

Leo S Nordine

RIN Active

**Residential Income**  
2451 MCCREADY Ave

Thu, Jan 14, 2010 11:32 AM  
Los Angeles (City) (LA)

Price \$ 675,000

Ref: 1



CLW-10421059 [Media: 11](#) Los Angeles County (LA) APNO 5440011040  
 Have Area Silver Lake - Echo Park (C21)  
 Entry Location  
 Style Traditional  
 XSTS Aerial Map

Price/Unit \$  
Cap Rate %

Features **Garbage Disposal, Central, Other Parking**  
 Terms **Cash To New Loan** Gr Schd Inc \$  
 List Type **Exclusive Right To Sell or Lease/Full Service** TG [594E4](#)  
 Zip 90039- Loans Units 2  
 Gross Equity  
 Poss

View

Remarks **Bank owned. Assessed @ 940K. Contemporary view duplex on xint street. 1 vacant, remodeled, in move-in condition. Both units 2 stories, big view decks, good open floorplans, separate meters, grass yard.**  
 Directions **2 blks E. of where Silver Lake Blvd, hits Glendale Blvd**

**Financial Analysis (ANNUAL)**

Gross Sched Income	\$	Tax Area		Water
Vacancy Allow	1005% \$	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#
Cap Rate	%	Zoning	LAR2	Lot Size
Gross Multiplier	0 X Gross	LtSqft	4356/Assessor	#Bdgs
				Blk#
				1
				Tract #
				1964

**Financial Info As Of**

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	2	1		0		New Tax	\$	Lender
1	2	1		2271.3		Ins	\$	Assumable
						Wrk Comp	\$	@ \$
						Gas	\$	Lender
						Electric	\$	Assumable
						Water/Sw	\$	Fee
						Trash	\$	
						Supplies	\$	
						Cable TV	\$	
						Mnt	\$ %	
						Pest Ctl	\$	
						Licenses	\$	
						Gardener	\$	
						Pool	\$	
						Manager	\$	
						Prof Mgt	\$	
						Furn Rep	\$	
						Other:	\$	
						Advertising	\$	
						Elevator	\$	
						Taxes	\$	
						Total Assessed Value	\$	
						Security	\$	
						Total	\$ 0	

**Additional Property Features**

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

**Exterior/Structural Information**

Pato Characteristics	Doors & Windows
Structures, Other	

**Listing Activity**

LP/SqFt \$0.00	Orig Price \$ 675,000	Prev Price \$	Current Price \$675,000
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**Contact Information**

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MLS#: CLW-10421059 - 2451 MCCREADY



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**