

Leo S Nordine

Residential Income

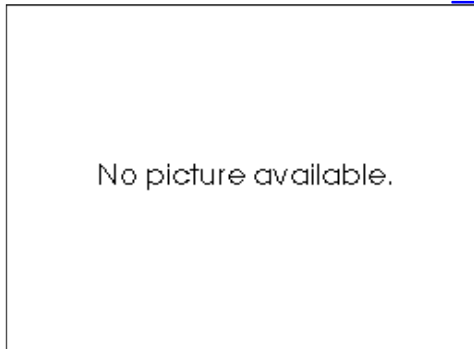
Wed, Nov 4, 2009 11:02 AM

Ref: 1

RIN Active **2616 GRIFFITH Ave**

Los Angeles (City) (LA)

Price \$ 389,000*



CLW-09404517 Media: 0 Los Angeles County (LA) APNO 5128024018

Have Area **Downtown Los Angeles (C42)**

Entry Location

Style **Craftsman**

XSTS

Aerial Map

Features **Garbage Disposal, Other Parking**

Terms **Cash To New Loan**

Gr Schd Inc \$

List Type **Exclusive Right To Sell or Lease/Full Service TG 674E1**

Zip **90011-**

Loans

Units **2**

Price/Unit \$

Cap Rate %

Gross Equity

Poss

View

Remarks **Nothing else like it: 2 huge classic remodeled houses 3886 total sqft, on 50x139 lot: 5 bed 2 bath, (+ den or 6th bed) 2630 sqft, + 3 bed 2 bath, 1256 sqft. Raised foundation, refinished hardwood floors, remodeled kitchens and baths, huge rooms, formal dining, original Craftsman builtins and character . On quiet street east of USC. Both vacant , really priced to sell**

Directions **S. of Adams, W. of Central**

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# Tract #
Cap Rate	%	Zoning	LAR3	Lot Size	50x139
Gross Multiplier	0 X Gross	LtSqft	6950/Assessor	#Bdgs	1 Yr Blt 1922

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	5	2		0		New Tax	\$	Due Lender
1	3	2		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: 3886
						Mnt	\$ %	App Avg Apt SqFt: Studio / 1BR/
						Pest Ctl	\$	2BR/ Tot Bld Sqft Assessor
						Licenses	\$	3BR/ Name
						Gardener	\$	SubArea/Tract
#Leased				Tot		Pool	\$	Land Lse \$ /Mo YrExp
Other Income						Manager	\$	Zones: Spc Std Fld Cstl Sld
						Prof Mgt	\$	Adds, Alts, Repairs? Bldg Permit
Garage, # cars	@ \$			\$		Furn Rep	\$	Tot Prkg 0 Garage, # cars #Caprt # Garages
Laund Eqmt \$						Other:	\$	# Uncovered Spcs 0#Patio Rec Room
Monthly GSI \$						Advertising	\$	Tenant Pays Gas Yes Elec Yes Water
							\$	Rent Control Cable TV Water Heater Trash
Actual Annual Gross Rent \$						Elevator	\$	Special Conditions
							\$	Private Transfer REO/Lender-Owned
Tax Year						Total Property Tax		Taxes
						Security	\$	
						Total	\$ 0	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	Distance to Beach (miles)	
Pool	Htd	Spa		Sauna			
Cnst				Flrs	Roof Composition, Shingle		
ADA Compliant		Exterior Construction			Heat		
Kitchen Desc		Disability Access					
Structures, Other							

Exterior/Structural Information

Pato Characteristics Doors & Windows

Structures, Other

Listing Activity

LP/SqFt **\$0.00**Orig Price \$ **399,000**

Prev Price \$

Current Price **\$389,000**

Contact Information

Display Name: **Leo Nordine**

Preferred Phone Ext:

Preferred Fax: **310-379-5220**Voicemail: **310-379-8800**Primary e-mail address: nordine@nordine.comDRE License: [00961679](#)Agent Direct Phone Number: **310-379-8800**

Mobile Phone:

Blog:

Website address: www.nordine.comPreferred Phone: **310-379-8800**

Agent Toll Free Phone Number:

Pager:

Office Phone: **310-379-8800**

MLS#: CLW-09404517 - 2616 GRIFFITH

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