

Leo S Nordine

RIN Active

Residential Income  
1709 E 112TH ST

Tue, May 26, 2009 10:07 AM  
Los Angeles (City) (LA)

Price \$ 125,000\*

Ref: 1



CLW-09367889 [Media: 10](#) Los Angeles County (LA) APNO 6069017004  
 Have Area Metropolitan South (C37)  
 Entry Location  
 Style Spanish  
 XSTS Aerial Map

Price/Unit \$  
Cap Rate %

Features **Garbage Disposal**  
 Terms **Cash To New Loan**  
 List Type **Exclusive Right To Sell or Lease/Full Service**  
 Zip 90059- Loans  
 Gross Equity  
 Poss

View

Remarks **Bank owned. Sold for 560K in 2007. Updated Spanish 2 on lot. Front house: 4 beds, 1 bath with fireplace, 1512 sqft, built 1927. Rear house: 2 story, 2 bed, 1 bath, 616 sqft, built 1945 + eaither another unit or garage under it. Both empty! Separate gas & electric meters, completely gated 38x133 lot. Potential Sec. 8 rents: \$2400 + \$1200. Mildly vandalized. Showing this property is an adventure, this is a tough street.**

Directions N. of Imperial, E. of Wilmington

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	LAR1	Lot Size	38x133
Gross Multiplier	0 X Gross	LtSqft	5052/Assessor	#Bdgs	1
				Tract #	1927

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp		@ \$	/Mo
1	4	1		0.0		New Tax	\$	Lender	
1	2	1		0.0		Ins	\$	Assumable	Fee
						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/	
						Licenses	\$	3BR/	
						Gardener	\$	SubArea/Tract	Tot Bld Sqft
						Pool	\$	Land	Name
						Manager	\$	Lse \$	/Mo
						Prof Mgt	\$	Zones: Spc Std	YrExp
						Furn Rep	\$	Adds, Alts, Repairs?	Stld
						Other:	\$	Tot Prkg 2	Bldg Permit
						Advertising	\$	# Uncovered Spcs 2	#Caprt
						Elevator	\$	Tenant Pays	Rec Room
								Rent Control	Elec Yes
								Private Transfer	Water Heater
								Taxes	Trash
								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	Firs	Roof
Cnst					
ADA Compliant		Exterior Construction			Heat
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 \$ 144,900      Prev Price \$      Current Price \$125,000

MLS#: CLW-09367889 - 1709 112TH



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