

Leo Nordine

Commercial

Tue, Nov 17, 2009 12:09 PM

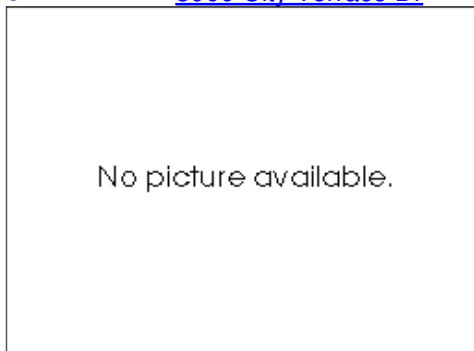
Ref: 1

COM Active [3900 City Terrace Dr](#)

Los Angeles (City) (LA)

Commercial

Price \$ 425,000



R907127 Media: Area **Downtown Los Angeles Los Angeles County** APNO **5228-004-038**
0 (C42) (LA)
 Have
 Business Park Name
XSTS S. of 10 freeway, W. of Eastern
 Features
 Terms **Cash To New Loan**
 List Type **Exclusive Right To Sell or Lease/Full Service** TG **635E3**
 Zip **90063-1241** \$/SF **235**
 Enclosed Yard
 Tot Bldg SF **1,806** Gross Equity
 Poss **Close of Escrow** Loans

Aerial Map
 ADA Compliant
No

Bank - directed preapproved shortpay. Owner occupied. Vermont Auto Repair building, 1806 sqft concrete block building on 6 tied lots. 14,497 sqft corner lot + alley. 16+ car parking, 3 service bays & doors, office, kitchenette & restrooms. No deferred maintenance. Bank has 68 page MAI appraisal available.

Directions **S. of 10 freeway, W. of Eastern**

Special Conditions: **REO/Lender-Owned**

Financial Analysis (ANNUAL)

Gross Sched Income \$ 0	Tax Area	Water District/Public
Vacancy Allow % \$	Tax Rate Yr	Tax Rate
Gross Oper Income \$	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:	Lot# 55 Blk# Trac# 6480
Cap Rate 0%		
Gross Multiplier:	X Gross	

Financial Info As Of

Unit	Size	LEASE	Rent	@ \$	/Mo
No Tenant	Sqft Type Lg	Exp /Mo	Due	Lender	
			Assumable	@ \$	Fee /Mo
			Down \$		
			Land Fee	Lse	/ YrExp
			Zones: Spc	Fld	Cstl Sld
			Std		
			Private Transfer Taxes No		Special Conditions REO/Lender-Owned
			Tax Year 2008	Total Property Tax 5637	Total Assessed Value 347177

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 14,497	Land Dim	Location Other
Const	Roof	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories
Overage Income	/Mo	Bldg Prmt
Tot Mo Gross Sched Income 0	/Mo	Sewer In, Connected & Paid
		Lot/Community Desc
		Floors
		% of Total Value 0
		Total Floors
		Year Blt 1969 /
		Zn
		Stg Tnk
		Yr Rfb
		#Bldg#Un
		O/Head Crane

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 16	Ratio 8.9	Fncd Sqft	Plant SqFt
		Parking Open		Water District	

Office Data

Maint	Association	Tot Sqft 1,806	#Offices 1
Management	Accountant \$	#Toilets	M/1 W/1 A/C Heat
Advertising \$	Contract Services \$		
Debt Services \$	Payroll \$		
Reserves \$	Security \$		
Sewer \$	Supply Expense \$		
Utilities \$	Vacancy %		
Source of Annual Expense Owner Provided			
Total \$ 0			

Listing Activity

LP/SqFt **\$235.33**Orig Price \$ **425,000**

Prev Price \$

Current Price **\$425,000**

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#: R907127 - 3900 City Terrace

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® 