

Leo S Nordine

Residential Income

Fri, Jul 3, 2009 10:55 AM

Ref: 1

RIN Active

253 E 82ND St

Los Angeles (City) (LA)

Price \$ 119,000



CLW-09377777 [Media: 2](#) Los Angeles County (LA) APNO **6030006033**
 Area **Metropolitan South (C37)**
 Have
 Entry Location
 Style
 XSTS Aerial Map
 Features **Garbage Disposal, Floor Furnace**
 Terms **Cash To New Loan** Gr Schd Inc \$
 List Type **Exclusive Right To Sell or Lease/Limited Service** TG [704B1](#)
 Zip **90003-** Loans Units **2**
 Gross Equity
 Poss

Price/Unit \$
 Cap Rate %

View

Remarks **Bank Owned. Contemporary two-storey duplex on residential street. Being sold by the trust department. First time ever offered, assessed at 19,000! Appraised March 2009 for 200,000. Completely wrought iron gated lot, gated parking, separate gas and electric meters.**

Directions **E. of Vermont, N. of Manchester**

Financial Analysis (ANNUAL)

Gross Sched Income	\$	Tax Area	Water
Vacancy Allow	0% \$	Tax Rate Yr	Tax Rate
Actual Annual Vacancy	\$		
Gross Oper Income	\$ 0	Land	\$ 56,814 %
Actual Gross Annual Income	\$		
Operating Exp	% \$	Imprvmnts	% \$ 161,215
Net Oper Income	\$ 0	Per Prop	\$ %
Loan Payment	\$		
Gross Spend Income	\$	Legal:	Lot# Blk# Tract #
Cap Rate	%	Zoning	Lot Size 42x60
Gross Multiplier	0 X Gross	LtSqft	#Bdgs 1 Yr Blt 1964
		LAR3	
		2580/Other	

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	2	1		800.0		New Tax \$	Due	Lender
1	2	1		800.0		Ins \$	Assumable	Fee
						Wrk Comp \$	@ \$	/Mo
						Gas \$	Due	Lender
						Electric \$	Assumable	Fee
						Water/Sw \$		
						Trash \$		
						Supplies \$	# Sep Mt:	Water Gas Elec
						Cable TV \$	Approx Total SqFt: 1612	
						Mnt \$ %	App Avg Apt SqFt: Studio / 1BR/	Tot Bld Sqft
						Pest Ctl \$	2BR/ 3BR/	Name
						Licenses \$	SubArea/Tract	/Mo YrExp
						Gardener \$	Land Lse \$	Cstl Sld
#Leased				Tot		Pool \$	Zones: Spc Std Fld	Bldg Permit
Other Income						Manager \$	Adds, Alts, Repairs?	#Caprt # Garages
						Prof Mgt \$	Tot Prkg 6	Garage, # cars
Garage, # cars	@ \$			\$		Furn Rep \$	# Uncovered Spcs 6	#Patio Rec Room
Laund Eqmt \$						Other: \$	Tenant Pays Gas Yes	Elec Water
Monthly GSI \$						Advertising \$	Rent Control Cable TV	Water Heater Trash
							Special Conditions	
Actual Annual Gross Rent \$						Elevator \$	Private Transfer Taxes	REO/Lender-Owned
Tax Year				Total Property Tax		Security \$	Total Assessed Value	
						Total \$ 0		

Additional Property Features

Stry	#Cpts	#Drap	Swr	Cent A/C	#Wall A/C
Wtr Htrs	Wtr Htr Desc	Htd	#Rnges	#Refrg	#Displs
Pool			Water District	Alley Paved	Walking distance to beach (miles)
Cnst			Spa	Sauna	
ADA Compliant				Flrs Roof	
Kitchen Desc			Exterior Construction		Heat Floor Furnace
Structures, Other			Disability Access		

Exterior/Structural Information

Pato Characteristics Doors & Windows

Structures, Other

Contact Information

This Report was created by:

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Listing Activity

LP/SqFt **\$0.00**

Orig Price \$ **119,000**

Prev Price \$

Current Price **\$119,000**

MLS#: CLW-09377777 - 253 82ND



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®,

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