

Leo S Nordine

RIN Active

Residential Income
3124 STOCKER St

Tue, Jun 16, 2009 10:19 AM
Los Angeles (City) (LA)

Price \$ 650,000

Ref: 1



CLW-09371139 [Media: 4](#) Los Angeles County (LA) APNO 5024021002
 Have Area Park Hills Heights (PHHT)
 Entry Location
 Style Traditional
 XSTS Aerial Map

Price/Unit \$
Cap Rate %

Features Garbage Disposal, Community Garage, No Pool
 Terms Cash To New Loan
 List Type Exclusive Right To Sell or Lease/Full Service
 Zip 90008- Loans
 Gross Equity
 Poss

Gr Schd Inc \$
 TG 673F3
 Units 8

View

Remarks Bank owned. Classic updated legal 8plex in A+ location: BEAUTIFUL street in heart of Leimert Park. Great curb, big units (5020 sq ft), separate gas & electric meters. Long driveway to 6 garages. STI
 Directions E of Crenshaw, S of MLK

Financial Analysis (ANNUAL)

Gross Sched Income	\$	Tax Area		Water	
Vacancy Allow	75% \$	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	LAR3	Lot Size	50x126
Gross Multiplier	0 X Gross	LtSqt	6708/Assessor	#Bdgs	1
				Tract #	1941

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$	/Mo
1	1	1		0.0		New Tax	\$	Lender
1	1	1		950.0		Ins	\$	Assumable
1	1	1		875.0		Wrk Comp	\$	@ \$
1	1	1		591.0		Gas	\$	Lender
4	1	1		2500.0		Electric	\$	Assumable
						Water/Sw	\$	Fee
						Trash	\$	
						Supplies	\$	# Sep Mt:
						Cable TV	\$	Water
						Mnt	\$ %	Approx Total SqFt: 5020
						Pest Ctl	\$	App Avg Apt SqFt: Studio / 1BR/
						Licenses	\$	2BR/ 3BR/ Tot Bld Sqft
						Gardener	\$	3BR/ Name
						Pool	\$	Land
#Leased				Tot		Manager	\$	Zones: Spc Std
Other Income						Prof Mgt	\$	Lse \$
Garage, # cars	@	\$				Furn Mgt	\$	Fld
Laund Eqmt \$						Other Rep	\$	Garage, # cars
Monthly GSI \$						Advertising	\$	# Uncovered Spcs 10
Actual Annual Gross Rent \$						Elevator	\$	#Patios
Tax Year				Total Property Tax		Security	\$	Tenant Pays
						Total	\$ 0	Gas Yes
								Cable TV
								Private Transfer
								Special Conditions
								Taxes
								REO/Lender-Owned
								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 No Pool	Htd	Spa	Sauna	Firs	Roof Composition, Shingle
Cnst					Heat
ADA Compliant		Exterior Construction			
Kitchen Desc		Disability Access			
Structures, Other					

Exterior/Structural Information

Pato Characteristics
 Structures, Other
 Doors & Windows

Contact Information

This Report was created by:
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Listing Activity

LP/SqFt \$0.00 Orig Price \$ 650,000 Prev Price \$ Current Price \$650,000

MLS#: CLW-09371139 - 3124 STOCKER



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