elec
							\$	Rent Control	Water Heater
							\$	Private Transfer	Special Conditions
							\$	Taxes	REO/Lender-Owned
							\$	Total Assessed Value	

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	Htd	Spa	Sauna		
Cnst			Firs	Roof Composition, Shingle	
ADA Compliant		Exterior Construction		Heat	
Kitchen Desc		Disability Access			
Structures, Other					

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Contact Information

This Report was created by:
 Agent: **Leo Nordine** Phone: 310-379-8800 Mobile Ph: Pager:
 Office: **Leo Nordine Realtors** Fax: 310-379-5220 Email: nordine@nordine.com Website: www.nordine.com
Listing Activity
 LP/SqFt \$0.00 Orig Price \$ 489,900 Prev Price \$ Current Price \$489,900

MLS#: CLW-09367963 - 1639 LA BREA



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