

Leo S Nordine

RIN Active

Residential Income
1639 S LA BREA Ave

Tue, Jan 19, 2010 11:21 AM
Los Angeles (City) (LA)

Price \$ 379,900*

Ref: 1



CLW-09367963 [Media: 17](#) Los Angeles County (LA) APNO 5067005028
 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-**

Loans
Gross Equity
Poss

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

View

Remarks **Bank owned. Sold for 875K in 2006. Classic Spanish, 3 bed SFR + 3 plex in decent Mid City area near Miracle Mile. Large units: 3 bed, 2.5 bath, SFR + 2 bed, 1 bath, 1 bed, wrought iron gated 40x140 R3 lot. No FHA or VA. Please don't even ask! All occupants have been evicted. Showings by appointment only. Any unauthorized trespassers will be arrested. Submit all cash and high downpayment offers. Cash buyers preferred.**

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		New Tax	\$	Lender	
1	2	1		0		Ins	\$	Assumable	Fee
2	1	1		0		Wrk Comp	\$	@ \$	/Mo
						Gas	\$	Lender	
						Electric	\$	Assumable	Fee
						Water/Sw	\$		
						Trash	\$		
						Supplies	\$	# Sep Mt:	Water
						Cable TV	\$	Approx Total SqFt:	3167
						Mnt	\$ %	App Avg Apt SqFt:	Studio /
						Pest Ctl	\$	Tot Prkg 6	1BR/
						Licenses	\$	2BR/	3BR/
						Gardener	\$	SubArea/Tract	Approx. Tot Sqft
						Pool	\$	Land	3,167
#Leased				Tot		Manager	\$	Zones: Spc Std	Name
Other Income						Prof Mgt	\$	Lse \$	/Mo
						Furn Rep	\$	Fld	Cstl
Garage, # cars	@	\$				Other:	\$	Adds, Alts, Repairs?	Bldg Permit
Laund Eqmt \$						Advertising	\$	Tot Prkg 6	#Caprt
Monthly GSI \$						Elevator	\$	# Uncovered Spcs 6	Rec Room
Actual Annual Gross Rent \$						Security	\$	Tenant Pays	Gas Yes
Tax Year						Total	\$ 0	Rent Control	Elec Yes
								Private Transfer	Water Heater
								Taxes	Special Conditions
								Total Assessed Value	REO/Lender-Owned

Additional Property Features

Stry		Swr		Cent A/C		#Wall A/C	
#Cpts		#Rnges		#Refrg		#Displs	
Wtr Htrs	#Drap	Water District		Alley	Paved	Distance to Beach (miles)	#D/W
Pool	Wtr Htr Desc	Spa		Sauna			
Cnst	Htd			Flrs	Roof Composition, Shingle		
ADA Compliant		Exterior Construction			Heat		
Kitchen Desc		Disability Access					
Structures, Other							

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

Listing Activity

LP/SqFt \$0.00	Orig Price \$ 489,900	Prev Price \$	Current Price \$379,900
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Contact Information

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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