

Leo Nordine

Commercial

Tue, Jun 16, 2009 10:21 AM

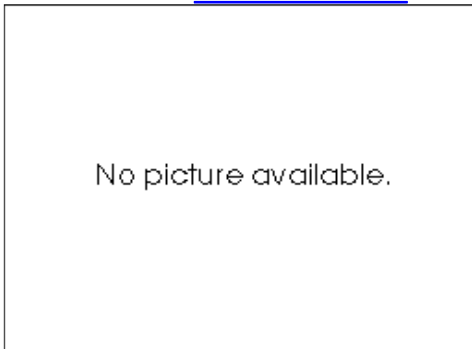
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COM Active [3801 W 132nd St](#)

Hawthorne (HAWT)

Commercial

Price \$ **475,000**



R903791 Media: Area **East Hawthorne** **Los Angeles County**
0 (110) (LA)
 Have **REO church / school**
 Business Park Name
XSTS E of Prairie, S of El Segundo
 Features
 Terms **Cash To New Loan**
 List Type **Exclusive Right To Sell or Lease/Full Service**
 Zip **90250-5331**
 Enclosed Yard
 Tot Bldg SF **7,409**
 Poss

APNO **4050-007-038**
 Aerial Map
 ADA Compliant **No**
 TG [733E2](#)
 \$/SF **64**
 Gross Equity **475,000**
 Loans

Lender owned. 7409 sq ft of bldg on 19,183 sq ft corner lot. OWC 1st TD: \$50K down, 30 years fixed @ 8%. 6422 sq ft main bldg + 707 sq ft 2 bed house + 280 sq ft studio, school yard & tons of parking. Ideal for church or school. Zoned HAR3YY - verify possible usages with city. 1/2 block to Bicentennial Park, 2 minutes to 405. Will be delivered vacant.

Directions **E of Prairie, S of El Segundo**
 Special Conditions: **REO/Lender-Owned**

Financial Analysis (ANNUAL)

| | | |
|--------------------------------|---------------------------------|---|
| Gross Sched Income \$ 0 | Tax Area 4261 | Water |
| Vacancy Allow % \$ | Tax Rate Yr | Tax Rate |
| Gross Oper Income \$ 0 | Land \$ | Actual Gross Income \$ 0 |
| Operating Exp % \$ 0 | Imprvmnts | Pre Tax Cash \$ 0 |
| Net Oper Income \$ 0 | Per Prop | |
| Loan Payment \$ | | |
| Gross Spend Income \$ | Legal: Real Estate Owned | Lot# 51 Blk# A Trac# 874 |
| Cap Rate 0% | | |
| Gross Multiplier: | X Gross | |

Financial Info As Of

| | | | | | | | | | | | | | | | |
|---------|--------|-----------|------|----|---------------|---------------|------------|-----------|---------|--------------|----------------|-----|--|--------------------------------|------------------------------------|
| Unit No | Tenant | Size Sqft | Type | Lg | LEASE Exp /Mo | Rent @ \$ /Mo | Due Lender | Assumable | Down \$ | Land Fee Lse | Zones: Spc Fld | Std | YrExp | Cstl | Sld |
| | | | | | | | | | | | | | Special Conditions REO/Lender-Owned | | |
| | | | | | | | | | | | | | Private Transfer Taxes No | | |
| | | | | | | | | | | | | | Tax Year 2008 | Total Property Tax 5938 | Total Assessed Value 453133 |

Building & Land Data

| | | |
|------------------------------------|--------------|--|
| Bldg Dim | Mezz SqFt | Ceiling Height |
| Land SqFt 19,183 | Land Dim | Location Corner |
| Const Frame & Stucco | Roof | R/Age |
| Fire Spk | Min Clear Ht | Span |
| Total Base Income | /Mo | Stories Two Levels |
| Overage Income | /Mo | Bldg Prmt |
| Tot Mo Gross Sched Income 0 | /Mo | Sewer In, Connected & Paid |
| | | Lot/Community Desc Curbs-Walks, Street Paved, Street Public, Streetlights |
| | | Floors |
| | | % of Total Value 0 |

Annual Operating Expenses Plant Data

| | | | | | |
|---------------|----------|--------------------------|----------------|----------------|------------|
| Taxes (New) | Elevator | Power | /Amp | /Volt | /Phase |
| Fire Ins | Gardener | Rail | Heat | | Cooling |
| Liability Ins | Pkg Lots | Ldng Drs | #Dck | #Well | #Grd |
| Gas & Elect | Trash | #Toilets | M/ W/ | Foil | Skylt |
| Water | Janitor | Pkg Spc 0 | Ratio 0 | Fncd Sqft | Plant SqFt |
| | | Parking Uncovered | | Water District | |

Office Data

| | | | |
|--|----------------------|-----------------------|-----------|
| Maint | Association | Tot Sqft 7,409 | #Offices |
| Management | Accountant \$ | #Toilets | M/ W/ A/C |
| Advertising \$ | Contract Services \$ | | Heat |
| Debt Services \$ | Payroll \$ | | |
| Reserves \$ | Security \$ | | |
| Sewer \$ | Supply Expense \$ | | |
| Utilities \$ | Vacancy % | | |
| Source of Annual Expense Owner Provided | | | |
| Total \$ 0 | | | |

Contact Information

This Report was created by:Agent: **Leo Nordine**Office: **Leo Nordine Realtors**Phone: **310-379-8800**Fax: **310-379-5220**

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Listing Activity

LP/SqFt **\$64.11**Orig Price **\$ 475,000**

Prev Price \$

Current Price **\$475,000**

MLS#: R903791 - 3801 132nd

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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