

Leo S Nordine

RIN Active

Residential Income
1702 W 55TH St

Los Angeles (City) (LA) Thu, May 21, 2009 10:57 AM

Price \$ 145,900*

Ref: 1



CLW-09358263 [Media: 9](#) Los Angeles County (LA) APNO 5003022014
 Have Area Los Angeles Southwest (C34)
 Entry Location
 Style Traditional
 XSTS Aerial Map

Price/Unit \$
Cap Rate %

Features Garbage Disposal, Floor Furnace, Other Parking
 Terms Cash To New Loan Gr Schd Inc \$
 List Type Exclusive Right To Sell or Lease/Full Service TG 673H5
 Zip 90062- Loans Units 3
 Gross Equity Poss

View

Remarks Bank owned. Assessed @ 571K. Legal SFR + duplex all converted to one SFR. Completely wrought iron gated 40x124 street to alley R2 lot. Huge yard. See all photos. Decent area E. of Leimert Park, just off Western. This is a steal!
 Directions 1/2 block E. of Western, N. of Slauson

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	LAR2	Lot Size	40x124
Gross Multiplier	0 X Gross	LTsqft	4965/Assessor	#Bdgs	1
				Tract #	1911

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	3	2		0.0		New Tax	\$	Lender
1	1	1		0.0		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	Swr	Cent A/C	#Wall A/C	#D/W
#Cpts	#Rnges	#Refrg	#Displs	
Wtr Htrs	Water District	Alley	Walking distance to beach (miles)	
Pool	Spa	Sauna	Roof Composition, Shingle	
Cnst		Firs	Heat Floor Furnace	
ADA Compliant	Exterior Construction			
Kitchen Desc	Disability Access			
Structures, Other				

Exterior/Structural Information

Pato Characteristics	Doors & Windows
Structures, Other	

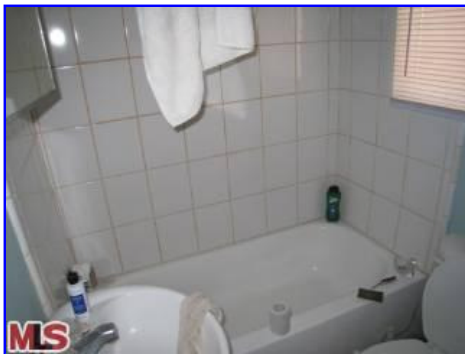
Contact Information

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Listing Activity

LP/SqFt \$0.00	Orig Price \$ 189,000	Prev Price \$	Current Price \$145,900
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MLS#: CLW-09358263 - 1702 55TH



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