

Leo S Nordine

RIN Active

Residential Income
3210 W 54TH St

Los Angeles (City) (LA) Mon, Mar 8, 2010 10:14 AM

Price \$ 445,000*

Ref: 1



CLW-10427825 [Media: 15](#) Los Angeles County (LA) APNO 5006011016
 Have MONSTER Area Park Hills Heights (PHHT)
 Entry Location
 Style Spanish
 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 [673F5](#)
 Zip 90043- Loans Units 1
 Gross Equity
 Poss

View

Remarks Historical Landmark #344. Assessed @ 816K. Nothing else like it! 4004 sqft Classic Spanish SFR + recording studio + studio guesthouse on gargantuan 75x150 corner lot, just a few blocks east of Windsor Hills. All vacant. Great curb, red tile roof, brick fireplace, raised foundation, new paint, carpet, etc. SFR is 3 beds, 2 baths, fireplace, formal dining + breakfast rooms & sunroom. Zoned store & residence. Verify w/ city what it can be used for.

Directions E. of Crenshaw, N. of Slauson

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	% \$	Imprmnts	% \$		
Net Oper Income	\$ 0	Per Prop	\$ %		
Loan Payment	\$				
Gross Spend Income	\$	Legal:		Lot#	Blk#
Cap Rate	%	Zoning	LARD1.5	Lot Size	75x150
Gross Multiplier	0 X Gross	LtSqft	11238/Assessor	#Bdgs	1
				Yr Blt	1927

Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp		@ \$	/Mo
1	3	2		0		New Tax	\$	Lender	
1	1	1		0		Ins	\$	Assumable	Fee
1		1		0		Wrk Comp	\$	@ \$	/Mo
						Gas	\$	Lender	
						Electric	\$	Assumable	Fee
						Water/Sw	\$		
						Trash	\$		
						Supplies	\$	# Sep Mt:	Water
						Cable TV	\$	Approx Total SqFt:	4004
						Mnt	\$ %	App Avg Apt SqFt:	Studio /
						Pest Ctl	\$	Tot Prkg 4	2BR/ 3BR/
						Licenses	\$	SubArea/Tract	1BR/
						Gardener	\$	Land	Approx. Tot Sqft
						Pool	\$	Zones: Spc Std	4,004
#Leased					Tot	Manager	\$	Adds, Alts, Repairs?	Name
Other Income						Prof Mgt	\$	Tot Prkg 4	Lse \$
						Furn Rep	\$	# Uncovered Spcs 4	Fld
Garage, # cars	@	\$				Other:	\$	Tenant Pays	Garage, # cars
Laund Eqmt \$						Advertising	\$	Rent Control	#Patio
Monthly GSI \$						Elevator	\$	Private Transfer	Gas Yes
Actual Annual Gross Rent \$						Security	\$	Taxes	Rec Room
Tax Year					Total Property Tax	Total	\$ 0	Total Assessed Value	Elec Yes
									Water
									Trash

Additional Property Features

Stry		Swr		Cent A/C		#Wall A/C	
#Cpts		#Rnges		#Refrg		#Displs	
Wtr Htrs	#Drap	Water District		Alley	Paved	Distance to Beach (miles)	#D/W
Pool	Wtr Htr Desc	Spa		Sauna			
Cnst	Htd			Flrs	Roof Tile		
ADA Compliant		Exterior Construction				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 \$ 266,905	Prev Price \$	Current Price \$445,000
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Contact Information

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MLS#: CLW-10427825 - 3210 54TH



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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