



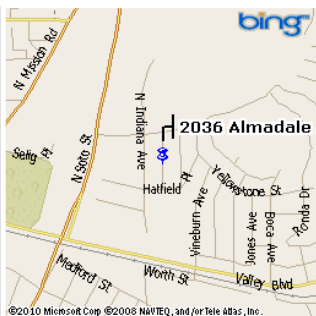
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2036 N Almadale AV , Los Angeles 90032

List Price: \$324,900

Image 1 of 15 [Slideshow](#) · [Open All](#)



Status: **Active**
 ML#: **S10048747**
 APN: **5215012025**
 Orig. List Price: **\$324,900**
 Price Per Sqft: **\$254.82**
 County: **Los Angeles**
 Property Type: **Single Family Residence/D**
 Bedrooms: **3**
 Bath(F,T,H,Q): **2,0,0,0**
 Sqft/Source: **1,275/Assessor's Data**
 Sqft Lot/Source: **5,500/Assessor's Data**
 AC: **Y** Pool: **N**
 View: **N** Horse:



[Click Here for Supplements](#)



Area: **621-El Sereno**

Stories: **One Level**

Year Built: **1941**

Lease Considered: **N**

Thomas Guide: **635D1**

Senior Community: **No**

SaleType: **Real Estate Owned**

Cross Street: **N. of Valley Blvd, E. of Soto**

Units Total#: **0/0**

DOM/CDOM: **0/0**

Description

Bank owned. 1st time on the market since 1975! Borrower owed 417K. Nice total remodel on quiet street FHA ok!

List Price Excludes:

Interior Features

Fireplace: **None**
 Cooling: **Wall Window**
 Heating: **Floor Furnace**
 Laundry: **Area**

Cooking Appliances:
 Appliances: **Garbage Disposal**
 Utilities:
 220 Volt Location:

Interior:
 Rooms: **Living Room**
 Eating Area: **Area**
 Floor: **Wall-To-Wall Carpet**

Exterior Features

Pool: **None**
 Spa:
 Patio:
 Sprinklers:
 View: **None**

Style:
 Exterior Construction:
 Roofing: **Composition**

Structure:
 Outdoors:
 Fence:
 Lot/Community: **Well**

Garage and Parking

Garage Att/Det: Parking Spaces: **4** Garage Spaces: **2** Carport Spaces: RV Dimensions:
 Parking: # of Remotes:

Land

Lot Number: **0**
 Block Number:
 Lot Dimensions: **60x101**
 Acres:
 Association Dues: **\$0**

Zone: **REO** Model Name:
 Tract Sub Area Code: Model Code:
 Tract Number: **0** Assessment: **None**
 Community/Complex: Units Total Number:
 Association Amenities:

Lease/Fees

Land Fee/Lease: **Fee** Date of Land Lease Renew:
 Land Lease Amount:
 Land Transfer Fee:
 Land Lease Purchase:

School Information

School District: **Los Angeles Unified**
 Elementary School: **Call**
 Junior High School: **School**
 High School: **District**

Terms

Possession: **Close Of Escrow** Listing Terms: **Cash To Existing Loan**

Office/MLS

S.O. Compensation: **4.000%**
 Dual Variable Rate of Com: **No**
 Sign On Property
 Listing Office: [\(S5460\)](#)
 Listing Agent: [\(SNORDLEO\)](#)
 LA DRE: **00961679**
 Co-Listing Agent:
 Co LA DRE:
 Date Of Listing: **05/06/2010**
 Date Modified: **05/06/2010**
 Date of Expiration: **05/06/2011**

Showing Instructions: **Go Direct**
 Key Safe Description: **Combo-See Remarks**
 Key Safe Location: **Front Door**
 Listing Office Ph: **310-379-8800**
 Listing Office Fax: **310-379-5220**
 List Type: **Exclusive Right To Sell**
 Service Type: **Full Service**
 Listing Paid:
 Internet, Send?/Address?: **Yes/Yes**
 VOW, AVM?/Comm?: **Yes/Yes**

Occupant Type: **Vacant**
 Occupant Name:
 Occupant Phone:
 Phone Contact Priority:
 1.LoPh: **310-379-8800**

Agent Remarks: **COMBO 2609. Please submit offers & follow-up emails to offers@nordine.com. Include with your offer: 1) Property address & buyers' name in the subject line, 2) Pre-qual/approval from direct lender w/PROOF OF**

FUNDS in Buyers name & all Buyers FICO scores, 3) EMD check. Offers without FICO's, EMD, & Pre-approval letter will not be submitted. Sold "AS-IS". Conventional offers w/ less than 10% down AND FICO under 720 will not be responded to. The banks take about 3 days to respond.

[If you believe there is a violation on this listing, click here to report the problem.](#)

Agent Full Single - Residential

ML#: S10048747

Printed By Leo Nordine DRE: 00961679 On 5/6/2010 1:46:46 PM

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